

Wokingham Borough Council
Development Control
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: WA/2025/132253/02-L01
Your ref: 250637
Date: 09 July 2025

Dear Sir/Madam

Full Application For The Proposed Creation Of A New Wildlife Pond.

Land Adjacent To Emm Brook, Wokingham

Thank you for reconsulting us on this application, on 23 June 2025. Further to our previous response (letter with reference WA/2025/132253/01-L01, dated 4 June 2025), revised information has been submitted. We have reviewed this in line with our planning remit:

- Emm Brook Pond: Drainage Statement and Flood Risk Assessment (version 1.1, dated June 2025).

Environment Agency position

We have reviewed the revised Drainage Statement and Flood Risk Assessment (version 1.1, dated June 2025) and consider that it satisfactorily addresses our earlier concerns.

Subject to the condition below, we therefore **withdraw our previous objection** dated 4 June 2025.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (Drainage Statement and Flood Risk Assessment, version 1.1, dated June 2025) and the following mitigation measures it details:

- There shall be no raising of existing ground levels on the site, in accordance with page 8 of the submitted FRA.

These mitigation measures shall be fully implemented prior to occupation and

On 25 March 2025, we published updated Flood Zones alongside other datasets for use in development. Planners and flood risk professionals – find out more at [Development planning \(including Flood Map for Planning\)](#). Guidance for developers is available through the [Town and Country Planning Association](#) [New national flood and coastal erosion risk information - Town and Country Planning Association](#)

subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

In accordance with paragraph 181 of the NPPF and policy CP1 part 9: sustainable development in the Wokingham Borough Council Local Plan, to prevent obstruction to the flow and storage of flood water, which would lead to an increase in flood risk elsewhere.

Advice to Applicant – Environmental Permit

The applicant may require a Flood Risk Activity Permit (FRAP) to undertake the proposed works as the main river Emm Brook runs adjacent to the site.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

Advice to Applicant – Pond Design

It is suggested that the drawdown zones are more undulating to create more habitat variation. Marginal plants grow best in water 0-0.3m deep and this also creates the best habitat for amphibians. Plug plants should be native species and include a large percentage of oxygenating plants to encourage good water quality and a healthy ecosystem.

Advice to Applicant - Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see www.gov.uk/guidance/check-if-you-need-an-environmental-permit.

Final comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours faithfully

Sarah Warriss-Simmons
Planning Advisor

Direct dial 0203 025 9855

Direct e-mail Planning_THM@environment-agency.gov.uk