

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

Our ref: WA/2025/132716/01-L01
Your ref: 252726
Date: 27 November 2025

Dear Sir/Madam

FULL APPLICATION FOR THE PROPOSED ERECTION OF A SELF-BUILD DWELLING WITH ANNEXE, ATTACHED TWO BAY CARPORT AND ASSOCIATED LANDSCAPING WORKS FOLLOWING DEMOLITION OF EXISTING DWELLING AND OUTBUILDING.

CHILTERN THAMES DRIVE CHARVIL WOKINGHAM RG10 9TP

Thank you for your consultation dated 12 November 2025. We have reviewed the documents as submitted and the proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref Flood risk assessment 16086-FRA-03 rev 03 date 17/09/2025) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 36.2 metres above Ordnance Datum (AOD), in accordance within the FRA mitigation section and shown on proposed section plans.

These mitigation measures shall be fully implemented prior to occupation and 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(s)

In accordance with paragraph 178/181 of the NPPF:

- To reduce the risk of flooding to the proposed development and future occupants

We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.

We trust that this advice is useful.

Yours sincerely

Miss Lucy Fielder
Sustainable Places

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