

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

Our ref: WA/2025/132348/01-L01
Your ref: 251268
Date: 27 June 2025

Dear Sir/Madam

Continued use of land for the siting of 10 mobile homes to accommodate agricultural workers.

Goffs Barn Wargrave Road Wargrave Wokingham RG10 8DJ

Thank you for consulting us on the proposed development noted above, on 26 June 2025.

We have reviewed the information submitted with the application.

Environment Agency position

In the absence of a flood risk assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reason(s)

The application site lies within Flood Zone 2, which is land defined by the planning practice guidance as having a medium probability of flooding. The National Planning Policy Framework (paragraph 181, footnote 63) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

Did you know that in the UK, 6.6 million tonnes of household food waste a year is thrown away? Almost three quarters of that is food which could have been eaten. Do your bit to avoid domestic food waste to fight climate change! www.lovefoodhatewaste.com www.wrap.org.uk

Informative for Flood Risk Assessment

We acknowledge that flood zone 2 is only present along parts of the access road and not where the accommodation is situated. However, the FRA will need to identify safe access and egress routes as part of an emergency plan, taking into account flood levels and hazards.

Yours faithfully

Miss Liz Denham
Planning Officer

Direct e-mail: planning_THM@environment-agency.gov.uk