

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: PA-0004133/01
Customer reference: 260800
26 May 2026

Full application to replace a culvert with a 3.45m clear span and 3.5m clear width footbridge, including the removal of 7 no. trees.

Greenways Bridge (culvert) Riverside Park Woosehill Wokingham RG41 2ST

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 260800. We have reviewed the following documents:

- Model re-run for updated 100 year return period flows, project UK 20-1057 Emm Brook dated 18/05/2022
- Emm Brook: Flood Risk Assessment (Updated hydrology and remodelling), UK20-1057 Emm Brook Remodelling dated 18/05/2022
- Flood estimation report: Emm Brook 10th June 2022
- Flood risk technical note version 1.0 March 2026
- Existing and proposed profile dated: 17/04/26
- Site Plan, South East Rivers Trust, 5 May 2026
- Proposed Bridge Foundations and Sections - A120099-TGEE-ZZ-XX-DR-C-0103-P02, Tony Gee and Partners LLP, 23 January 2026
- Ground Level Tree Assessment R3115_GLTA_a, John Wenman Ecological Consultancy, March 2026
- Arboriculture Assessment and Method Statement, MW.21.0124.AIA Rev F, 20 March 2025

- Footbridge (WBC ref: 3114) Footing Design Emm Brook Restoration, Tony Gee Consulting Engineers, A120099-TGEE-M0-XX-RP-C-0003, Rev P02, 23 January 2026
- Environmental Risk Assessment, version 1.0, South East Rivers Trust,

Environment Agency position

The proposed development will be acceptable provided that the **following conditions** are included within the planning permission's decision notice. Without these conditions we would object to the proposed development due to its adverse impact on the environment.

Condition – Flood risk

The development shall be carried out in accordance with the submitted flood risk assessment, and the following mitigation measures it details:

- Land levels will be as referenced in existing and proposed profile. There shall be no other raising of existing ground levels on the site.

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)

This condition seeks to prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded, and the proposed development does not cause a loss of floodplain storage, in accordance with paragraphs 178 and 181 of the NPPF.

Condition - CEMP

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the LPA. The CEMP should detail how the Emm Brook will be protected during the construction phase of the development, assess potential environmental risks to the watercourse and its corridor and detail any protection measures to be implemented. This should include information of how the buffer zone will be protected during development, such as by including:

- The timing of the works.

- The measures to be used to physically protect the 10m buffer zone during construction e.g. fencing.
- Use and movement of heavy goods vehicles and machinery.
- Demolition (e.g. of existing vehicular access across the water course) and construction methods.
- Any necessary pollution prevention methods, particularly for dust, silt/sediment and storage and use of other harmful substances such as oil and fuel that could otherwise pollute the watercourse.
- Any necessary mitigation for protected/priority species.
- Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking.
- Measures to prevent the spread of and control the non-native invasive species. Please refer here for further guidance: <http://www.nonnativespecies.org/checkcleandry/index.cfm> .

The works shall be carried out in accordance with the approved CEMP.

Reason(s)

This approach is supported by paragraphs 186 and 193 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

This condition is further supported by Wokingham Local Plan policy CP7, where sites designated as important (such as the Woosehill Meadows Local Wildlife Site) for nature conservation will be conserved and enhanced and inappropriate development will be resisted.

Closing comments

If you have any questions regarding our response, please contact planning_thm@environment-agency.gov.uk.

creating a better place
for people and wildlife



Yours sincerely,
Nathan Davis

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