

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

Our ref: WA/2025/132750/01-L01
Your ref: 252624
Date: 11 December 2025

Dear Sir/Madam

**(Retrospective) Full Application For Retention Of New Internal Surfaced Track Way.
The Rose Toop Boatyard Wargrave Road Henley-On-Thames RG9 3JD**

Thank you for consulting us on the application noted above, on 26 November 2025. We have reviewed the submitted information with regard to our planning remit.

Rushmoor Strategic Flood Risk Assessment uses the 5% AEP flood extent to define Flood Zone 3b. Our Thames Sonning to Hurley flood modelling shows the whole site to be within both the 5% and 3.3% annual exceedance probability (AEP) flood extents. This development is therefore located within Flood Zone 3b.

Environment Agency position

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 by Tapp Associates dated October 2025 and the following mitigation measures it details:

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

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason(s)

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 paragraph 181 of the NPPF.

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](#)

Walls and fences- advice to LPA/ applicant

Walls and fences can have a significant impact on the flow and storage of flood water, especially if they are constructed across a flood flow route. This can lead to higher levels of flood water on the upstream side of the fence or wall which will potentially increase the flood risk to nearby areas. Therefore, walls and fences should be permeable to flood water. We recommend the use of post and rail fencing, hit and miss fencing (vertical slats fixed alternately on each side of horizontal posts) or hedging.

Closing comments

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact the advisor identified below.

Yours faithfully

Miss Amy Richardson
Planning Advisor

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