

From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 02 January 2026 16:03:12 UTC+01:00
To: "Helen Skinner" <HELEN.SKINNER@planninginspectorate.gov.uk>
Cc: "Brigid Taylor" <b.taylor@woolfbond.co.uk>; "Planning Appeals" <Planning.Appeals@wokingham.gov.uk>; "Brian Conlon" <Brian.Conlon@wokingham.gov.uk>
Subject: 3371069 - Land North of Reading Road, Arborfield - 243099
Attachments: CD18.01a Environment Agency email 2025.12.18.pdf, CD18.01b Environment Agency email 2025.12.18 attachment.pdf, CD18.02 Environment Agency email 2025.12.24.pdf, CD16.xx Email from JC to BT 2025.12.19.pdf

Good afternoon Helen,

I trust this email finds you well.

Please find attached correspondence from the Environment Agency in respect of the above appeal. The Appellant has already been made aware of the request from the Environment Agency (dated 18/12/25) to produce an updated Flood Risk Assessment based on the most up to date flood modelling.

The Appellant's attention is drawn to comments relating to the proposed culverts – these were submitted to the Council by the Environment Agency on 24/12/25 and are also attached.

Kind Regards,

Joanna

Joanna Carter LLB LLM MA MRTPI
Principal Planning Officer
Development Management and Compliance
Planning, Economy and Culture
Wokingham Borough Council
Email: Joanna.Carter@wokingham.gov.uk
Telephone: 01182378670 **Mobile:** 0771 406 9 407

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



Please note, this email is an opinion of an officer of this council which is of an advisory nature only, and is given without prejudice to any formal decision taken in respect of development under the Town and Country Planning Act.
You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee).
If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited. If you received this message in error please return it to the originator and confirm that you have deleted all copies of it.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressee any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.