

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: WA-2025-132821/03
Customer reference: 253071
01 June 2026

Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.

Land To West Of Park Lane, Charvil, RG10 9TS

Dear Planning Officer,

Thank you for reconsulting us on the above application.

Environment Agency position

We have reviewed the Flood Risk Assessment and Drainage Strategy Report (ref P25-896, dated 28th April 2026) and consider it does not change our position from our previous letter, dated 29th January 2026.

Subject to the **condition** below, we therefore have **no objection** to the application as submitted.

Condition

The development shall be carried out in accordance with the EA Designer's response note (application no. 253071, dated 19th January 2026) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 40.45 metres above Ordnance Datum (AOD), in accordance with drawing ref P25-0896-SK106, dated January 2026 (FRA Appendix C)
- There shall be no built development within Flood Zones 2 or 3, in accordance with Figure 6.1 of the submitted FRA and drawing ref P25-0896-SK106

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 181 of the NPPF and policy CP1 in the Wokingham Borough Core Strategy Development Plan:

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

- 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

Advice to Planning Authority/Applicant

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

The flood risk assessment does not assess access and escape routes. Likely duration, depths, velocities and flood hazard rating against the design flood for the proposal have not been provided. However, it is possible there is a safe route of access and escape via the north of the site.

This does not mean we consider that the access is safe, or the proposal is acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuations.

Disclaimer

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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.

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

Yours sincerely,

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