

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

**Our ref:** WA/2025/132793/01-L01  
**Your ref:** 252421  
**Date:** 24 December 2025

Dear Sir/Madam

**Part Retrospective Application For Amending Site Levels And Repairs To Waterfront Edging.**

**Penguin Wargrave Road Remenham Wokingham RG9 3JD**

Thank you for consulting us on the above application on 12 December 2025.

We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

**Environment Agency position**

Whilst we have **no objection** to this application, we would like to draw the applicant's attention to the following informative comments:

**Advice to LPA – Flood risk standing advice**

The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at high risk of flooding.

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposed development falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at Flood risk assessments: [applying for planning permission - GOV.UK](#)

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

**Advice to LPA – Statutory Biodiversity Metric Watercourse Unit Module**

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](#)

This application is subject to statutory BNG and requires completion of the Watercourse Unit Module by a competent person because the watercourse bank top is within 10m of the redline boundary (i.e. the red line boundary intersects the riparian zone).

The Watercourse Unit Module has not been submitted and therefore we advise that the LPA requires further information before it can determine whether the BNG requirement for the water environment has been met. The Environment Agency does not wish to be reconsulted on the Watercourse Unit Module.

### **Advice to Applicant – Flood Risk Activity Permit**

The applicant will require a Flood Risk Activity Permit (FRAP) to undertake the proposed works as the main river Ash runs adjacent to the site.

The applicant may wish to consider identifying where the culvert is located before commencing the works. This is to ensure that the culvert isn't damaged during the construction of the proposed works.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](https://www.gov.uk/government/collections/flood-risk-activities-environmental-permits) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **Final Comments**

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again.

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

Yours faithfully

**Ms Joanna Purvis**  
**Planning Advisor**

Direct e-mail: [planning\\_THM@environment-agency.gov.uk](mailto:planning_THM@environment-agency.gov.uk)