

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

Our ref: WA/2024/131693/02-L01
Your ref: 241828
Date: 30 December 2024

Dear Sir/Madam

FULL APPLICATION FOR PROPOSED ERECTION OF 4NO DETACHED DWELLING HOUSES FOLLOWING DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS. 58 FINCHAMPSTEAD ROAD, WOKINGHAM RG40 2NS

Thank you for consulting us on the above application on 28/10/2024.

We have reviewed the following documents:

- Proposed revised site plan – Dwg 09. Appendix A of FRA
- Flood Risk Assessment and Drainage Strategy Rev A. 28/10/24

We have reviewed the Amended FRA (Issue Rev A, 28/10/24) and Proposed Plan (Dwg 09) and consider that these satisfactorily address our earlier concerns. We are now satisfied that the previous proposal for a 1.8m high solid fence around the boundary of the site has been replaced with post and rail fencing and it also has a lower height of 1.2m. Subject to the condition below, we therefore withdraw our previous objection, dated 16/09/2024.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework'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 (Flood Risk Assessment & Drainage Strategy, 241778/FRA_DS/OR/RS/01, Rev A, 28/10/24) and the following mitigation measures it details:

- Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, in accordance with paragraphs 2.3 of the FRA and Appendix A 2560-09 Proposed Site Layout.

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

In accordance with paragraph 170/173 of the NPPF and adopted policy AB1 in the Imaginary Local Plan 2024:

- 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

If you have any further questions, please contact me at the email address provided.

Yours faithfully

Mr Oliver Murray
Planning Advisor