

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

Our ref: WA/2025/132821/02-L01
Your ref: 253071
Date: 29 January 2026

Dear Sir/Madam

**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**

Thank you for re-consulting us on the above application.

Environment Agency position

We have reviewed the designer's note (dated January 19th 2026) and consider that it satisfactorily addresses our earlier concerns.

Subject to the **condition** below, we therefore withdraw our previous objection, dated 7th January 2026.

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
- There shall be no built development within Flood Zones 2 or 3, in accordance with section 2.7 of the designer's note 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)

Cont/d..

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.

Flood warning and emergency response- advice to LPA/ applicant

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.

Closing 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. If you have any further questions, please do not hesitate to contact me.

Yours faithfully

Miss Amy Richardson
Planning Advisor

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