

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: WA-2025-132821/04
Customer reference: 253071
20 July 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 re-consulting us on the application noted above.

Environment Agency position

We have reviewed the reside layout and Flood Risk Assessment and have no additional comments to make. Subject to the inclusion of the below **condition** we have **no objections** to this application.

Condition

The development shall be carried out in accordance with the Flood Risk Assessment & Drainage Strategy Report (Revision 3, dated 25/06/2026) 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

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

Yours sincerely,

Amy Richardson, Planning Advisor

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