

Date: 19 November 2025
Application: 252833



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 252833

Applicant: Mr Alfred Turner

Site Address: Rivertrees, Wargrave Road, Remenham, Wokingham, RG9 3JD

Parish: Remenham

Grid Reference: Easting - 476702, Northing - 182311

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232716 dated 29.08.2024. Condition 6 relates to drainage strategy, 11 to soil extraction, 14 to flood evacuation plan.

Case Officer: Marcus Watts

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252833. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **10 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252833
Address:	Rivertrees, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232716 dated 29.08.2024. Condition 6 relates to drainage strategy, 11 to soil extraction, 14 to flood evacuation plan.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

LLFA received this Application for submission of details to comply with the following condition of planning consent 232716 dated 29.08.2024. Condition 6 relates to drainage strategy, 11 to soil extraction, 14 to flood evacuation plan.

The LLFA has reviewed the submitted Flood Warning and Evacuation Plan (FWEP) for Rivertrees, Henley. The document appropriately identifies fluvial flood risk from the River Thames, outlines EA flood warning procedures, provides a clear emergency response strategy, and includes an appropriate shelter-in-place approach given the lack of a safe dry evacuation route.

The FWEP is thorough, follows Environment Agency guidance, and is considered suitable in principle to support safe occupation of the property during a flood event.

However, three minor clarifications are required to ensure the plan is fully compliant and can be formally discharged by the LPA. Document prepared by Harvey Doran MEng (Hons) GMICE GradCIWEM Dimitris Linardatos BEng MSc CEng MICE FIHE 31856.

1. Confirmation of Safe Refuge Level

The upper floor level of the dwelling is safe which ensures the first floor provides a safe refuge location during a flood event.

2. Explicit Statement on Future Occupants

This Flood Warning & Evacuation Plan is a planning requirement and must be retained within the property and passed on to all future occupants upon sale or change of tenancy to ensure continued flood safety compliance.

This satisfies the LPA's requirement for long-term plan ownership.

3. Clarification on Evacuation Route

Access via the A321 is expected to become impassable early during a flood event based on the EA modelled flood depths. As such, a 'shelter-in-place' strategy is the primary response, with evacuation only undertaken under the direction of the emergency services.

This confirms why evacuation is not the primary strategy.

LLFA Conclusion

LLFA considers the Flood Warning & Evacuation Plan acceptable and recommends the discharge of the relevant flooding condition no.6.

Conditions & Reasons (if required)

Date:	21/11/2025	Signed:	NT
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