

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

Our ref: WA/2024/131693/01-L01
Your ref: 241828

Date: 09 October 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 this application, on 28/08/2024.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- detail the site boundary fencing, where this will be in relation to flood zone three and whether the fencing has gaps incorporated into the design to allow for flood waters to flow freely.
- consider and demonstrate that the proposed fencing will not increase flood risk elsewhere.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it

Further details on why we are objecting

Fences can have a significant impact on the flow and storage of flood water, especially if they are constructed across a flood flow route. This can lead to higher levels of flood water on the upstream side of the fence or wall which will potentially increase the flood risk to nearby areas. Therefore, fences should be permeable to flood water.

We recommend the use of post and rail fencing, hit and miss fencing (vertical slats fixed alternately on each side of horizontal posts) or hedging. If a solid fence is proposed there must be openings below the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change to allow the movement of flood water. The openings should be at least 1 metre wide by the depth of flooding and there should be one opening in every 5-metre length of wall.

Informative for the LPA

We have noted a proposal to clean the nearby ditch and landscape it to form a feature for the site boundary. This ditch leads to Emm Brook and as such we would be interested to know what the plans are.

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

Yours faithfully

Mr Oliver Murray
Planning Advisor