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

Our ref: WA/2025/132340/01-L01
Your ref: 251385
Date: 26 June 2025

Dear Sir/Madam,

Full Application For Erection Of 2 No. Masts With Receiver Antennae And Associated Infrastructure, Parking And Landscaping (Temporary Development).

Land Adjacent To Phoenix Park, Nelson's Lane, Reading, RG10 0RR

Thank you for consulting us on the above application on 20/06/2025. We have reviewed the following documents within the application in line with our planning remit:

- Flood Risk Assessment, reference 25-248-6, dated 05/06/25.
- Proposed Site Plan, reference 51689-XX-P1-02, dated 06/06/25

Environment Agency position

The proposed development will meet the National Planning Policy Framework's (NPPF) requirements, in relation to flood risk, providing the following **planning condition** is included within the decision notice.

Condition – Flood risk

The development shall be carried out in accordance with the submitted flood risk assessment (reference 25-248-6) and the following mitigation measures it details:

- There shall be no built development or land raising within the 1% Annual Exceedance Probability (AEP), plus climate change allowances, flood extent in accordance with Figure 3-1 in the FRA.

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)

This condition is in accordance with paragraph 181 of the National Planning Policy Framework and seeks to prevent an increase in flood risk elsewhere by ensuring that the flow of flood water is not impeded.

On 25 March 2025, we published updated Flood Zones alongside other datasets for use in development. Planners and flood risk professionals – find out more at [Development planning \(including Flood Map for Planning\)](#). Guidance for developers is available through the Town and Country Planning Association [New national flood and coastal erosion risk information - Town and Country Planning Association](#)

Advice to the local authority - Access and Egress

The site mainly falls within flood zone 1 however the access track passes through an area within flood zone 2. In accordance with paragraph 181 of the NPPF you must ensure that the residual flood risk is safely managed and that safe access and escape routes are included. This is on the understanding that you have concluded that the proposed development has passed the flood risk sequential test.

Within the application documents the applicant should clearly demonstrate to you that a satisfactory route of safe access and egress is achievable. It is for you to assess and determine if this is acceptable.

Closing comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us. Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully,

Mr Nathan Davis
Planning Advisor

Direct e-mail: Planning_THM@environment-agency.gov.uk
Direct dial: 02030251755