

Wokingham Borough Council
Development Plans Team
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: WA/2025/132717/01-L01
Your ref: 252055
Date: 01 December 2025

Dear Sir/Madam

**Full Application For Erection Of 1no. Five-Bedroom Detached Dwelling, Pool House And Open-Sided Car Port Following Demolition Of Existing Dwelling With Associated Landscaping And Car Parking. Amended Plans Were Received On 13th October 2025 Which Amend The Following: - Re-Design Of Proposed Dwelling, Including A Reduction In Massing. - Alteration To Application Red-Line, Omitting The Area Of Woodland To The North-West Of The Existing Dwelling. - Omission Of Reference To Boat Landing Stage.
Lindisfarne Wargrave Road Remenham Wokingham RG10 8PE**

Thank you for consulting us on the application noted above, on 14 November 2025.

We have reviewed the following information with regard to our planning remit:

- Flood Risk Assessment (ref 251966/FRA/IN/RS/01, dated 26th August 2025)

According to the Flood Map for Planning the proposed development appears to be located in Flood Zone 1, however the site is partially located within Flood Zones 2 and 3, which Planning Practice Guidance defines as having a medium and high probability of flooding.

Environment Agency position

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following **planning condition** is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref 251966/FRA/IN/RS/01, dated 26th August 2025) and the following mitigation measures it details:

- There shall be no built development within the 1% AEP plus 35% climate change flood extent in accordance with section 6.2.1 and drawing ref 251966-FRA-01 of the submitted 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)

In accordance with paragraph 181 of the NPPF and policy CC09 in the Wokingham Borough 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.

Advice to Planning Authority – flood warning and emergency response

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.

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.

Connection to main foul drainage not feasible (no foul drainage assessment submitted) – advice to LPA/ applicant

The Building Regulations 2010 and Government Guidance contained within the [PPG for Water Supply, Wastewater and Water Quality](#) (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with [General Binding Rules for Small Sewage Discharges](#) or comply with a permit issued by the Environment Agency,

additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters. Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do](#).

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#).

Closing comments

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact the advisor identified below.

Yours faithfully

Miss Amy Richardson
Planning Advisor

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