

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

Our ref: WA/2025/132163/02-L01
Your ref: 250839
Date: 15 May 2025

Dear Sir/Madam

Full Application For Subterranean Ground Strengthening Works Adjacent To The Access Track And Installation Of Permeable Hardstanding And Temporary Structures To Facilitate The Change Of Use Of The Area East Of The Existing Building To Temporary Storage In Connection With Estate-Wide Activities. (Retrospective)

Woodlands House, The Burrow Site Wargrave Road Remenham Wokingham RG9 2LT

Thank you for reconsulting us on this application on 7 May 2025. Further to our previous response (letter with reference WA/2025/132163/01-L01, dated 23 April 2025), additional information has been submitted. We have reviewed the additional information in line with our planning remit, including:

- Flood Risk Assessment (FRA, dated May 2025 and prepared by Innervision Design Ltd.).

Environment Agency position

The revised Flood Risk Assessment (FRA, dated May 2025 and prepared by Innervision Design Ltd.) does not satisfactorily address our earlier concerns. We therefore **maintain our objection** set out in our response.

Reasons

We welcome that a revised FRA has been submitted that now includes the Thames (Sonning to Hurley) 2019 model and assesses the impacts of climate change.

However, the impacts of the log stores (the built structures) and the storage of logs and

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](#)

other materials in this location has not been appropriately assessed. Section 2.3 simply states '*The temporary storage structures are "floodable" and hence will not displace flood water*'. Whilst it is likely that the structures themselves would have minimal impacts on flood risk, this has not been evidenced.

Our main concern is in relation to storage of materials within the design flood extent. Photographs in the Planning Statement show there is storage of materials in the floodplain that would displace flood water. No compensation for the loss of floodplain storage has been provided and so the development may lead to an increase in flood risk elsewhere. It has also not been demonstrated whether there is a location at lower flood risk where the materials could be stored instead.

Section 3.5.1 states '*No specific flood resilience measure are required*' but does not explain why. It is still not known if it is appropriate for the materials stored on site to flood, or whether this would lead to property damaged.

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.

Please see our previous letter where we set out more information about overcoming our objection.

Advice to Applicant - Other Consents

As you are aware we also have a regulatory role in issuing legally required consents, permits or licences for various activities. We have not assessed whether consent will be required under our regulatory role and therefore this letter does not indicate that permission will be given by the Environment Agency as a regulatory body.

The applicant should contact 03708 506 506 or consult our website to establish if consent will be required for the works they are proposing. Please see www.gov.uk/guidance/check-if-you-need-an-environmental-permit.

This includes any proposal to undertake work in, over, under, or within 8 metres of the top of the bank of a designated Main River, called a Flood Risk Activity permit.

Final 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.

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, it is likely we will recommend the inclusion of condition(s) on any subsequent approval.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours faithfully

Sarah Warriss-Simmons
Planning Advisor

Direct dial 0203 025 9855

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