

Joanna Carter

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 18 December 2025 17:41
To: Joanna Carter
Subject: RE: Application 243099 Land to the north of Reading Road (appeal)
Attachments: 131906- EA appeal response.pdf

WARNING!

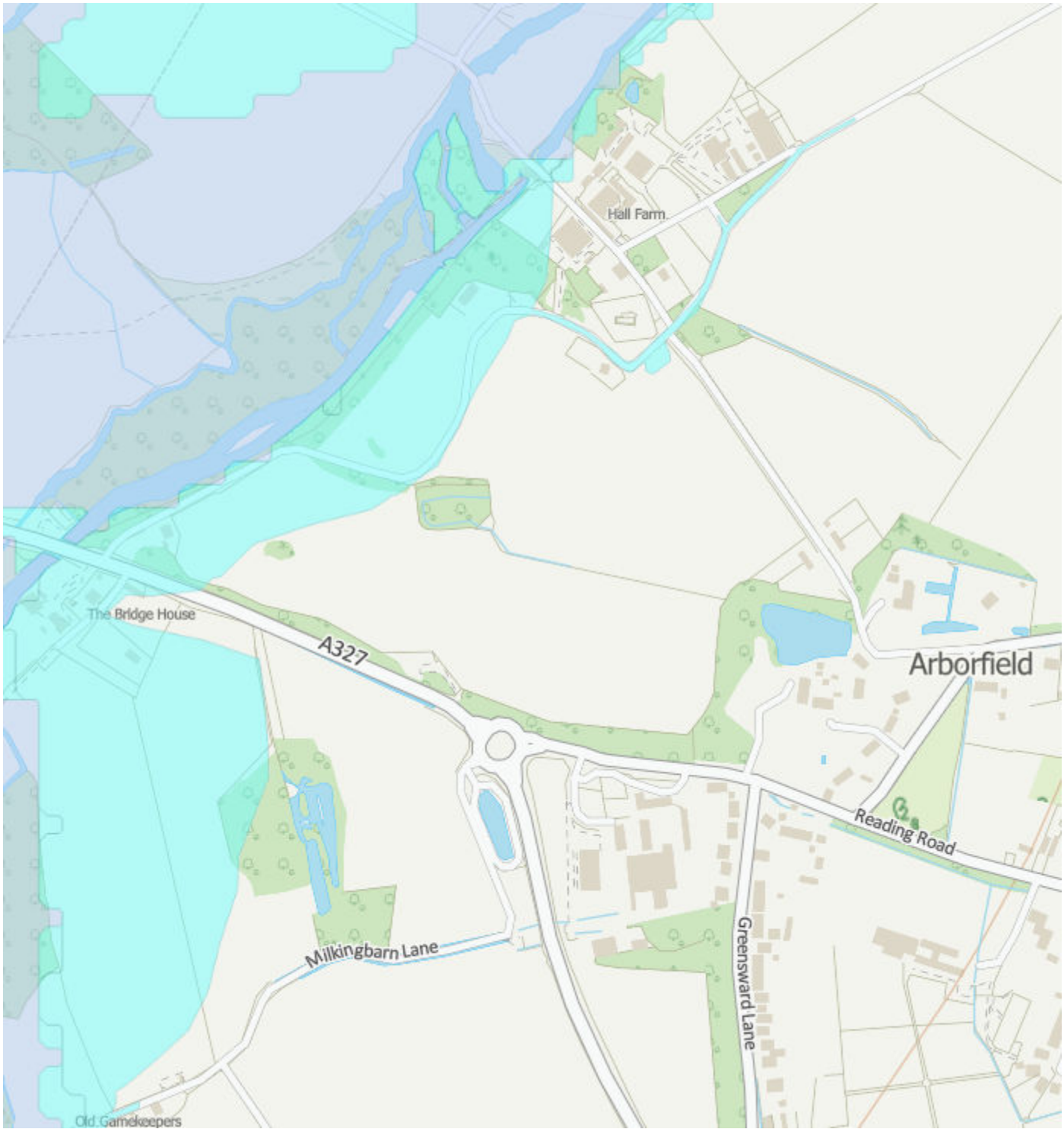
For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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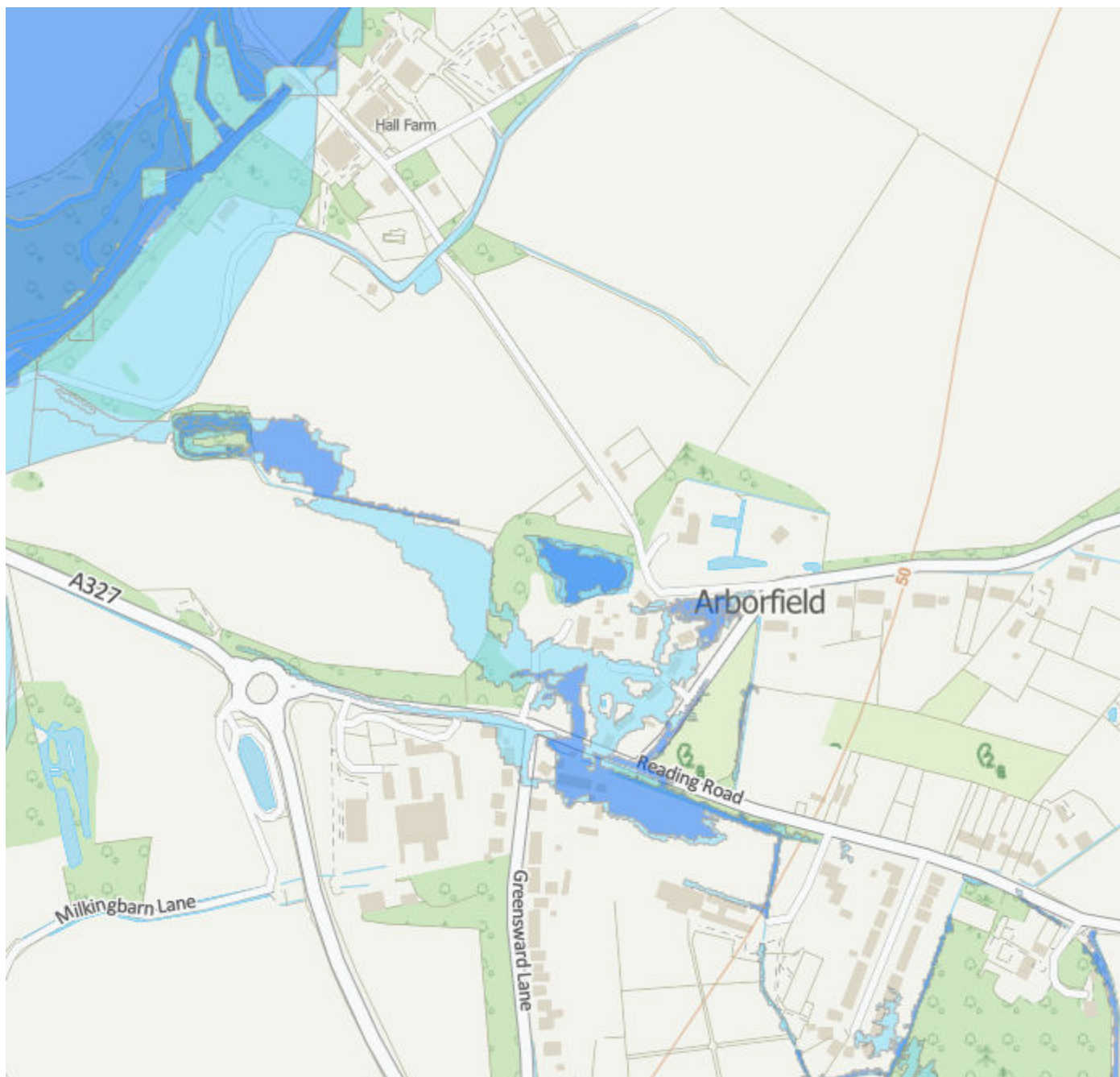
Good afternoon,

We apologise for the delay in getting back to you. This afternoon we sent the attached response to the planning inspectorate removing our water quality objection. However, after sending this, it came to our attention that the Flood Map for Planning (which relates to fluvial flood risk) has changed in this location. When we commented on this application on 23 January 2025 the site was located in Flood Zone 1. In March 2025 our Flood Map for Planning was updated, and the site now contains small sections of Flood Zones 2 and 3, as shown in the below screenshots. As a result, we would like to support you in your flood risk reason for refusal.

Before March 2025:



After March 2025:



We cannot locate any new flood risk information dated after March 2025 relating to fluvial flood risk, this means the extent of risk to the development is unknown. We would require a flood risk assessment to be undertaken by the appellants using the most up to date flood modelling. We do not believe this will be too onerous to complete. Please could you advise on the best way forward on this?

Unfortunately, we are unable to comment on surface water flooding as this falls within the LLFA's remit, however we hope that the above information can be used within your Statement of Case.

I am out of office now until 24th December and then again until 2nd January. My colleague is aware of this site and will look out for any emails from yourself, so please use our generic inbox:

Planning_THM@environment-agency.gov.uk.

Kind regards

Amy Richardson

Planning Advisor | Sustainable Places | Thames Area