

From: Boniface Ngu <boniface.ngu@wokingham.gov.uk>
Sent: 15 September 2026 07:45:57 UTC+01:00
To: "Connie Davis" <Connie.Davis@wokingham.gov.uk>
Subject: RE: Re-consultation - Wokingham Borough Council planning re-consultation - 251413/FUL - Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Hi Connie,

Below is an excerpt from our consultation response 4 which remains outstanding:

We however note that infiltration testing was carried out on the 22/07/2026 and 23/07/2026 with max groundwater levels at 1.56m bgl and infiltration rates ranging from 6.28×10^{-6} m/s and 6.03×10^{-6} m/s.

Given that the site experiences high groundwater levels, we would anticipate groundwater monitoring carried out in March when groundwater levels will be at their peak.

The above remains applicable.

Regards,

Boni

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Connie Davis <Connie.Davis@wokingham.gov.uk>
Sent: 14 September 2026 17:50
To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>; Planning_THM <planning_thm@environment-agency.gov.uk>
Subject: FW: Re-consultation - Wokingham Borough Council planning re-consultation - 251413/FUL - Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Hello both,

I apologise for chasing however I was wondering if you could advise when an updated response for this application will be provided?

Many thanks,
Connie

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Connie Davis

Sent: 27 August 2026 15:11

To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>; Planning_THM
<planning_thm@environment-agency.gov.uk>

Subject: Re-consultation - Wokingham Borough Council planning re-consultation - 251413/FUL - Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Good afternoon,

Environment Agency: FAO Amy Richardson

Thank you both for your latest comments on the above application.

The application is for *'Proposed erection of 2no. buildings and open log store with associated parking, access and landscaping, repositioning of site boundary fence, plus installation of acoustic screen following demolition of existing buildings'*.

In response to your latest comments, the applicant's flooding & drainage consultant has provided the following response:

The flood risk officers comments relate primarily to the Flood Zone designation and seemingly they need to be shown the inspectors comments again.

The comments from the EA aren't terribly useful as they are only discussing the drainage strategy which obviously won't touch on a lot of the elements of a flood risk assessment. The two are different. Nevertheless in terms of a response:

Demonstrate the flood modelling used within the FRA is appropriate

- The model was provided by the EA and reflects the most up-to-date detailed modelling study within the area and continues to be the basis of the flood map for planning in this area. As such, it represents the best available evidence for the assessment of fluvial flooding for the Site.*

Consider whether the flood risk will be increased in the surrounding area

- This was responded on 28/01. Given the proposals result in a net decrease in built footprint there will be no displacement of flood waters. The previous EA consultation noted issues of the acoustic fence and diverting flows whilst this latest response states no further evidence has been provided **this is incorrect** and the acoustics report should be assessed which specifically designs measures to allow the movement of waters.*
- A sustainable drainage strategy has been prepared to ensure flows from the development itself are suitably managed.*

Consider how people will be kept safe from the identified flood hazards

- The FRA confirms that the vulnerability classification of the proposed development is compatible with its respective Flood Zone and includes mitigation measures to manage the identified risk, including recommended finished floor levels, flood resistance/resilience measures which should be sufficient to manage the risk. Access and*

evacuation are also considered within the report and this section can be expanded if required, as discussed below.

Demonstrate that finished floor levels will be set above the 1% annual exceedance probability (AEP) flood level with an appropriate allowance for climate change

- We have included a FFL recommendation in our report of 45.03 mAOD. Given the vulnerability rating of the development I would think some flexibility could be afforded here providing resilience measures such as raised electrics hard flooring etc. are incorporated.*

Confirm the UK Flood Hazard Rating to demonstrate that any proposed access and egress route

- Flood hazard modelling was not included within the available outputs provided by the EA. The available 2017 CC rerun comprises flood level and extent information but does not include the velocity or depth data needed to calculate the Hazard Rating. Given the scale of the proposal and vulnerability clarification of the development, commissioning a new hydraulic modelling exercise solely to generate hazard outputs is not proportionate. It was not applicable at appeal.*
- The best course would be to monitor conditions on a flood alert and evacuate on a flood warning to avoid any flood waters.*

For reference, I attach the appeal decision at this site for a similar proposal confirming the site is within flood zone 3a.

Please would I be able to get an updated consultation response from WBC Drainage and the Environment Agency?

Many thanks.

Kind regards

Connie Davis

Principal Planning Officer

Development Management and Enforcement

Wokingham Borough Council

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Please note, this email is an opinion of an officer of this council which is of an advisory nature only, and is given without prejudice to any formal decision taken in respect of development under the Town and Country Planning Act.