

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: WA-2025-132411/03
Customer reference: 251413
06 August 2026

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.

Robin Lodge Nursery Part Lane Swallowfield Wokingham RG7 1TB

Dear Connie Davis,

Thank you for re-consulting us on application noted above.

We have reviewed the Sustainable Drainage Assessment, referenced 84709.01R2, dated 31/07/2026 and find that it does not satisfactorily address our earlier concerns because it is only assessing surface water flooding in detail. We require an updated Flood Risk Assessment that assess the impact the development will have on fluvial flooding.

Environment Agency position

The submitted information does not satisfactorily address our earlier concerns, we therefore **maintain our objection** outlined in our letter dated 06 August 2025 and 15 June 2026.

In order to overcome this an updated FRA should be submitted including the following information:

- demonstrate the flood modelling used within the FRA is appropriate
- consider whether flood risk will be increased in the surrounding area
- consider how people will be kept safe from the identified flood hazards
- demonstrate that finished floor levels will be set above the 1% annual exceedance probability (AEP) flood level with an appropriate allowance for climate change
- confirm the UK Flood Hazard Rating to demonstrate that any proposed access and egress route

For further guidance on this, please refer to our previous response dated 06 August 2025.

If you have any questions regarding our response, please contact planning_thm@environment-agency.gov.uk.

Yours sincerely,

Amy Richardson, Planning Advisor

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