

**From:** Boniface Ngu  
**Sent:** 27 May 2026 12:11:20 UTC+01:00  
**To:** "Connie Davis" <Connie.Davis@wokingham.gov.uk>  
**Subject:** RE: Wokingham Borough Council planning re-consultation - 251413/FUL - Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Hi Connie,

We have reviewed **Geosmart sustainable drainage assessment report 84709.01 R1 dated 10/03/2026**, together with its appendices and have the following comments to make:

The development proposals comprise the demolition of the current structures and the construction of two commercial buildings, an open log store, associated parking and landscaping, plus the construction of an acoustic screen surrounding the Site.

Unit A contains an area of warehouse/storage and Unit B contains two offices, a canteen, lockers, a reception area and storage rooms.

The site is within flood zone 3, experiences high risk surface water flooding and high groundwater levels.

The development proposes infiltration, via permeable paving, to manage surface water runoff but also suggests that in a case where infiltration is not achievable, the condition and capacity of the surface watercourse should be confirmed and permission should be obtained from the Environment Agency Local Council for proposed outfalls.

The SuDS report above shows the infiltration drainage option in **Appendix B** (proposed surface water drainage layout drawing 84709-500-001 PL01), with an assumed infiltration rate of  $1 \times 10^{-5}$  m/s, as used in the causeway drainage calculations dated 06/03/2026, in **Appendix C**.

Given that the site experiences high groundwater levels, we would anticipate seeing groundwater monitoring results and infiltration rates following BRE365 methodology or the alternative drainage attenuation and controlled discharge option demonstrated.

Based on the above and the severe flood risk issues on this site, FRA is inadequate and requires clarification on the above to reconsider this application.

Regards,

Boni.

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**From:** Connie Davis <Connie.Davis@wokingham.gov.uk>  
**Sent:** 26 May 2026 17:19  
**To:** Boniface Ngu <boniface.ngu@wokingham.gov.uk>  
**Subject:** RE: Wokingham Borough Council planning re-consultation - 251413/FUL - Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Hi Boni,

Just to confirm that the attached was only received last Friday and is dated 10/03/26 and so would not have been available to inform your original comments (unless the contents of it are identical to that which you previously reviewed). However, noted that you require updates to the FRA. I had advised the agent this would likely be the case, despite the attached, however they considered the attached would address your comments so wanted to proceed to re-consultation.

Once I hear from the EA then I will update the agent.

Many thanks,  
Connie

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**From:** Boniface Ngu <[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>

**Sent:** 26 May 2026 15:10

**To:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>

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

Hi Connie,

The documents attached are the same documents we reviewed to provide our comments on the 16/07/2025, to provide details of what need to be submitted to update the FRA.

We are mindful of the fact that the development does not propose to include a mobile home, as captured in paragraphs 2 and 3 of our response.

Our request for further details still remains applicable, until details addressing the shortcomings of the FRA have been provided.

Regards,

Boni.

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**From:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>

**Sent:** 26 May 2026 10:20

**To:** Boniface Ngu <[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>; Planning\_THM <[planning\\_thm@environment-agency.gov.uk](mailto:planning_thm@environment-agency.gov.uk)>

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

Good morning,

**Environment Agency: FAO Sarah Warriss-Simmons**

Thank you for your comments on the above application - I appreciate these were provided some time ago.

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'*. Please note that the proposal does not include a mobile home - a mobile home was on the land however it has been removed and is not proposed to be re-instated. This has been reflected on the updated site plan (attached). The proposal is therefore only for a forestry operation. I wanted to clarify as the mobile home was referred to in the initial WBC Drainage consultation response.

The applicant has been aiming to overcome the concerns raised and in response has provided the attached Sustainable Drainage Assessment.

I also attach a copy of an appeal decision for this site, which is a near identical proposal to this. This decision confirmed the site is in Flood Zone 3a and that no sequential/ exception test is needed (see para 12).

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 Planner, Development Management**

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.

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