

Date: 11 July 2025
Application: 251413



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251413

Applicant: Ex- Army Builders

Site Address: Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Parish: Swallowfield

Grid Reference: Easting - 472749, Northing - 164574

Type of Development: Major All other developments

Proposal: Full application for the proposed erection of 2no. buildings and open log store with associated parking, access and landscaping, plus installation of acoustic screen following demolition of existing buildings and mobile home.

Case Officer: Connie Davis

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251413. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251413
Address:	Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB.		
Proposal:	Full application for the proposed erection of 2no. buildings and open log store with associated parking, access and landscaping, plus installation of acoustic screen following demolition of existing buildings and mobile home.		
Type of Development:	Major All other developments		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

We have reviewed **GeoSmart Plus flood risk assessment report 84709R1 dated 19/03/2025**, together with its appendices and have the following comments to make:

The site is within flood zone 3 and currently occupied by 2 greenhouses and a mobile home.

The development proposes demolition of the existing structures and replacement with 2 commercial buildings, an open log store, carparking and an acoustic screen, as represented in **appendix A**.

The above report states that the site is within flood zone 3a and it is unclear how this classification has been arrived at, given that the site levels range from 43.38mAOD to 45.11mAOD and the 5% AEP flood level is 43.94mAOD. Adding 25% for climate change takes the level to 44.73mAOD.

Please provide a flood outline map indicating flood zones 3a, and 3b, relative to the location of the proposed development.

The FRA, based on a desk study, has a lot of recommendations rather than demonstrating that the development will not have adverse flood effects, on or off site. Recommendations include:

- Calculation of surface water runoff from the site

- Attenuation for the 100-year flood event with peak allowance for climate change.
- Acoustic screen not obstructing flow across site.
- Emergency escape (flood evacuation plan).
- Sustainable drainage strategy for the site.
- Involving structural engineer to determine the impact of flow to the structural integrity of the proposed buildings.

Based on the above **we do not deem the FRA fit for purpose.**

We note that in accordance with **annex 3 of NPPF**, greenhouses are classed as less vulnerable development, just like offices and canteens.

Mobile homes are however highly vulnerable and in accordance with **Table 2 of PPG**, not allowable within flood zones 3a or 3b.

We also note from **revised proposal drawing 979/10 C dated March 17th** with no year that the proposed hardstanding area reduces. (26%)

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	16/07/2025	Signed:	Boniface Ngu
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