

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: WA-2025-132411/02
Customer reference: 251413
15 June 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 contacting us.

Thank you for re-consulting is on the application noted above. We have reviewed the following information:

- Sustainable Drainage Assessment, prepared by GeoSmart, dated 10/03/2026.
- Drawing: Revised Proposal (1 of 2), drawing no. 979/11 D, dated October 2025.
- Appeal Decision for APP/X0360/W/24/3339803 Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham RG7 1TB, decision date 28 November 2024.

The Sustainable Drainage Assessment does not assess fluvial flood risk, which was the basis for our objection. We advise that you consult the Lead Local Flood Authority with regard to surface water flooding.

We welcome the inclusion of the design for the Palisade Security Gate in the Revised proposal drawing, which appears to provide space for flood water to move through it, providing that there is sufficient spacing between each vertical rail. There does not appear to be any further new information regarding our concerns.

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.

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_thm@environment-agency.gov.uk

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