

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: WA-2025-132411/04
Customer reference: 251413
15 September 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. This is our response to your consultation 251413.

We have reviewed the comments from the applicant's flooding & drainage consultant, in the email dated 02/09/2026. The email does not satisfactorily address our earlier concerns as set out in our three previous responses.

Environment Agency position

The submitted information does not satisfactorily address our earlier concerns, we therefore **maintain our objection** outlined in our letters dated 06 August 2025 and 15 June 2026 and 6 August 2026.

The Flood Risk Assessment (FRA) is dated 19 March 2025. We provided initial comments, following a review of the FRA, on 6 August 2025. We note the FRA has not been updated since 19 March 2025. The FRA needs to be updated in line with our previous comments. Given that the FRA was produced over a year ago we would advise the applicant checks the assessment is based on the latest flood data. According to our data the site is now in Flood Zone 3b – functional floodplain.

More information on what needs to be included in a flood risk can be found here:
<https://www.gov.uk/guidance/flood-risk-assessment-flood-zones-1-2-3-and-3b#what-to-include-in-the-flood-risk-assessment>

If you have any questions regarding our response, please contact

planning_thm@environment-agency.gov.uk.

Yours sincerely,

Rachel Rae,

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