

From: Boniface Ngu
Sent: 06 August 2026 11:42:47 UTC+01:00
To: "Connie Davis" <Connie.Davis@wokingham.gov.uk>
Subject: RE: Re-consultation - Wokingham Borough Council planning re-consultation - 251413/FUL - Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Hi Connie,

I have reviewed the attached **GeoSmart sustainable drainage assessment report 84709.01R2 dated 31/07/2026** together with its appendices and have the following comments to make:

The site is within flood zone 3, has high risk of surface water flooding as well as high risk of groundwater flooding.

Table 2 of PPG does not allow less vulnerable development within flood zone 3b and **Annex 3 of NPPF** classifies warehouses, storages, offices as less vulnerable development.

Consultation responses on the 16/07/2025, 28/07/2025 and email response of 27/05/2026 have pointed out issues with the FRA that have still not been addressed.

Until the issues relating to flood zone 3 are addressed, we do not even need to look at the SuDS aspect because the site needs to demonstrate that the development is in flood zone 3a or less before we can consider its SuDS proposal.

We however note that infiltration testing was carried out on the 22/07/2026 and 23/07/2026 with max groundwater levels at 1.56m bgl and infiltration rates ranging from 6.28×10^{-6} m/s and 6.03×10^{-6} m/s.

Given that the site experiences high groundwater levels, we would anticipate groundwater monitoring carried out in March when groundwater levels will be at their peak.

If all the above issues are not addressed we will be inclined to object to the proposed development.

Kind regards,

Boni.

From: Connie Davis <Connie.Davis@wokingham.gov.uk>
Sent: 03 August 2026 14:58
To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>; Planning_THM <planning_thm@environment-agency.gov.uk>
Subject: Re-consultation - Wokingham Borough Council planning re-consultation - 251413/FUL - Robin Lodge Nursery, Part Lane, Swallowfield, Wokingham, RG7 1TB

Good afternoon,

Environment Agency: FAO Amy Richardson

Thank you both for your latest comments on the above application.

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'*.

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

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 Planning Officer

Development Management and Enforcement

Wokingham Borough Council

Email: connie.davis@wokingham.gov.uk | **Tel:** 07599103345

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



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.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.