

Date: 21 October 2025
Application: 252411



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252411

Applicant: Wokingham Borough Council

Site Address: King George V Playing Field, Wokingham

Parish: Wokingham Town

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of a Sustainable Urban Drainage (SUDs) scheme comprising the installation of a French Drain and two rain gardens.

Case Officer: Tariq Bailey-Biggs

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 252411. 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 requested from the case officer.

Your observations are required in respect of this application by **11 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252411
Address:	King George V Playing Field, Wokingham.		
Proposal:	Full application for the proposed installation of a Sustainable Urban Drainage (SUDs) scheme comprising the installation of a French Drain and two rain gardens.		
Type of Development:	Minor 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

LLFA received Full application for the proposed installation of a Sustainable Urban Drainage (SUDs) scheme comprising the installation of a French Drain and two rain gardens.

The LLFA has reviewed the Flood Study and SuDS proposals for King George Playing Field, Wokingham. The LLFA commends WBC, EPG, and Polypipe for their proactive and collaborative approach to addressing surface water flood risk within this important community facility. Although the site lies within Flood Zone 1 (low fluvial risk), the study correctly identifies medium to high pluvial risk and sets out practical, sustainable measures to manage exceedance flows and improve long-term resilience.

The proposed raingardens, split to protect existing trees, provide a combined 205 m³ attenuation capacity, exceeding the 100-year storm volume identified through modelling. The integration of Permavoid (85 mm) units for sub-surface storage and leaky check dams to slow flow demonstrates innovative use of SuDS principles. The proposed French drain along the entrance path will further intercept overland flow and alleviate localised ponding. Collectively, these features represent a robust, low-impact solution that enhances both hydraulic performance and biodiversity.

The LLFA supports the maintenance approach outlined, noting that shallow, open SuDS can be safely managed by non-specialist operatives or community volunteers, improving visibility and reducing lifecycle costs. The inclusion of community awareness measures to prevent pollution incidents aligns with best practice in SuDS management (CIRIA C753).

The incorporation of Polysync and passive irrigation to enable water re-use and vegetation health illustrates excellent integration of water management, climate adaptation, and amenity design.

The scheme delivers multiple benefits—flood mitigation, biodiversity gain, and public amenity enhancement—fully consistent with the NPPF , Defra Non-Statutory Technical Standards for SuDS , and WBC’s Local Flood Risk Management Strategy .

The LLFA fully supports and endorses the proposed flood mitigation and SuDS strategy for King George Playing Field. It demonstrates best practice in sustainable drainage, climate resilience, and community stewardship. The LLFA looks forward to continued engagement with WBC and partners to bring this exemplary scheme to delivery.

Conditions & Reasons (if required)			
Date:	27/10/2025	Signed:	NT