

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252411
Site Address:	King George V Playing Field, Wokingham
Expiry Date:	9 December 2025
Site Visit Date:	N/A
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.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements C1 – Active and sustainable transport and accessibility FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design

Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List
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PLANNING HISTORY

There is no relevant Planning Application or Planning Appeal History to the current application (i.e. being substantially the same development).

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received.
WBC Drainage – No objections.
WBC Highways – No objections.
WBC Landscape and Trees – No objections, subject to a condition.
WBC CIL – No comments received.
WBC Ecology Newts – No objections.
WBC Ecology – No comments received.

External

Thames Water Utilities Ltd – No comments received.
South East Water – No comments received.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

King George V Playing Fields is a large recreational grassed area located to the east of Wokingham town centre. The application site relates to the access lane and adjoining vegetation situated on the north-western side of the playing field.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character

to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed drainage works would not have a significant impact on the character of the area. The proposed French drain would be underground, and the rain gardens are small-scale, landscaped features designed to integrate into the existing green amenity space and maintain visual amenity. Accordingly, the proposals would not adversely impact the character of the area.

Neighbouring Amenity:

Due to the nature of the works, no significant amenity harm is envisaged. Construction noise would be temporary and sporadic and there is significant separation to any residential dwelling

Flooding and Drainage:

The Council's Drainage Officer has reviewed the Flood Study and SuDS proposals for King George Playing Field, Wokingham. The study identifies that, although the site is located within Flood Zone 1, there is medium to high surface-water flood risk. It outlines a range of measures intended to manage exceedance flows and improve the site's resilience to heavy rainfall.

The proposals include the installation of two raingardens - split to retain existing trees - with a combined attenuation capacity of approximately 205m³, which exceeds the modelled 1-in-100-year storm volume. Additional components such as shallow Permavoid units, leaky check dams and a French drain along the entrance path are designed to provide further storage, slow flows and reduce localised ponding. These features are expected to deliver a low-impact approach that incorporates elements of biodiversity enhancement.

The accompanying maintenance strategy explains that the SuDS features would require routine inspection and upkeep that could be undertaken by non-specialist staff or volunteers. The inclusion of community awareness measures to reduce pollution risk is consistent with recognised SuDS guidance (CIRIA C753). The proposals also include Polysync and passive irrigation measures intended to support water re-use and the health of planting within the scheme.

Overall, the strategy is presented as aligning with national and local policy and technical standards, including the NPPF, Defra's Non-Statutory Technical Standards for SuDS and WBC's Local Flood Risk Management Strategy. Based on the information provided, the Council's Drainage Officer has no objection to the proposed flood mitigation and SuDS strategy for King George Playing Field.

Highway Access and Parking Provision:

The proposed works would not impact any public highways. Therefore, The Council's Highways Officer has raised no objections to the proposed development.

Landscape and Trees:

The Council's Trees and Landscape Officer has reviewed the supporting Arboricultural Report and Tree Protection Plan prepared by Duckworth Arboriculture (October 2025). The documents show that the proposed raingardens have been adjusted to avoid conflict with the root protection areas of adjacent trees, and a method statement sets out the approach to trenching using an airspade where works fall within RPAs.

Based on the submitted information, the Trees and Landscape Officer raises no objections to the proposed SuDS features within the playing field. The works can be carried out with minimal impact on nearby trees, provided they are implemented strictly in accordance with the submitted Arboricultural Report. A suitable condition will be attached to any approval ensure compliance with the supporting Arboricultural information.

Ecology:

The site also lies within an amber zone which provides a suitable habitat where great crest newts are likely to be present. An Operations Officer on behalf of NatureSpace has reviewed the submitted GCN statement and agrees with the findings. As such, no objections are raised.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval

Date:	17 November 2025
Earliest date for decision:	11 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.11.2025