

Date: 31 October 2024
Application: 242598



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: 242598

Applicant: Mr Bruce Winton

Site Address: Recreation Ground, Millworth Lane, Shinfield, Wokingham, RG2 9EN

Parish: Shinfield

Grid Reference: Easting - 473453, Northing - 167455

Type of Development: Major All other developments

Proposal: Full application for proposed works to modify the existing recreational facilities including provision of additional car parking and new sports pitches, plus modification of existing pitches and installation of an events mounds, equipment storage and climbing wall, fitness zone, open space, exercise track, pump track and associated landscaping, following removal of the existing concrete bases, cricket square and practice nets.

Case Officer: Benjamin Hindle

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 242598. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	242598
Address:	Recreation Ground, Millworth Lane, Shinfield, Wokingham, RG2 9EN.		
Proposal:	Full application for proposed works to modify the existing recreational facilities including provision of additional car parking and new sports pitches, plus modification of existing pitches and installation of an events mounds, equipment storage and climbing wall, fitness zone, open space, exercise track, pump track and associated landscaping, following removal of the existing concrete bases, cricket square and practice nets.		
Type of Development:	Major All other developments		
Site Visit Made:	Yes/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

We have reviewed **BDS flood risk assessment report TCG 6890-FRA dated 24/06/2024** and have the following comments to make:

Most of the site is within flood zone 1, with just the eastern boundary being within flood zone 2 and the southern boundary experiencing surface water flooding for the low-risk flood event.

We note from the FRA that the proposed increase in the car park capacity and the construction of the 3G pitch and tennis court areas are all to be permeable, and therefore the proposals do not represent an increase in stormwater run-off from the site.

Proposed site plan drawing 6890:22:002 A dated 28/02/2022 indicates a mound outside of flood zone 2 with parts of it within the surface water flow route.

Based on the above, we would **recommend the condition below:**

Conditions & Reasons (if required)

The development can be carried out in accordance with the above-mentioned FRA but with the mound moved away from the low risk surface water flow route.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	01/11/2024	Signed:	Boniface Ngu
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