

Date: 11 November 2025
Application: 252639



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252639

Applicant: Mr Kevin Rixon

Site Address: Lower Rivermead Farm, Willow Lane, Wargrave, Wokingham, RG10 8LH

Parish: Wargrave

Grid Reference: Easting - 478285, Northing - 179683

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of an all-weather equestrian arena with associated landscaping works.

Case Officer: Phillip Richards

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 252639. 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 **2 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC Drainage	App No:	252639
Address:	Lower Rivermead Farm, Willow Lane, Wargrave, Wokingham, RG10 8LH.		
Proposal:	Full application for the proposed erection of an all-weather equestrian arena with associated landscaping works.		
Type of Development:	Minor 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

The site is within flood zone 3 but outdoor sporting activities are classified as water compatible, in accordance with Annex 3 of NPPF.

Table 2 of PPG thus allow such development within flood zone 3, as long as

Planning statement RG108LH/ER/NB dated October 2025 states in the drainage section that there will be no net loss of floodplain storage, no impedance of water flows and no increase flood risk elsewhere.

The proposal would be constructed on a stone subbase, with non-woven geotextile membranes, and topped with sand fibre/sand/rubber mix with drainage pipes at 5m intervals (perforated) with bottom collector pipes as shown in the submitted drainage plan.

The development proposes outlets north and east, connecting to a shallow pond and existing ditch, as represented on **proposed construction plan drawing RG108LH/EM/NB dated October 2025**.

Based on the above, we would have no objection to the development, as represented by **proposed menage drawing 3763 dated April 2025**.

We would however recommend that outlets to the watercourses be fitted with silt traps and that a strict maintenance schedule be followed to ensure that silt/sand

does not discharge into the watercourse.

We would **recommend the condition below.**

NB: Connection to any ordinary watercourse requires Ordinary Watercourse Consent from the LPA via floodriskdc@wokingham.gov.uk.

More information on ordinary watercourse consenting can be found following the link below:

<https://www.wokingham.gov.uk/community/community-and-safety/emergencies/flooding-and-drainage/local-flood-risk-management-strategy>

Conditions & Reasons (if required)

There shall be no land raising and no development shall take place until drainage cross section drawings indicating catchpits have been submitted to and approved in writing by the LPA.

This is to ensure that there is no increase in flood risk on or off site and silt/sand from the development is not transported elsewhere.

Date:	13/11/2025	Signed:	Boniface Ngu
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