

EXTERNAL WORKS AND IMPROVED SPORTS FACILITIES

AT

**MILLWORTH RECREATION GROUND,
MILLWORTH LANE, SHINFIELD, READING RG2 9EN**

FLOOD RISK ASSESSMENT

Date: 24th June 2024
Ref: TCG 6890 – Flood Risk Assessment

INTRODUCTION

This assessment accompanies a planning application submitted to Wokingham Borough Council seeking consent to undertake external works and improvements to the sports facilities at the Millworth Lane recreation ground. It will describe the existing site in relation to flood risk, and explain how the proposals have been designed in conjunction with managing flood risk at the site.

SEQUENTIAL TEST

A sequential test exercise isn't considered to be appropriate for the application. The proposal relates to an existing established use at the site, and not an application for a standalone development that could potentially be sited elsewhere. The proposal is simply to enhance an existing facility.

EXCEPTION TEST

The proposals satisfy the two elements necessary as set out in para 164 of the NPPF, namely;

- The sustainability benefits to the community outweigh the flood risk, and
- The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and where possible, reducing flood risk overall.

The application site has been a recreation ground for 50+ years, so clearly it's an established facility that benefits the wider community. When the improvements proposed within the application are compared against the minimal risk of flooding, clearly the benefit outweighs the risk.

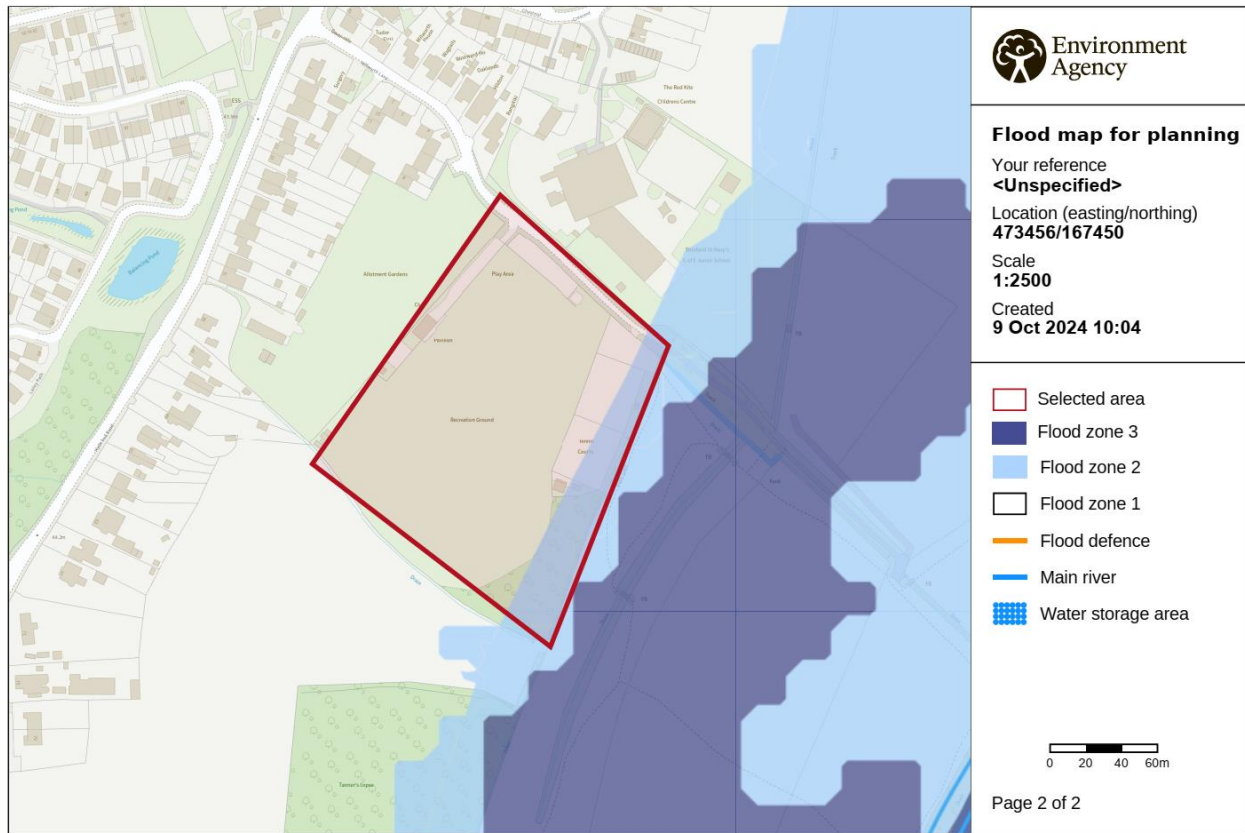
The development is considered to be safe for its lifetime. In addition to the fact that only a very small proportion of the site is within Flood Zone 2, that area doesn't form the location where the proposals are located – they're entirely within Flood Zone 1. With the site being a recreational facility there are no residents at the site, and the approach and exit routes to and from the site are also entirely within Flood Zone 1. Therefore, flooding doesn't represent a risk to user safety, nor do the proposals represent a potential burden on blue light services in the event of a flood.

EXISTING FLOOD RISK POSED TO THE SITE

The following table summarises the flood risk characteristics associated with the site, along with a comment on any increased risk arising from the development;

Flood source	Site status	Comment	Risk
Fluvial	A circa 15m strip along the south-eastern boundary of the application site lies within Flood Zone 2, associated with the River Loddon which is located approximately 320m to the south-east.	No highly vulnerable site uses No change to site operations or sensitivity	Low
Groundwater	The site is within an area of potential elevated groundwater levels	Not relevant to the proposed works, no lower ground structures proposed	Low
Artificial sources	Site is not within a general EA Reservoir Flood Warning Area. No other artificial sources with flood paths that could reach the site	Not relevant to the proposed works	Low
Storm drainage or sewer flooding	Site is not within a Critical Drainage Area. Condition, depth and location of nearby infrastructure uncertain.	Minimal increase in impermeable areas, new car park, 3G pitch and tennis court areas are permeable construction.	Low
Historic flooding	No history of floodwater encroachment onto the site based on available data	No change to ground levels proposed.	Low

A relevant extract from the Government Flood Risk for Planning website is pasted below, indicating the extent of Flood Zone 2 in relation to the site as a whole;



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FLOOD RISK POSED TO THE SITE AS A RESULT OF THE PROPOSED WORKS

The only relevant item relating to flood risk is fluvial flooding, arising from overtopping events from the River Loddon resulting in potential surcharging the adjacent land. The area in question is within Flood Zone 2, defined as an area of Medium Probability – this is further defined as land having between 1% and 0.1% annual probability of river flooding, which translates as a 1:100 year to 1:1000 year flood event.

However, the application proposals do not include any works within the area defined as Flood Zone 2. The end result is status quo, there is no additional flood risk posed to the site as a result of the works.

FLOOD RISK POSED TO THE SURROUNDING AREA AS A RESULT OF THE WORKS

Surrounding areas can be affected in one of 2 ways;

- Ground levels being raised, resulting in the loss of flood storage and the displacement of floodwater to downstream areas
- Site permeability being reduced by the introduction of impermeable areas, resulting in increased run-off.

Neither points are applicable to the proposals – the proposed raising of ground levels associated with the events mound and pump track are noted, but these are located outside of Flood Zone 2 and therefore don't represent a loss of floodwater storage at the site. Also the proposed increase in the car park capacity and the construction of the 3G pitch and tennis court areas are all proposed to be permeable construction, and therefore the proposals do not represent an increase in stormwater run-off from the site.

CONCLUSION

The site is considered to be at low risk from all sources of flooding, except from minor encroachment of fluvial water to a portion of the site in the most extreme of flood events. The proposals do not represent a detrimental effect in relation to flooding, nor do they represent a change to the site operation or sensitivity. The scheme addresses flood risk by way of ensuring the proposals retain all elements of the site that contribute to flood management.

Based on a combination of the low sensitivity use and the minimal flood risk, it is considered that the proposals can be implemented and operated safely in flood risk terms without increasing flood risk elsewhere, and is therefore appropriate development in accordance with the NPPF and PPG.