

Date: 18 September 2025
Application: 242598



**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: 242598

Applicant: Shinfield Parish Council

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 to provide an outdoor fitness zone, including the erection of a covered canopy, 2no. storage boxes, hard surfacing and boundary treatment

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 requested from the case officer.

Your observations are required in respect of this application by **16 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
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 to provide an outdoor fitness zone, including the erection of a covered canopy, 2no. storage boxes, hard surfacing and boundary treatment		
Type of Development:	Major 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 this Full application for proposed works to modify the existing recreational facilities to provide an outdoor fitness zone, including the erection of a covered canopy, 2no. storage boxes, hard surfacing and boundary treatment. The proposed development lies adjacent to the River Loddon, with a portion of the wider site located within Flood Zone 2 (medium probability of flooding). However, the application confirms that **no construction works are proposed within Flood Zone 2**, and all development elements are sited within areas of **lower flood risk (Flood Zone 1)**.

The Flood Risk Assessment identifies **fluvial flooding** as the only relevant source of flood risk and confirms that the proposed works will not alter the existing flood pathways or storage areas.

There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below. Please note EA is final approval body for any developments in flood zone 2 and 3.

Conditions & Reasons (if required)

No construction shall take place until Surface water drainage strategy which include details of the proposed drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:	22/09/2025	Signed:	NT
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