

**Date:** 18 May 2026  
**Application:** 261097



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 261097

**Applicant:** RCHC

**Site Address:** Reading Cricket & Hockey Club, Sonning Lane, Sonning, Reading, RG4 6ST

**Parish:** Sonning

**Grid Reference:** Easting - 475681, Northing - 174595

**Type of Development:** Other Change of Use

**Proposal:** Full Application for the proposed part change of use of the pavilion to provide use for gym and physiotherapy, including internal alterations and changes to fenestration.

**Case Officer:** Marcus Hillman

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 261097. 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 **15 June 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                            |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JD                                                                                                                                                                         |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                               | <b>App No:</b> | 261097 |
| <b>Address:</b>             | Reading Cricket & Hockey Club, Sonning Lane, Sonning, Reading, RG4 6ST.                                                                                                    |                |        |
| <b>Proposal:</b>            | Full Application for the proposed part change of use of the pavilion to provide use for gym and physiotherapy, including internal alterations and changes to fenestration. |                |        |
| <b>Type of Development:</b> | Other Change of Use                                                                                                                                                        |                |        |
| <b>Site Visit Made:</b>     | 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

### General

The application proposes the part change of use of the pavilion to provide a gym and physiotherapy space and the conversion of the groundsman store to provide a replacement of a two-bed flat.

It is that applicant has provided a Planning Statement, however insufficient highways details have been provided. Highways have provided this response based on the information provided.

The Planning Statement makes reference to converting the existing flat and changing rooms on the Ground Floor of the pavilion to physiotherapy space with a reception and external access, but the applicant has not provided plans detailing this. It is requested that the applicant supplies these additional plans.

It is assumed that the gym is for the exclusive use by the hockey and cricket clubs and not for public use. The applicant should provide clarification of this. The Planning Statement indicates that the physiotherapy space would be rented out and would necessitate external staff and client trips to the site. It is requested that the assumptions made regarding the physiotherapy are clarified and a 'first principles' assessment of trip generation and parking demand is undertaken based on the movements associated with these uses. If the gym is for public use, then the trip generation and parking demand shall also be assessed.

## **Sustainability**

The proposed dwelling is a relocation within the existing site. As such, Highways have no objection to the sustainability of this proposal.

## **Access**

There is an existing access into the site from Sonning Lane, and it is proposed to utilise this to serve the development. Given that the proposed application would result in an intensification in the use of this access, it is requested that drawings demonstrating a 2.4m x 43m visibility splay can be provided in accordance with the Manual for Streets standard for a 30mph speed limit.

## **Parking**

The Planning Statement states that there are over 130 spaces and 20 acres of land to be available for overspill parking. This Planning Statement also included some baseline weekend parking occupancy levels.

The Site Plan indicates 100 car parking spaces in the main car park. It is requested that the applicant provides further details of the current parking layout, including the capacity and location of the overflow. This should demonstrate at minimum the 160 spaces recorded on the Sunday at 0900, plus the additional 20 spaces estimated by the applicant as required by the proposals.

It is also requested that the applicant adopts a 'first principles' approach to ascertain the level of trip generation and subsequent parking demand from the physiotherapy and gym uses. If this indicates demand that exceeds the 20 spaces estimated, then capacity to accommodate the increased demand shall be demonstrated.

Sonning Lane is subject to double yellow line restrictions and will not accommodate overspill parking.

## **Cycle storage**

Cycle storage is to be provided in line with WBCs Parking Standards. The applicant has not provided any information regarding existing cycle parking at the site for visitors to use and whether there would be an increase in provision as a result of the proposals. It would be welcomed if the location of cycle storage could be identified on a plan.

Secure and covered cycle storage has been indicated for the proposed flat.

## **Refuse collection**

WBC waste services will need to be consulted and advise on the acceptability of the refuse collection arrangements.

It is anticipated that the pavilion building will continue to be serviced in the same manner that it currently is. A dedicated bin store has been shown for the proposed flat with kerbside collection possible using the site's internal access road.

### **Construction Method Statement**

The applicant shall provide a Construction Method Statement. Highways would seek to secure this by condition.

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 02.06.2026 | <b>Signed:</b> | JD |
|--------------|------------|----------------|----|