

Wokingham Borough Council

FAO: B Hindle Esq.

By email

26th September 2025

**Town & Country Planning (Development Management Procedure) (England)
Order 2015**

Application Reference: 242598

Site: 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

Sport England Reference: PA/24/SE/WON/69073

Dear Benjamin,

Thank you for re-consulting Sport England on the above application.

We note that it is just about the change in the description of the application. Therefore, we have no further comments to make beyond those made on the 5th of September 2025.

For Clarity Sport England's position

Given the above, Sport England raises **no objections** to the application because it is now considered to accord exception 5 to our Playing Fields Policy or paragraph 103 of the NPPF.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s).

If you would like any further information or advice, please contact the undersigned

Yours sincerely,

Bob

Bob Sharples RIBA ARB MRTPI

Principal Planning Manager - South Team Planning & Active Environments

E: bob.sharples@sportengland.org

T: 07830 315030

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:
www.sportengland.org/playingfieldspolicy