

Date: 17 July 2025
Application: 251538



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251538

Applicant: Shinfield Community Church

Site Address: Shinfield Baptist Church, Fairmead Road, Shinfield, Wokingham, RG2 9DL

Parish: Shinfield

Grid Reference: Easting - 473401, Northing - 168044

Type of Development: Minor All other developments

Proposal: Full planning application for the proposed partial demolition of existing church and associated buildings and replacement with new church building, upgrade to existing building together with reorganisation of parking area, landscaping and associated site works.

Case Officer: Rowan Reynolds

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 251538. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	251538
Address:	Shinfield Baptist Church, Fairmead Road, Shinfield, Wokingham, RG2 9DL.		
Proposal:	Full planning application for the proposed partial demolition of existing church and associated buildings and replacement with new church building, upgrade to existing building together with reorganisation of parking area, landscaping and associated site works.		
Type of Development:	Minor 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 Full planning application for the proposed partial demolition of existing church and associated buildings and replacement with new church building, upgrade to existing building together with reorganisation of parking area, landscaping and associated site works. We acknowledge receipt of Drawing No. 2311134-ACS-XXX-XX-DPC 9200- C01 , which outlines the proposed drainage layout for the site. However, to enable a full assessment of the surface water strategy, we kindly request a supporting surface water drainage strategy report that includes: • Details and justification for the proposed approx. 31m³ attenuation volume • Supporting surface water runoff calculations • Confirmation of the design criteria and return periods used Please ensure all calculations and assumptions are clearly referenced and align with the layout presented in Drawing No. 2311134-ACS-XXX-XX-DPC 9200- C01 .
Conditions & Reasons (if required)

Date:	18/07/2025	Signed:	NT