

Date: 30 June 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 a fitness zone.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242598.

The new details are as follows: **Amended plans recieved to cover the retention of the existing football pitches, with the application now solely being pusuant to the provision of a fitness centre.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Benjamin Hindle
Service	WBC Drainage	App No:	242598
Address:	Recreation Ground, Millworth Lane, Shinfield, Wokingham, RG2 9EN.		
Type of Development:	Major All other developments		
Proposal:	Full application for proposed works to modify the existing recreational facilities to provide a fitness zone.		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

We have reviewed **BDS flood risk assessment report TCG 6890-FRA dated 24/06/2024** and have the following comments to make:

Most of the site is within flood zone 1, with just the eastern boundary being within flood zone 2 and the southern boundary experiencing surface water flooding for the low-risk flood event.

We note from the FRA that the proposed increase in the car park capacity and the construction of the 3G pitch and tennis court areas are all to be permeable, and therefore, the proposals do not represent an increase in stormwater run-off from the site.

We would have no objection to the to the development, as represented by **proposed site plan drawing 6890:22:002 C dated 20/05/2025** and would **recommend the condition below**:

Conditions & Reasons (if required)

The development should be carried out in accordance with **BDS flood risk assessment report TCG 6890-FRA dated 24/06/2024**.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) 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:	01/07/2025	Signed:	Boniface Ngu
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