

Date: 19 December 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

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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.

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 251538.

The new details are as follows: **Revised plans received 09/12/2025.**

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 requested from the case officer.

Your observations are required in respect of this application by **3 January 2026**. If you need any more information, please do not hesitate to contact the case officer Rowan Reynolds.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Rowan Reynolds
Service	WBC Drainage	App No:	251538
Address:	Shinfield Baptist Church, Fairmead Road, Shinfield, Wokingham, RG2 9DL.		
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.		
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 on 19th december 2025.

We acknowledge receipt of the applicant-provided revised drainage layout shown on Drawing No. 2311134-ACS-XX-XX-DPC 9200-C02.

However, in order to undertake a full assessment of the proposed surface water strategy, a supporting surface water drainage strategy report is required. This should include:

- Details and justification for the proposed attenuation volume of 30.875m³
- Supporting surface water runoff and hydraulic modelling calculations
- Confirmation of the design criteria and return periods adopted

All calculations, modelling outputs, and assumptions should be clearly referenced and demonstrate consistency with the layout presented on Drawing No. 2311134-ACS-XX-XX-DPC 9200-C02.

Conditions & Reasons (if required)			
Date:	29/12/2025	Signed:	NT