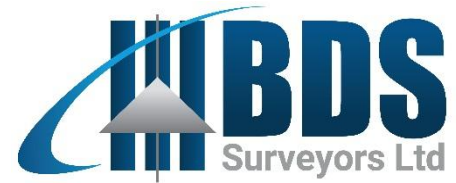


Our ref TCG 6890-3

5th June 2026

Wokingham Borough Council
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Dear Sirs

RE: MILLWORTH LANE RECREATION GROUND, MILLWORTH LANE, SHINFIELD RG2 9EN

With regard to the above, please find attached planning application consisting of the following;

- Completed application forms
- Application drawings;
 - 6890:22:001B Existing site plan
 - 6890:22:002G Proposed site plan
 - 6890:22:201E Plans and elevations
- Archaeological Watching Brief
- Preliminary Ecological Appraisal and Biodiversity Metric Calculation
- Application fee

The application seeks consent for a new fitness zone facility – a similar facility was included within recent application 242598, the reason for this application is the facility is now proposed to be provided within a new building to give a higher proportion of internal area to facilitate year-round use in comparison to the storage container and tensioned canopy proposal shown previously.

The new building consists of composite insulated sandwich wall panels beneath a twin-skin thermo inflated translucent roof. Sample images are below to assist with understanding, accepting that the examples shown are not representative of the size of building within the application proposals;



Typical external view



Typical internal view

The building serves to provide a primarily indoor exercise area to facilitate year-round use, combined with a smaller outside exercise space for use when weather conditions allow. The proposal retains a perimeter fence to define and enclose the facility.

In addition, this application also submits information on matters which were listed as pre-commencement conditions attached to the above-mentioned consent – the intention being that the forthcoming consent can be free from further pre-commencement conditions allowing works to commence thereafter.

For ease of reference, the following list is a summary of the pre-commencement conditions attached to application 242598, along with a description of corresponding information attached to this application to satisfy the requirement thereby allowing details to be secured within any forthcoming consent;

- **Condition 3 External materials**
This now relates to the new proposed building as the previous container and canopy proposal is superseded. The proposed external materials for the building are Anthracite Grey composite wall panels, beneath a translucent white roof (being the same materials as shown on the external image above).
- **Condition 4 Boundary Fences**
The drawing includes details of the proposed 3m high metal mesh fence, similar to that used on MUGA installations found in recreation grounds.
- **Condition 6 Archaeology**
Proposals for an Archaeological Watching Brief prepared by Thames Valley Archaeological Services is attached.
- **Condition 7 Hard Landscaping**
The footpath extension to reach the entrance gates to the fitness zone will be formed in precast concrete hard pressed grey paving slabs to match existing. The external area of the fitness zone will be in-situ cast concrete with a brushed finish.
- **Condition 8 External Lighting**
The application drawings include external lighting proposals consisting of wall lights on the proposed building to illuminate the footpath approach, and floodlighting to the small amount of external exercise area. Details of the proposed switching arrangement along with specification to prevent light spill and ensure compatibility with wildlife are shown on the drawing.

The intention being that conditions can be applied to the forthcoming consent to secure the implementation of the above information within the proposed scheme, preventing the need for any further pre-commencement info.

From a planning policy point of view, the granting of the previous application confirms the principle of the development is supported. The consideration of this application in that regard is wholly based on the revised form of the building proposed.

With regard to Community Involvement, in neighbour terms the proposals are considered to be materially no different to the statutory consultation undertaken on the previous application. Accordingly, the statutory consultation undertaken with this application will provide the opportunity for neighbour input.

I trust this meets with your approval and look forward to hearing from you in due course.

Yours faithfully



Tony Grover
DipSurv MRICS MCABE
Chartered Building Surveyor
BDS Surveyors Ltd