

Date: 24 February 2026
Application: 260394



**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: 260394

Applicant: -

Site Address: Billingbear Park Golf Course, The Straight Mile, Wokingham, RG40 5SJ

Parish: Invalid code

Grid Reference: Easting - 482150, Northing - 172474

Type of Development: Major All other developments

Proposal: Full application for phased leisure development comprising the erection of padel tennis courts and pickleball courts, formation of an outdoor putting course, erection of a simulator building, and erection of an extension to the existing clubhouse following demolition of the existing marquee, with associated alterations to car parking, access/paths, external lighting, and hard and soft landscaping.

Case Officer: Marcus Hillman

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 260394. 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 requested from the case officer.

Your observations are required in respect of this application by **24 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	
Service	WBC Drainage	App No: 260394
Address:	Billingbear Park Golf Course, The Straight Mile, Wokingham, RG40 5SJ.	
Proposal:	Full application for phased leisure development comprising the erection of padel tennis courts and pickleball courts, formation of an outdoor putting course, erection of a simulator building, and erection of an extension to the existing clubhouse following demolition of the existing marquee, with associated alterations to car parking, access/paths, external lighting, and hard and soft landscaping.	
Type of Development:	Major 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 application for phased leisure development comprising the erection of padel tennis courts and pickleball courts, formation of an outdoor putting course, erection of a simulator building, and erection of an extension to the existing clubhouse following demolition of the existing marquee, with associated alterations to car parking, access/paths, external lighting, and hard and soft landscaping on 27th Feb2026 .

LLFA has reviewed the submitted Flood Risk Assessment and Drainage Strategy (December 2025) in relation to the proposed phased leisure development. The site lies within Flood Zones 2 and 3 ; however, the comments below relate solely to surface water drainage and local flood risk. Fluvial flood risk, floodplain impacts and

compensatory storage fall within the remit of the Environment Agency (EA), and the applicant must obtain the EA's agreement separately.

The submitted strategy proposes attenuation and discharge of surface water to an existing ditch via a pumped outfall, restricted to 2 l/s , with storage provided through a pond, permeable sub-base construction and rain gardens designed to accommodate the 1 in 100 year plus 40% climate change event . The LLFA consider the proposed discharge rate and overall drainage principle to be acceptable in principle.

Notwithstanding this, further detailed technical information is required to ensure the system will operate safely and effectively. Additional detail is also required regarding pump specification and resilience (including duty/standby arrangements and backflow protection), exceedance routing (including pump failure scenarios), confirmation of receiving ditch capacity, infiltration testing or robust justification for discounting infiltration in accordance with the drainage hierarchy , and confirmation of drainage delivery for each phase of development.

The LLFA therefore raise no objection subject to a pre-commencement condition requiring submission and approval of a detailed surface water drainage scheme incorporating the matters outlined above. Development shall not commence until the detailed drainage scheme has been approved in writing by the LPA . The LLFA's response relates solely to surface water drainage. **Approval from the Environment Agency is required in respect of fluvial flood risk and floodplain matters.**

Recommended Condition – Surface Water Drainage

No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

1. Provide full hydraulic modelling outputs, including long sections and confirmation that no flooding will affect buildings or safe access routes.

2. Include an exceedance routing plan demonstrating safe management of flows in events exceeding the design standard, including pump failure or blockage scenarios.
3. Include a phasing plan confirming that drainage infrastructure for each phase will be operational prior to occupation/use and confirm receiving ditch capacity and lawful outfall arrangements.
4. Include a management and maintenance plan for the lifetime of the development.

Conditions & Reasons (if required)			
Date:	27/02/2026	Signed:	NT