

Date: 11 February 2026
Application: 260186



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260186

Applicant: Mr Michael Simpson

Site Address: Wargrave Pavilion, Recreation Road, Wargrave, Wokingham, RG10 8BG

Parish: Wargrave

Grid Reference: Easting - 479366, Northing - 178499

Type of Development: Minor All other developments

Proposal: Full application for the proposed reconfiguration of the existing padel court and installation of a second pop-up padel court with associated hardstanding, repositioning of existing floodlights and gates, and erection of 2 no. single storey extensions and a front canopy roof to the existing clubhouse.

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 260186. 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 **6 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TH]		
Service	WBC Highways	App No:	260186
Address:	Wargrave Pavilion, Recreation Road, Wargrave, Wokingham, RG10 8BG.		
Proposal:	Full application for the proposed reconfiguration of the existing padel court and installation of a second pop-up padel court with associated hardstanding, repositioning of existing floodlights and gates, and erection of 2 no. single storey extensions and a front canopy roof to the existing clubhouse.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/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

General

The application is for the reconfiguration of a padel court at Wargrave Pavilion, a new padel court to be provided with an extension to the existing hardstanding to accommodate it, and an extension to the existing clubhouse.

The submitted Location Plan (Ref: TQRQM26033111017007) shows the red line. The applicant will be expected to include all required land for the private right of access to the site to be part of the blue line being connected to the public highway, and to confirm the applicant will have control on the land that is not part of the public highways. If applicant cannot demonstrate reasonable right of access at the proposed site and to the public highway, the Highways may recommend refusal to this applicant.

Access

There are no proposed changes to the existing access arrangements to the site, which is acceptable.

Trip Generation

The application form suggests that there would be no proposed change in staff numbers and arrangement. The submitted 'Parking and Transport Statement' (Ref: Document 3) states that the additional court would increase the total capacity by 4 people if each court was at its maximum capacity. The number of players accessing the site is largely controlled through a booking system meaning demand is spread across the day.

Though the extension of the clubhouse may encourage people to stay at the site for a longer period of time before and / or after their booking, this is likely to be a minimal difference to how the site currently operates. Furthermore, peak activity has been identified as occurring on weekday evenings and weekend mornings which are outside the typical peak hours.

Overall, the minor increase in trip generation is considered acceptable.

Car Parking

The submitted 'Parking Provision' plan (Ref: 40 Rev A) shows three existing parking areas associated with the pavilion, with a maximum of 175 spaces. No additional car parking is proposed as part of this application.

As stated in Section 4 of the TS, parking for the Tennis Club is likely shared with other recreational users of adjoining recreational facilities. The applicant is expected to verify the existing parking utilisation can accommodate the additional parking demand of this proposal.

Given the proposed extension and improvement of the clubhouse, there may be more opportunities for people to socialise before or after an activity, increasing the duration of potential use of parking.

Furthermore, the area labelled 'Car Park 3' is quoted to accommodate 100-120 spaces and consists of 'Grass / Grasscrete'. The portion of grass and grasscrete is unknown across this area. Unsurfaced areas are unlikely to be suitable to use for parking all year round or in all weather conditions, which may significantly minimise the level of parking available to use. Further detail of the conditions of this car park would be useful.

It would be welcomed if the applicant would provide more information regarding the existing use of the parking areas, especially given the multiple uses that create demand for this space. This may be in the form of a parking survey.

Cycle Storage

The submitted 'Parking and Transport Statement' notes that cycle storage is provided within the site but does not provide any further detail. The existing and proposed site layouts also do not clearly identify any cycle parking. It would be welcomed if the applicant can provide the location and type of cycle parking provided across the site.

Construction

A 'Construction Method Statement' has been submitted and is welcomed. Additional information required can be secured by condition. The following text sets out the information which WBC Highways would expect to be included in a full construction method statement.

It is understood that activities at the pavilion will continue during the construction period, and therefore careful management of construction works are required to avoid potential conflict.

The document states that construction vehicles will access the site via the site access and a construction compound will be established in existing hardstanding areas. The applicant would be required to clearly show the construction compound and loading/unloading area on a plan. Loading/unloading and parking along the public highway shall be avoided whenever possible. This should be positioned away from other site users to prevent safety concerns, and there should be accessible routes for construction workers who are walking or cycling to work.

It is anticipated that to access the construction compound, vehicles will have to route through the site. In turn, it is recommended that a banksman is used to walk with larger construction vehicles entering or egressing the site. This may also be required beyond the site given the on-street parking on Recreation Road and Victoria Road, depending on the scale of the vehicle.

It also states that contractor parking will be managed to avoid conflict with other parking on the site, and that deliveries will be kept to a minimum. The applicant would be required to provide more details when discharging planning conditions:

- The number of construction workers and parking spaces required
- The duration of the construction period (it is noted that this is currently defined as being over a 'short, defined period')
- Any phasing required during construction
- The peak period of construction and the frequency and number of deliveries per day during this time
- The route of construction vehicles
- The largest vehicle required during the construction period. Swept path analysis of this will be required to demonstrate the vehicle can enter and egress the site in the forward gear and manoeuvre within the construction compound to minimise conflict with other site users. This is to be provided on a plan. This swept path analysis is to also be undertaken along Recreation Road and at the junction of Recreation Road / Victoria Road

Temporary fencing / barriers will be installed where required, which is acceptable. Appropriate signage should also be implemented across the site warning people of the construction activities.

Section 7 refers to 'Noise, Dust and Vibration Control'. The applicant is to provide a wheel washing facility within the construction compound, to avoid potential for mud / debris to be transferred to the other car park areas and / or the public highway.

The proposed construction hours are acceptable in principle. Deliveries shall avoid the peak hours of the highways network and be outside school entry and exit times, whenever possible.

Conditions & Reasons (if required)			
Date:	20.02.2026	Signed:	JP [TH]