

Date: 18 February 2026
Application: 260418



**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: 260418

Applicant: Mr Andrew Denham

Site Address: Berks County Sports Club, Sonning Lane, Sonning, Wokingham, RG4 6ST

Parish: Sonning

Grid Reference: Easting - 475724, Northing - 174843

Type of Development: Minor All other developments

Proposal: Full application for the proposed siting a pre-fabricated converted container on hardstanding to form a refreshment hut.

Case Officer: Phillip Richards

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 260418. 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 **13 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260418
Address:	Berks County Sports Club, Sonning Lane, Sonning, Wokingham, RG4 6ST.		
Proposal:	Full application for the proposed siting a pre-fabricated converted container on hardstanding to form a refreshment hut.		
Type of Development:	Minor 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

The planning statement emphasises that minimal wastewater from the refreshment hut (17.352m²) will be transported to the main clubhouse and surface run off from the container will discharge into a soakaway via a crate system with 0.4m³ storage volume.

The site is within flood zone 1 and we would have no objection to the principle of siting the converted container on existing hardstanding, as represented on **proposed site plan drawing 02 00 dated 06/01/2026**.

We just need to understand a bit more how the surface water and foul will be managed and if possible a drainage strategy drawing provided.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	24/02/2026	Signed:	Boniface Ngu
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