

Date: 11 February 2026
Application: 260186



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

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:	NT		
Service	WBC Drainage	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:	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 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 on 11th February 2026. LLFA has reviewed the submitted *Drainage and Surface Water Statement (Document 9, dated 20 January 2026)*. The LLFA raises a Objection as insufficient information has been provided to demonstrate that surface water runoff from the proposed development can be managed without increasing flood risk on site or elsewhere.

Reason for Objection

The submitted statement is descriptive in nature but does not provide the technical evidence required to assess compliance with national drainage standards. In particular, the following information is missing:

1. Impermeable Area Assessment

- Existing and proposed impermeable area (m²).
- Net increase in impermeable area.

The proposed 4m x 35m hardstanding extension (approx. 140m²) exceeds 100m² and requires formal drainage consideration.

2. Detailed Drainage Strategy

- Existing and proposed drainage layout plans with Identification of discharge destination.
- Confirmation of compliance with the drainage hierarchy and Evidence of capacity in the receiving system (if sewer discharge is proposed).

A statement that existing arrangements will be reused is insufficient without supporting technical detail.

3. Hydraulic Calculations

- Existing and proposed runoff rates, Storage requirements (if applicable).
- Demonstration of performance in the 1 in 100 year event + 40% climate change with Confirmation of no on-site flooding or off-site impacts.

4. Infiltration Testing (if applicable)

- BRE 365 compliant testing to demonstrate feasibility.

5. Exceedance Flow Plan and Maintenance and Management Plan

- Identification of overland flow routes in extreme events.
- Identification of drainage assets with Responsible party and maintenance regime.

The applicant is required to submit a proportionate but technically robust surface water drainage strategy including the above items to demonstrate compliance with national standards and that the development will not increase flood risk.

Conditions & Reasons (if required)			
Date:	18/02/2026	Signed:	NT