

Date: 25 June 2026
Application: 261139



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 261139

Applicant: Mr Jamie Henderson

Site Address: Twyford Tennis Club, George's Playing Fields, Twyford, RG10 9JA

Parish: Twyford

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of an additional tennis court with fencing, new floodlights system to block of 3 courts, erection of rebound fences and erection of a bund.

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 261139. 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 **16 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261139
Address:	Twyford Tennis Club, George's Playing Fields, Twyford, RG10 9JA.		
Proposal:	Full application for the proposed erection of an additional tennis court with fencing, new floodlights system to block of 3 courts, erection of rebound fences and erection of a bund.		
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

Environmental Health records indicate that the application site is located within an area associated with historic landfill activities alongside contaminated land reports. As a result, there is potential for contaminants and landfill-derived ground gases to be present within the underlying soils and made ground.

The submitted application confirms that the proposed development will require excavation and ground disturbance. These works have the potential to disturb contaminated soils and create new pathways for human and environmental exposure. Further investigation of ground conditions is required before development proceeds. A Phase 1 Preliminary Risk Assessment should be undertaken to determine the nature and extent of any contamination risks associated with the site. Should the Phase 1 assessment identify potential pollutant linkages or other unacceptable risks, a Phase 2 intrusive site investigation and risk assessment shall be undertaken together with any remediation and verification measures deemed necessary.

Regarding external lighting, the application is supported by a Lighting Design Scheme which has been prepared using fully shielded LED luminaires specifically

designed to minimise light spill and glare. The submitted assessment states that the lighting scheme has been designed to achieve Lawn Tennis Association lighting standards whilst limiting impacts upon neighbouring residential properties. The assessment includes calculations for surrounding receptors and demonstrates that predicted levels of light intrusion at nearby residential locations are low and are within the limits recommended by the Institution of Lighting Professionals Guidance Note GN01/21.

In relation to noise, the proposal extends an existing and established recreational use. The application site already comprises floodlit tennis courts and the submitted information confirms that the proposed court would operate in accordance with the hours already established at the tennis club. Whilst the additional court may lead to a modest increase in activity, Environmental Health considers that the proposal represents an intensification of an existing use rather than the introduction of a new noise source.

Environmental Health raises no objection to the proposed development subject to the inclusion of a contaminated land condition requiring the submission and approval of a Phase 1 Preliminary Risk Assessment and any subsequent investigation or remediation works identified as necessary.

Conditions & Reasons (if required)

CONTAMINATION ON SITES

Condition: Decontamination No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Date:	01.07.2026	Signed:	<i>K.Pates</i>
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