



Wargrave Tennis Club
Recreation Ground
Wargrave, Berkshire, RG10 8BG
29th January 2026

Planning Technician (Development Management)
Wokingham Borough Planning Service
Shute End, Wokingham, Berkshire, RG40 1BN

Re: Planning Application 260186 / Further Response to Local Validation Matters

This letter provides our further response to your Notification of Invalid Application dated 27 January 2026 and subsequent emails. It is accompanied by a photographic evidence file addressing validation matters 4, 7, 8 and 9, together with a revised full set of drawings addressing points 1, 2, 3 and 6. We note that you are satisfied with the additional information we have already provided regarding point 5.

In addition to the attached drawings, we have also created a scale 3D model of the proposals. This can be viewed online using the following URL link <https://go.wargravetennis.com/3dwtc2026>. This is provided for visual context only and does not replace the submitted drawings.

The table below summarises our response to all your points, and should be considered with the initial response we provided to points 5, 7, 8 and 9 in our letter sent to you on 27th January (although I note this letter was incorrectly dated 20th January).

Your Points 27/1/26	Our Comments	Drawing or Photo Reference
1	New drawing provided at 1:2500 scale on A4 paper showing names of roads entering the recreation ground. Location plan also provided via the Planning Portal.	Site Location Plan 2500A4.
2a	Updated drawings with correct dimensions.	11E and 12E
2b	Updated drawings clearly showing rooflights.	11E and 12E
2c	Revised north and south elevations of the proposed clubhouse unobscured.	24D and 23D
2d	Existing north and south elevations showing the clubhouse.	4D and 3E
3a	Existing and proposed roof plans for the clubhouse.	25A and 26A
3b	Existing north and south elevations for the clubhouse.	20A and 19A
3c	We have not updated the proposed elevations for the new padel court as it will be obscured by a chain link fence. Further views and elevations are available via the 3D interactive model at https://go.wargravetennis.com/3dwtc2026 .	5D and 6D unchanged
4	Images provided showing existing parking provision with a combined capacity of approximately 155–175 spaces, which comfortably accommodates the modest increase in usage associated with the proposal.	Validation photos file pages 6 and 7
5	Additional floodlighting impact information for the baseline lighting provided and accepted	No further images provided
6	The volume of the existing building is 111m ³ (13m x 3.8m x 2.25m high). The volume of the LHS (south) extension is 61m ³ (6m x 4.5m x 2.25m) and RHS (north) extension is 47m ³ (4.9m x 4.3m x 2.25).	See online 3D model
7	Images provided from a preliminary unsupervised visual check of the clubhouse roof and eaves, indicating no visible gaps, lifted materials or features suitable for bat roosting. The internal clubhouse does not contain a roof void suitable for roosting.	Validation photos file pages 8 – 11
8	Images provided demonstrating that the tree to the south of the proposed southern clubhouse extension is located more than 6 meters from the works, and that less than 5 meters of existing hedging will be affected.	Validation photos file page 12 – 13
9	Images addressing BNG validation matters, demonstrating short-mown, species-poor amenity grass with no notable ecological features and the limited scale of the proposed grass strip within the overall recreation ground.	Validation photos file pages 3-5 and pages 14 – 16

We trust that this additional information will address the validation matters that you have raised and that it is proportionate to the proposal that we are making.

While we are keen to start the planning application process, please don't hesitate to request any additional validation information. That said, to avoid delaying the process, we would be happy to consider any further validation matters proportionately or, where appropriate, by condition.

Finally, while the application and supporting drawings have been prepared by a dedicated team of club volunteers, the Club has sought professional planning advice on all elements of the proposal, including input from a senior planning professional who is also a member of the Club.

Yours faithfully,

Michael Simpson

Club Chair and on behalf of Wargrave Tennis Club