



Wargrave Tennis Club
Recreation Ground
Wargrave, Berkshire, RG10 8BG
20th January 2026

Wargrave Tennis Club - Second Padel Court and Clubhouse Extension

Document 5 - Ecology Impact Statement

1. Introduction

This Ecology Impact Statement has been prepared in support of a full planning application by Wargrave Tennis Club (WTC) for development at the Recreation Ground, Recreation Road, Wargrave.

The statement accompanies proposals for:

- the reconfiguration of the existing approved padel court;
- the provision of a second 'pop-up' padel court adjacent to it;
- a single-storey pitched-roof extension to the north and south of the existing clubhouse.

This document should be read as an **update and confirmation** of the Ecology Impact Statement submitted and accepted as part of the 2025 planning application for the first padel court.

2. Site Description and Existing Conditions

The application site forms part of an established recreation ground and comprises predominantly:

- existing sealed tarmac tennis courts;
- associated hardstanding and circulation areas;
- a single-storey clubhouse building.

The proposed padel courts are located entirely on existing hardstanding, with only a limited extension of tarmac required. No previously undeveloped or semi-natural land is affected by the proposals.

3. Summary of Approved 2025 Ecology Assessment

An Ecology Impact Statement was submitted in February 2025 in support of the original padel court application. That assessment concluded that:

- the padel court was to be installed on an existing sealed tarmac tennis court;
- sealed hardstanding surfaces carry a zero score within the statutory biodiversity metric;
- the development was therefore exempt from the requirement to deliver a 10% biodiversity net gain;
- no ecological designations, habitats or protected species would be affected;
- no ecological mitigation or enhancement measures were required.

That assessment was accepted by the Local Planning Authority and planning permission was granted.

4. Review of Current Proposals

The current proposals do not materially alter the ecological baseline established in 2025.

Key considerations include:

- The reconfigured padel courts remain located on the existing hardstanding of the current tennis court.
- The additional padel court and adjacent pickleball court are accommodated within the footprint of a former tennis court, together with a narrow additional strip of land that is not ecologically sensitive.
- The clubhouse extensions are located within an already developed area of the site and will require only shallow, localised foundations.

The southern clubhouse extension will result in the removal of a part of an existing beech hedge measuring approximately 6 metres in length, 3 metres in width and 2 metres in height. The hedge forms part of ornamental boundary planting within the recreation ground and does not constitute a priority habitat or a hedgerow of ecological importance.

The removal represents a minor, localised loss of low ecological value vegetation and does not materially alter the ecological baseline of the site established in 2025.

5. Planning Policy and Constraints Review

A review of planning policy constraints and environmental mapping confirms that:

- the site is not located within or adjacent to any statutory or non-statutory nature conservation designations;
- the site is not within an area of ecological constraint such as a Site of Special Scientific Interest (SSSI), Local Wildlife Site or Local Nature Reserve;
- the development does not fall within consultation zones for protected species that would trigger further ecological assessment.

6. Protected Species and Habitats

Based on the nature and location of the proposals:

- there is no potential for impact on bat roosts, as no suitable roosting structures are affected;
- the site lies outside areas of concern for Great Crested Newts and reptiles, and most of the development takes place on existing hardstanding.
- no impacts arise in relation to water voles, badgers or other protected fauna;
- no trees or significant landscape features of ecological value are affected.

7. Biodiversity Net Gain

Given that much of the development is confined to sealed hardstanding and previously developed land, the proposals:

- do not result in the loss of biodiversity units;
- do not trigger a requirement for biodiversity net gain;
- are consistent with the conclusions of the 2025 Ecology Impact Statement.

8. Mitigation and Enhancement Measures

To offset the loss of hedge planting associated with the southern clubhouse extension, the Club will work with the Parish Council to ensure that replacement native hedge planting is provided elsewhere within the recreation ground on a like-for-like or improved basis.

In addition, the Club will continue to manage the wider recreation ground in a responsible manner, maintaining existing landscaping and boundary planting that provides incidental ecological value.

9. Conclusion

This Ecology Impact Statement confirms that:

- the proposals will have **no adverse ecological impact**;
- the development remains consistent with the ecological baseline established and approved in 2025;
- no further ecological surveys or mitigation measures are required.

It is therefore concluded that the development is acceptable in ecological terms and accords with relevant planning policy.