



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

Wargrave Tennis Club - Second Padel Court and Clubhouse Extension

Document 6 - Landscaping and Visual Impact Statement

1. Introduction

This Landscaping and Visual 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 considers the existing landscape and visual context of the site and assesses the potential visual effects of the proposed development, comprising:

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

The purpose of this statement is to demonstrate that the proposals will not result in unacceptable visual or landscape impacts and that the character of the recreation ground will be preserved.

2. Site Context and Landscape Character

The application site forms part of an established recreation ground that has long been characterised by formal sports provision, including tennis courts, cricket and football pitches, a bowls club, a children's play area and various clubhouse buildings.

Key landscape characteristics include:

- predominantly flat topography;
- extensive areas of hardstanding associated with sports courts;
- boundary hedging and mature trees providing visual containment;
- a generally open but managed recreational character.

The site is not located within a designated landscape area and does not form part of a sensitive or protected landscape designation.

3. Existing Landscape Features

Existing landscape features within and around the site include:

- perimeter tree planting and hedgerows;
- areas of grassed open space associated with the wider recreation ground;
- established boundary treatments separating the site from neighbouring uses.

These features provide a degree of visual screening and help integrate built elements within the wider landscape.

4. Description of the Proposals in Landscape Terms

4.1 Padel Courts

The proposed padel courts are located on existing hardstanding and within the footprint (and fencing) of a former tennis court, together with a narrow additional strip of land agreed by Wargrave Parish Council.

The courts will be enclosed by transparent mesh and glass panels typical of padel facilities, allowing visual permeability and reducing visual bulk.

The reorientation of the courts to an east–west alignment allows a compact layout that avoids unnecessary spread of built elements across the site.

Artist impression showing the two padel courts adjacent to a single pickleball court



4.2 Clubhouse Extensions

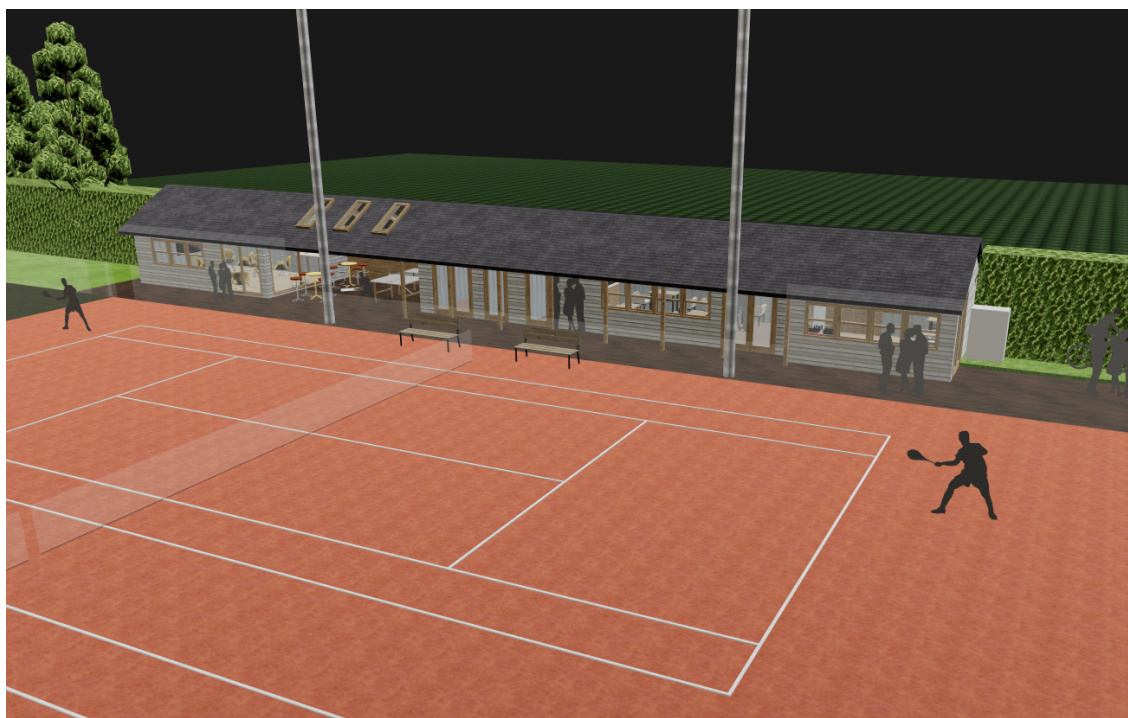
The proposed single-storey extensions are located to the north and south of the existing clubhouse and are designed to integrate cohesively with the existing clubhouse and read as a unified single-storey pavilion.

They are positioned to maintain established sightlines across the recreation ground and avoid encroachment into open grassed areas.

Image of the current single-storey wooden clubhouse (taken in 2024)



Model image of the proposed clubhouse with northern (right) and southern extensions (left).



5. Visual Impact Assessment

5.1 Views Within the Recreation Ground

From within the recreation ground, the development will be perceived in the context of existing sports infrastructure.

- The padel courts will be seen alongside existing tennis courts and fencing.
- The clubhouse extensions will appear as a cohesive enlargement of an established building.
- The overall visual change will be limited and consistent with the site's recreational character.

5.2 Views From the Surrounding Areas

Views from outside the recreation ground are filtered by existing boundary vegetation.

The proposed development:

- does not introduce new tall structures;
- does not break existing tree lines or skyline views;
- remains largely screened by existing planting.

As a result, visual effects beyond the site boundary are limited and not considered harmful.

6. Mitigation and Enhancement Measures

Given the single-storey scale of development and the presence of established landscape features, no significant landscape mitigation measures are required.

Existing boundary planting will be retained and protected during construction. Any planting removed or disturbed during works will be reinstated on a like-for-like basis.

7. Relationship to Planning Policy

The proposals accord with planning policies that seek to:

- protect the character and appearance of recreational land;
- ensure development is appropriate in scale and design;
- support the enhancement of community sports facilities.

The development respects the established landscape character of the recreation ground and does not give rise to adverse visual impacts.

8. Conclusion

This Landscaping and Visual Impact Statement demonstrates that:

- the proposed development will not have an unacceptable impact on landscape character;
- visual effects are limited, localised and appropriate to the recreational setting;
- existing landscape features provide effective visual containment.

It is therefore concluded that the proposals are acceptable in landscape and visual terms and accord with relevant planning policy.