



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

Wargrave Tennis Club - Second Padel Court and Clubhouse Extension

Document 7 – Contamination Risk Assessment

1. Introduction

This Contamination Risk Assessment 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 assessment accompanies proposals for:

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

This statement should be read as an **update and confirmation** of the Land Contamination Assessment submitted and accepted as part of the 2025 planning application for the first padel court.

2. Site Description and Planning Context

The application site forms part of an established recreation ground operated as a long-standing sports facility. The relevant area comprises:

- sealed tarmac tennis courts and associated hardstanding;
- an existing single-storey clubhouse building;
- areas of circulation and access within the recreation ground.

Wokingham Borough Council’s Planning Constraints mapping identifies the site as lying within an area of potential land contamination risk. However, the nature of the existing site conditions and the proposed development are such that no exposure pathways are created.

3. Summary of Approved 2025 Contamination Assessment

A Land Contamination Assessment was prepared in February 2025 in support of the original padel court application. That assessment concluded that:

- the padel court was installed on an existing sealed tarmac tennis court;
- the impermeable surface prevented any direct contact with underlying ground conditions;
- the padel court was a modular, non-permanent structure;
- no excavation, ground penetration or soil disturbance was required;
- no contaminant exposure pathways were created;
- the proposal presented no risk to human health, groundwater or controlled waters.

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

4. Nature of the Current Proposals

4.1 Padel Courts

The proposed padel courts remain ‘pop-up’ in nature and are installed entirely above ground. The development: a) does not require permanent foundations; b) does not involve excavation or penetration of the underlying ground; c) sits on existing sealed tarmac surfaces, with only a very limited extension of tarmac required. Any ground works associated with the tarmac extension will be shallow and confined to the surface layer only, with no disturbance of underlying soils.

4.2 Clubhouse Extensions

The proposed single-storey clubhouse extensions are located to the north and south of the existing clubhouse. The timber single-storey extensions will be founded on shallow concrete mini-piles with localised pile caps. This is a low-impact foundation solution that requires minimal excavation and is therefore appropriate in areas where mapped contamination constraints exist. It is therefore anticipated that: a) no deep foundations will be required; b) any ground works will be shallow and localised; c) standard good practice measures will be employed during construction.

5. Contamination Risk Assessment

Based on the proposed development characteristics:

Potential for Contaminant Exposure: None. The padel courts are installed on impermeable hardstanding and users will not come into contact with underlying soils. The clubhouse extension will be constructed within an established developed area and will not introduce new exposure pathways.

Disturbance of Contaminated Ground: None anticipated. The padel courts require no excavation or ground penetration, and only very shallow surface works are required for the tarmac extension. The clubhouse extensions will be supported on shallow, low-impact foundations (e.g. mini-piles with localised pile caps), designed to minimise excavation and ground disturbance.

Introduction of New Contaminants: None. The development does not involve processes or materials that could introduce contaminants.

Impact on Human Health: None anticipated. There is no viable exposure pathway.

Impact on Water Environment: None anticipated. Surface water drainage arrangements remain unchanged.

6. Mitigation Measures

Given the low-risk nature of the proposals, no specific remediation or mitigation measures are required. The padel courts will be installed on impermeable hardstanding with minimal surface works, and the clubhouse extensions will use shallow, low-impact foundations. If any unexpected contamination is encountered (unlikely), works will stop in the affected area, and the Local Planning Authority will be notified.

7. Conclusion

This Phase 1 Contamination Risk Assessment confirms that the development presents no contamination exposure risk, remains consistent with the 2025 assessment, and does not require further intrusive investigation or remediation. The proposed development is therefore acceptable in terms of land contamination and accords with relevant planning policy.