



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

Wargrave Tennis Club - Second Padel Court and Clubhouse Extension

Document 9 - Drainage and Surface Water Statement

1. Introduction

This Drainage and Surface Water 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 describes the existing drainage context and explains how surface water arising from the proposed development will be managed in a manner that does not increase flood risk on site or elsewhere.

2. Proposed Development Summary

The proposed development comprises:

- the reconfiguration of the existing approved padel court;
- the installation of a second 'pop-up' padel court;
- a limited extension of existing tarmac hardstanding (approximately 4 metres by 35 metres);
- a single-storey pitched-roof extension to the north and south of the existing clubhouse.

The padel courts will be installed without permanent foundations. The clubhouse extension will be installed with shallow concrete mini-piles with localised pile caps.

3. Site Context and Flood Risk

The site lies within an established recreation ground that is already predominantly characterised by sports courts and associated hardstanding.

The development site is not located within an area identified as being at high risk of flooding. The proposals do not involve development within a functional floodplain and do not introduce vulnerable uses.

4. Existing Drainage Arrangements

Surface water from the existing tennis courts, padel court and clubhouse is managed through established drainage arrangements associated with the recreation ground. These arrangements have been operating satisfactorily for many years without recorded flooding issues.

The proposed development does not alter the overall drainage catchment in a manner that would compromise the effectiveness of the existing system.

5. Proposed Surface Water Strategy

The proposed surface water strategy follows the principle of maintaining existing drainage arrangements wherever practicable.

Key elements include:

- reuse of existing hardstanding areas for the majority of the padel court layout;
- only a modest increase in impermeable surface area resulting from the limited tarmac extension;
- continued use of the existing drainage network to manage surface water runoff.

The increase in runoff resulting from the additional hardstanding is minimal and will not materially change surface water flows from the site.

6. Sustainable Drainage Considerations

Given the limited scale of development and the nature of the site, the introduction of standalone Sustainable Drainage Systems (SuDS) features is not considered necessary or proportionate.

However, the development inherently incorporates sustainable principles by:

- minimising new impermeable surfaces;
- avoiding deep excavation and permanent foundations;
- making efficient use of existing developed areas.

These measures ensure that surface water is managed responsibly and in accordance with national and local policy objectives.

7. Flood Risk Elsewhere

The proposals will not increase flood risk elsewhere. The modest nature of the development, combined with the retention of existing drainage arrangements, ensures that runoff rates and volumes will remain effectively unchanged.

8. Maintenance and Management

Existing drainage infrastructure will continue to be maintained by the site operator in accordance with current practice. Regular inspection and maintenance will ensure the continued effective performance of the drainage system.

9. Conclusion

This Drainage and Surface Water Statement demonstrates that the proposed development:

- will not increase flood risk on site or elsewhere;
- makes efficient use of existing drainage infrastructure;
- represents a proportionate and sustainable approach to surface water management.

It is therefore concluded that the development is acceptable in drainage and flood risk terms.