



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

Wargrave Tennis Club - Second Padel Court and Clubhouse Extension

Document 11 - Community Sports Need Statement

1. Introduction

Wargrave Tennis Club (WTC) is a long-established, volunteer-run community sports club located on the Recreation Ground at Recreation Road, Wargrave. The Club provides affordable and inclusive access to racket sports for local residents of all ages and abilities, operating on land owned by Wargrave Parish Council, who are also the Club's landlord.

This Community Sports Need Statement accompanies a full planning application for:

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

The purpose of this statement is to demonstrate the clear and evidenced need for the proposals and to explain how they deliver community benefit while safeguarding existing sports provision.

2. Role of the Club in the Local Community

Wargrave Tennis Club plays an important role in the provision of local recreational opportunities, offering:

- year-round tennis, padel and pickleball facilities;
- structured junior coaching programmes;
- adult social and competitive play;
- opportunities for volunteering and community engagement.

The Club operates on a not-for-profit basis and is run by unpaid volunteers. Membership fees are deliberately set at an accessible level to ensure broad participation from the local community. There is provision for two courts that can be booked by members of the public at times when they are not needed by the Club for matches or tournaments. The Club also runs outreach initiatives with local schools and other clubs within the community e.g. pickleball sessions for scouts and beavers.

3. Membership Growth and Demand

The Club has experienced substantial and sustained growth since 2021, with membership growing by 70% from 300 to 515 (including 182 juniors). Growth has been particularly strong among families, juniors and new adult participants, placing increased pressure on both playing facilities and clubhouse accommodation.

This level of growth significantly exceeds the assumptions that informed the design of the existing clubhouse and the approval of the first padel court in 2025.

4. Demand for Padel and Rationale for Reconfiguration

Padel has proven to be extremely popular since the installation of the first court in 2025. The court is heavily used throughout the week, particularly at peak times, limiting availability for:

- coaching and group sessions;
- junior development activities;
- new and casual participants.

The proposal to reconfigure the existing padel court and introduce a second adjacent court enables this demand to be addressed in a managed and proportionate way. Importantly, the revised east–west layout allows two padel courts and an adjacent pickleball court to be accommodated within the footprint of a former tennis court, together with a narrow additional strip of land agreed by Wargrave Parish Council.

This approach represents an efficient use of land and avoids the dispersal of padel across the wider site.

5. Safeguarding Tennis Provision and Public Access

A key consideration in developing the proposals has been the need to protect existing tennis provision and maintain public access to facilities.

The reconfigured layout ensures that:

- there is **no net loss of tennis courts**;
- the site continues to provide **seven tennis courts in total**;
- **two tennis courts remain available for public use**.

By accommodating emerging padel and pickleball demand within the footprint of a former tennis court, the Club avoids the need to reduce tennis provision elsewhere on the site and maintains a balanced mix of facilities that serves a wide range of users.

6. Need for Clubhouse Extensions

The existing clubhouse was designed for a significantly smaller membership base and is now operating beyond its comfortable capacity.

Current limitations include:

- insufficient social space at peak times;
- constrained facilities for junior coaching and safeguarding-appropriate supervision;
- limited flexibility to support volunteers, coaches and community activities.

The proposed single-storey pitched-roof north and south extensions enable:

- improved facilities for junior coaching and group activities;
- enhanced adult social space;
- internal reorganisation to improve circulation and accessibility.

7. Wider Community and Health Benefits

The proposals support wider community objectives by:

- promoting physical activity and wellbeing;
- providing affordable access to sport close to where people live;
- supporting junior development and lifelong participation;
- making efficient use of established recreational land.

They align with local and national objectives relating to health, inclusion and community resilience.

8. Local Support and Governance

The Club has engaged proactively with its membership and with Wargrave Parish Council throughout the development of the proposals.

Wargrave Parish Council, as landowner and local authority tier, has considered the proposals in detail, including the small additional strip of land required to facilitate the revised court layout, and has confirmed its support in principle.

This support reflects the recognised value of the Club to the local community and confidence that the proposals represent a balanced and appropriate response to identified needs.

9. Conclusion

There is a clear and demonstrable need for the proposed reconfiguration of padel courts, the provision of a second padel court and the single-storey extension of clubhouse facilities.

The proposals:

- respond directly to evidenced growth in participation;
- safeguard tennis provision and public access;
- support inclusive, community-led sport;
- represent a proportionate and carefully considered enhancement of existing facilities.

Taken together, they will enable Wargrave Tennis Club to continue delivering significant social, health and recreational benefits to the local community in a sustainable and responsible manner.