



Wargrave Tennis Club Recreation Road, Wargrave, RG10 8BG

Cllr Dick Bush and all Parish Councillors
Parish Council Office, Recreation Ground,
Wargrave, RG10 8BG

22nd November 2025

Dear Cllr Bush and all Parish Councillors,

Extra Information Regarding Our Proposal for a Second Padel Court and Clubhouse Extension

Further to our meeting on 13th October (and the recent visit of Cllrs Pope and Hanley), this letter provides additional information to support our future investment plans at Wargrave Tennis Club. This includes results from our AGM, which concluded on the 6th November, with votes and feedback from 168 members (53% of all adult members and representing approximately 30% of junior members). Full AGM results are available at www.wargravetennis.com.

Outline Proposals (see drawings on pages 2 and 3)

In 2026, we wish to install a second padel court at the Club, while retaining seven tennis courts (including three shared with pickleball). To do so, we would need to use an extra 4m x 24.75m strip of recreation ground land adjacent to tennis court 8. In addition, we also want to extend the northern and southern ends of our existing wooden clubhouse. At this stage, we are seeking your permission in principle for the plans, recognising that the Parish Council (and WBC) would need to review and approve a full planning application in due course.

Supporting and Extra Information

1. **85% of our members support the plans.** At our recent AGM, a combined 85% of members voted in favour of the plans, with only 7% voting for “no further investments” and 7% voting for other ideas. Individually, 59% supported the second padel court and 63% supported the clubhouse extension. A review of individual comments also highlights the significant support for both elements of the proposals.
2. **Our first padel court has been incredibly popular and central to our 47% membership growth.** Membership of the Club has grown by 47% over the past 14 months, with 208 new members (132 adults and 76 juniors) joining since the 1st October 2024. AGM survey results show that 50% of all adult members now play padel (including 60% of new members); 79% are “pleased the first padel court was installed” (only 3% disagree); and 85% say padel has “added value to the Club” (only 2% disagree). The current court is already in high demand, especially at peak hours. Furthermore, the LTA predict that the game will continue to rise in popularity nationally, with UK player numbers already rising from 129,000 to 400,000 in less than 2 years.
3. **Two adjacent padel courts will better enable coaching, beginner programmes, and junior development.** Two adjacent padel courts will allow our coach to run more effective group sessions (including for non-members) and support junior programmes such as holiday camps—something difficult to achieve with just one court.
4. **A relatively small parcel of land will deliver a substantial community benefit.** With over 420 members living within five miles of the Club (and 70% of new joiners within three miles), the additional 4m strip will help sustain high levels of participation in line with WBC’s sporting objectives. In addition, our low hourly court hire charges are 75% below commercial padel operators, helping maximise community participation, especially for families. The plans also preserve a 10m buffer from the football pitch - well above the FA’s recommended 3–4m run-off.
5. **Our membership has grown from 300 to nearly 500 since the current clubhouse was rebuilt in 2009.** Additional space would improve facilities for our 300+ adult members, including a larger changing room. A dedicated space for juniors and coaching would better meet the needs for a junior membership that now exceeds 170, together with the demand for holiday camps and LTA-sanctioned junior tournaments.
6. **The impact on parking should be limited.** We believe any impact on parking will be limited, as the Club’s maximum playing capacity increases by only 11% (from 9 courts to 10 courts) and the majority of our members live within walking or cycling distance of the Club. Demand is also spread out across the course of a week.

We are grateful for the Parish Council’s ongoing engagement and consideration of our proposals. We certainly believe that these plans will deliver lasting value to the community, and we hope you will support our vision.

Yours sincerely,

All 16 Members of the Wargrave Tennis Club Committee

Plans and Images for a Second Padel Court

Plan of an extra strip of land (in pink) required 24.75 x 4 meters, and the distance from the football pitch touchline

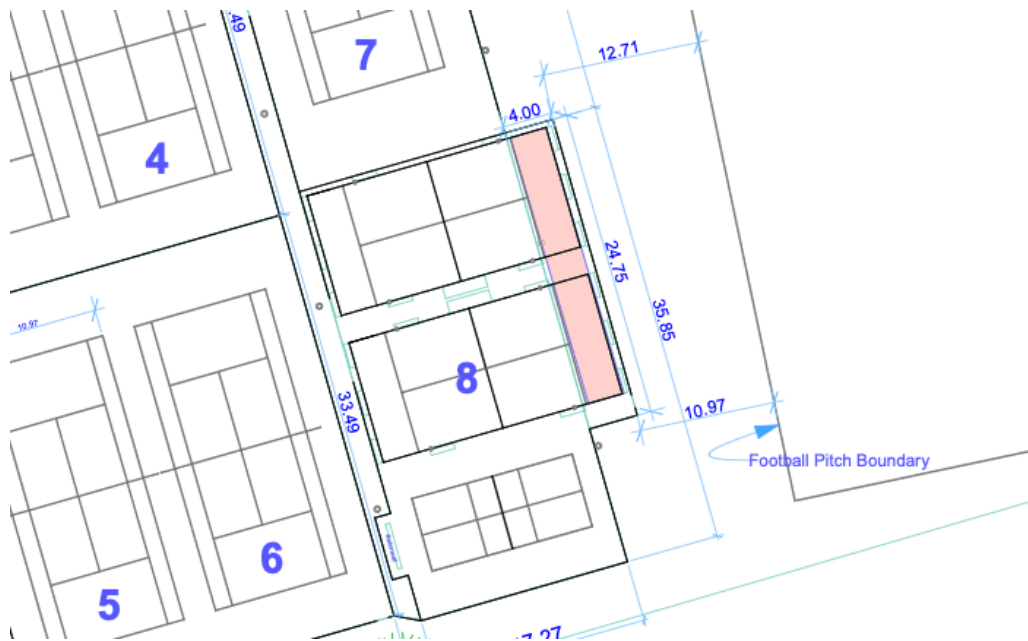
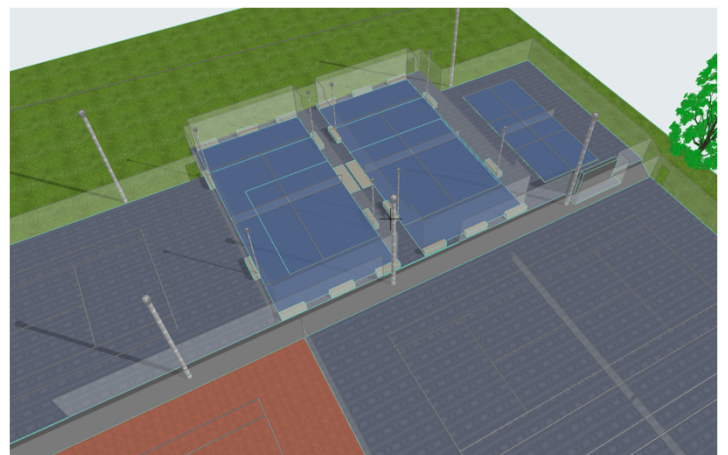
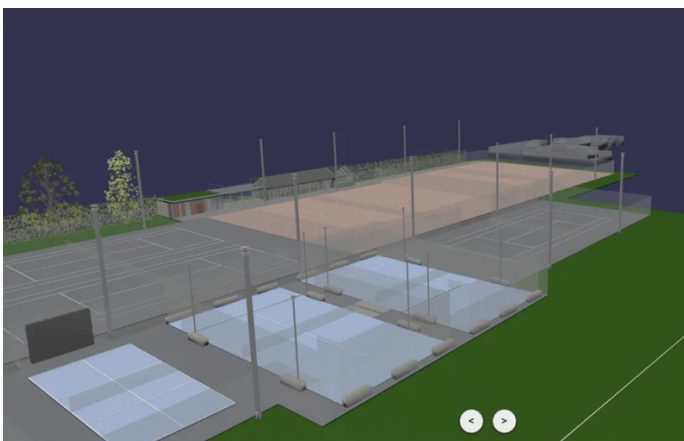


Photo showing the current padel court on tennis court 8 (with pickleball court in the foreground)



Images showing how the second padel court would be installed, viewed from the southeast and from the west.



Plans and Images for a Clubhouse Extension

Initial images showing the northern and southern extensions to the current clubhouse.

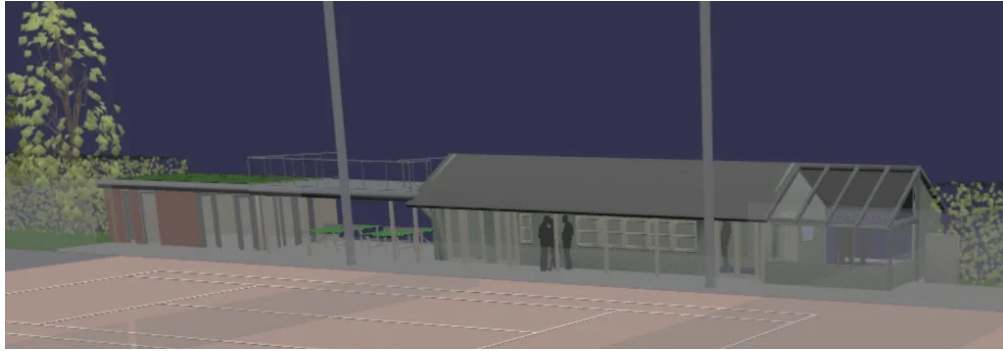


Image of the northern extension to provide more social space for adult members



Image of the southern extension showing junior / coaching zone



Draft drawing of plans also showing the reorganisation of the centra space for a larger changing room

