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Our Ref. 124/26/MS

PLANNING STATEMENT

INSTALLATION OF THREE PADEL COURTS AND
ASSOCIATED WORKS

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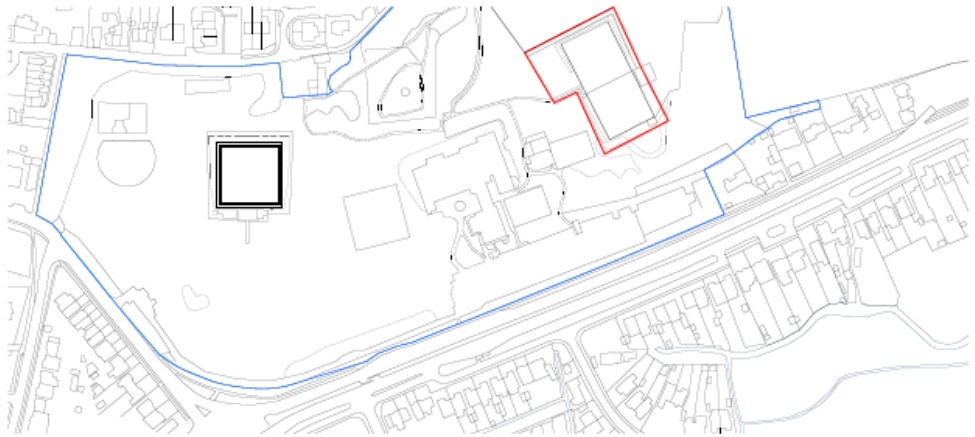
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- 1. Pre-application response**

1.0 INTRODUCTION

- 1.1 D&M Planning Ltd have been instructed by the applicant, the owner of the site, to submit this application for the installation of three Padel Courts on one of the existing astroturf pitches at Lancing Manor Leisure Centre, Manor Road, Lancing.
- 1.2 The wider site, as shown on the plan below, comprises an existing and established leisure centre catering for a wider range of both indoor and outdoor sport/recreation. The proposal seeks to expand this offering so as to provide dedicated Padel Courts. Such a provision would be in line with the Lawn Tennis Association ('LTA') strategy for Padel.



Location Plan

- 1.3 The site is located to the north of Manor Road and consists of an existing leisure centre complex. The area specifically in question consists of existing astroturf football pitches.
- 1.4 The application is made following a pre-application submission to the Council (Appendix 1). The Council's response was largely positive and supportive though recognised the need for additional surveys (noise and lighting) which are included as part of the submission.
- 1.5 The provision of padel courts follows the growing trend for the need of such as promoted by The Lawn Tennis Association. The LTA's new padel strategy to the end of 2029 is to grow the visibility of padel to increase the awareness; increase the number of padel players; increase the number of courts from 350 – 1000; grow the padel coach and workforce from 40 – 700 persons; enable 10 players to break into the top 200 and 2

players into the top 100.¹ As part of this the LTA intends for padel courts within easy reaching distance of residents. The proposal would help to achieve the LTA's ambition in this degree by providing courts that are otherwise not available within the local area (the nearest court being over 5 miles away within a private racket club) and within an existing leisure centre.

- 1.6 The site is located within the defined built-up area wherein, as per the response to the pre-application, there is general support for the principle of accessible sports provision. As will be explored in greater detail within the main part of this statement we consider that there are considerable benefits from the proposed development which weigh significantly in favour of the scheme and justify approval being granted without delay.
- 1.7 The remainder of this statement will set out in detail the contextual analysis and policy assessment to support the conclusion above. The application is accompanied by a range of supporting documents as informed by the pre-application response including:
- Relevant Forms
 - Location Plan
 - Existing and Proposed Plans
 - Noise Impact Assessment
 - Lighting Assessment

Structure of this Statement

- 1.8 This statement will be divided into the following sections: EIA Development, Site Description, Planning History, Description of Proposal, Planning Policy and Guidance, Planning Considerations, Very Special Circumstances and finally a conclusion.
- 1.9 Where relevant the application will refer directly to the supporting statement though these should also be read independently.

¹ See: <https://www.lta.org.uk/news/lta-announces-new-padel-strategy/#:~:text=Grow%20the%20visibility%20of%20padel,courts%20from%20350%20to%201%2C000>

2.0 ENVIRONMENTAL IMPACT ASSESSMENT STATEMENT

2.1 The proposed development does not comprise of development within Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations 2017”). Although the development could be considered to comprise of development contained within Schedule 2, paragraph 10(b), Column 1 namely “Urban development projects” it does meet or exceed the applicable thresholds and criteria within Column 2, namely:

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- (ii) The development includes more than 150 dwellings; or
- (iii) The overall area of the development exceeds 5 hectares.

2.2 It follows that the proposal does not constitute Schedule 2 development, and therefore cannot amount to EIA development, for the purposes of the EIA Regulations 2017. This means that the proposal is not required to be accompanied by an environmental statement.

3.0 SITE AND CONTEXT

- 3.1 The site, as shown on the plan below, is located on the north of Manor Road. The area of development consists of existing astroturf pitches which are set within a wider leisure centre.



- 3.2 The leisure centre provides for a range of different indoor and outdoor sports, alongside fitness classes and dedicated spaces for group activities.
- 3.3 The leisure centre, including the area of the application, is operated by South Downs Leisure who are responsible for the delivery of leisure and hospitality facilities in Adur and Worthing. Lancing Manor Leisure Centre forms part of the wider operation across the borough.
- 3.4 The surrounding area is fairly typical of a built-up environment. To the south, west and north west are residential properties alongside open space, local amenities, shops etc. To the north adjoining the site is Lancing Manor Allotments, beyond which is largely open paddocks/farmland. To the west is largely open land with Lancing College further to the north east.
- 3.5 The area of the specific development is well screened from public vantage points and not readily visible. It consists of an area providing two astroturf football pitches, the proposed development being located on the northern part of the pitches. The pitches are enclosed by way of fencing and benefit from floodlighting surrounding such. The pitches are laid to a 3G surfacing currently.
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- 3.6 The leisure centre is located within close proximity to existing public transport infrastructure with a dedicated bus stop.

4.0 PLANNING HISTORY

- 4.1 There is extensive history for the site reflective of its wider use as a leisure centre. This is reflective of its continued use for such purpose. Given that the proposal would not alter this use there does not appear to be any specific relevant history that would have a bearing on the determination of this application.

5.0 PROPOSAL – DESIGN AND ACCESS PRINCIPLES

- 5.1 The application proposes the installation of three Padel Courts on the existing northern-most astroturf pitch.

Use

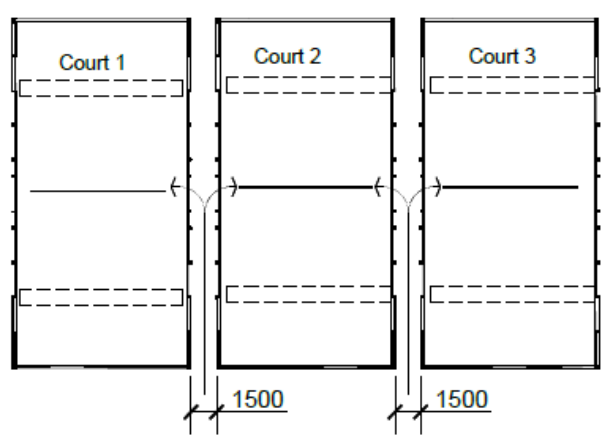
- 5.2 The current use on site falls as part of the wider sporting provision of the wider public leisure centre. The proposed development, whilst for an alternative sport provision, would not alter this wider use. The Padel Courts would remain part of the outdoor offering of the leisure centre.

Layout

- 5.3 The proposed layout is clearly shown on the submitted plans. This would provide three Padel Courts positioned parallel to one another within the north eastern stretch of the existing astroturf pitches.



- 5.4 The Courts would be laid out in accordance with the requirements of the sport suitable for beginner players. This includes the position of the court's enclosure, net, back walls etc. 1.5m between courts would be afforded providing access for use of the courts.



- 5.5 Dedicated floodlighting would be positioned around the courts in addition to the existing provisions.

Amount

- 5.6 The proposed development would result in the delivery of three purpose-built outdoor Padel Courts.
- 5.7 The Courts would be of suitable size as required by the sport and in accordance with the LTA guidance for such.

Scale

- 5.8 In accordance with the sport the Courts would be surrounded by appropriately sized enclosure with a maximum height of 4m.

Appearance

- 5.9 The Padel Courts will be provided as hard surfaced courts and marked out in accordance with the rules of the sport.
- 5.10 The surrounding walls will consist of a structural frame with 12mm tempered glass and metal mesh.

Landscaping

- 5.11 There would be no change to the wider landscaping of the site with the proposed Padel Courts being positioned on the area already laid to astro turf.

Access and Parking

- 5.12 There would be no change to the wider access arrangements of the site with the Padel Courts forming part of the leisure centre offering. 1.5m is provided between courts allowing for wheelchair accessibility in line with the LTA Padel's guidance.

6.0 PLANNING POLICY AND GUIDANCE BACKGROUND

- 6.1 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The approved Development Plan for this site therefore comprises the Adur Local Plan adopted in 2017.
- 6.3 The Local Planning Authority is at the very early stages of adopting a new Local Plan. Accordingly, whilst any evidence produced to date in support of such may be relevant no weight can be afforded to such given its very early stage.

Planning Policy Constraints

- 6.4 The site is subject to the following policy constraints:
- Built Up Area

Central Government Planning Policy Guidance

- 6.5 The National Planning Policy Framework (NPPF) was first introduced in March 2012. The NPPF has recently been updated with the latest revised version being published in August 2026. There is also the NPPG and the National Design Guide (NDG); recent case law has confirmed that these should be afforded the same weight as policies within the NPPF.
- 6.6 The new NPPF has moved from a system of paragraphs to those concerning policies divided under relevant headers and sections. These are also split between policies which apply to plan making and those that apply to decision making. Paragraph 8 sets out that plan making policies should not be used when making decisions on development proposals.
- 6.7 Paragraph 3 of the NPPF makes it clear that the NPPF is a material consideration in decision making and that it should be read alongside the policies in the development plan. This includes, as set out in paragraph 7, the specification of weight to be given to certain benefits and limited circumstances in which it is expected that permissions be refused.
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6.8 For the purpose of decision making, paragraph 2 of Annex A states:

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

Accordingly, if policies in the Development Plan are materially inconsistent with those in the NPPF they should only be afforded very limited weight.

6.9 Paragraph 16 and 17 states the purpose of the planning system is to contribute to the achievement of sustainable development. It states that in achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

6.10 Policy S3 of the NPPF sets out the continued commitment to the presumption in favour of sustainable development. This then directs to policies S4 (for those proposals in settlements) and S5 (for those proposals outside settlements). It continues to state that:

In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

6.11 The most relevant sections of the NPPF in relation to this proposal are 3 (Decision Making); 4 (Achieving Sustainable Development); 7 (Building a strong, effective economy), 12 (Making effective use of land); 14 (Achieving well-designed places); 15 (Promoting sustainable transport); and 16 (Promoting healthy communities)

6.12 Section 3 deals with how decision making should be undertaken, the objective being that it ensures that development proposal are informed by appropriate information and decided in a proportionate, timely and effective manner. The most relevant policies are DM3 (Determining development proposals), DM6 (Use of planning conditions and obligations) and DM7 (Relationship with other regulatory regimes).

6.13 Section 4 deals with how sustainable development can be achieved. The objective of the policy being to meet development needs in a sustainable pattern including maximising

the potential for growth. The relevant policies for the proposal are considered to be S3 (Presumption in favour of sustainable development), S4 (Principle of development within settlements).

- 6.14 Section 7 deals with economic growth. The objective being for policies to enable businesses to invest, expand and adapt to opportunities and challenges. The relevant policies for the proposal are considered to be: E2 (Meeting the need for business land and premises). This is so far as the proposal would allow the leisure centre to expand the sport offering adapting to meet the needs in the area which in turn would generate revenue to its longer-term sustainability.
- 6.15 Section 12 deals with making the most effective use of land. The objective of the section being to promote an effective use to meet both homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions. The relevant policies are considered to be: L2 (Making effective use of land).
- 6.16 Section 14 deals with achieving well-design places. The objective of the section being to promote high quality, healthy, inclusive and sustainable places through design. The relevant policies to the proposal are considered to be: DP3 (Key principle for well-designed places).
- 6.17 Section 15 deals with the promotion of sustainable transport. The objectives being to ensure that transport considerations are fully considered throughout the planning process. The relevant policies are considered to be TR3 (Location development in sustainable locations); TR6 (Assessing transport impacts).
- 6.18 Section 16 deals with promoting healthy communities. The objectives being to promote the creation of healthy and inclusive places that maximising community wellbeing and minimise inequalities. The relevant policies are considered to be: HC4 (Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits), HC7 (Development affecting existing recreational land and facilities).

Local Development Plan

- 6.19 The approved Development Plan for this site comprises the policies of the Adur Local Plan adopted 2017.
- 6.20 The following policies are considered to apply to this application:

Policy 2: Spatial Strategy

Policy 9: Lancing

Policy 15: Quality of the Built Environment and Public Realm

Policy 18: Sustainable Design

Policy 28: Transport and Connectivity

Policy 32: Open Space, Recreation and Leisure

6.21 Further relevant guidance also considered as part of the proposed development:

- NPPG
- LTA Padel Strategy

7.0 PLANNING CONSIDERATIONS

- 7.1 The application proposes the installation of three open air Padel Courts as part of an expanded sport offering at the existing leisure centre. The Padel Courts would be located in place of one of the existing astroturf pitches.
- 7.2 Based on the planning constraints of the land we consider that the key determining factors will be:
- Principle of Development
 - Making an Effective Use of Land
 - Design and Impact on the Character of the Area
 - Impact on Neighbouring Amenity
 - Traffic and Car Parking
 - Sustainability and Construction
 - Nature Conservation and Ecology

Principle of Development

- 7.3 The application site consists of an existing sports provision provided by the leisure centre. The site is located within the Built-Up Area Boundary in which Policy 2 of the Development Plan identifies as being acceptable in principle subject to consideration with other policies.
- 7.4 Policy S3 of the NPPF sets out that development should apply a presumption in favour of sustainable development which means applying Policy S4 of the Framework for decisions within settlements.
- 7.5 Policy S4 of the NPPF states that: *Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.* This has effectively replaced the previous considerations of paragraph 11 of the NPPF and engages a permanent tilted balance for development within settlements such as this application.
- 7.6 The policy goes on to list examples of where the benefits of development are likely to be substantially outweighed by adverse effects; these include when a proposal would
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conflict with an allocation or safeguarding of land or buildings for particular uses unless there is no reasonable prospect of an application coming forward or the safeguarding is no longer appropriate. Further examples include development that would conflict with policies relating to recreational land, local green space, areas of particular biodiversity importance, protected landscapes or development within residential curtilages.

- 7.7 Of these the most relevant is that covered in HC7 which is addressed below. It stands to reason therefore that if the proposal accords with HC7, as we attest, that there would be no conflict with such and accordingly the presumption at S4 is engaged requiring development to be approved unless the benefits are likely to be substantially outweighed by the adverse effects.
- 7.8 At a local level, Policy 32 of the Development Plan overlaps significantly with the aims of HC7 and can be considered consistent in this matter. It states (of relevance):

The loss of existing open space, or sports and recreation buildings/facilities will be resisted unless:

- i. The development is for alternative sports and recreational provision, the need for which clearly outweighs the loss; or*
- ii. An assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements and not required to meet any other shortfalls in open space types; or*
- iii. The loss resulting from the proposed development would be replaced by equivalent or improved provision in terms of quantity and quality in a suitable location.*

Proposals for built sports facilities and formal sports provision will be supported where they are in accordance with policies in this plan. Financial contributions for built sports facilities and formal sports provision will be sought from new development.

- 7.9 Further, the NPPF sets out at Policy HC4 that substantial weight should be given to the benefits where *development proposal would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities...* The proposal would clearly achieve these goals by promoting accessible Padel Courts to the wider public at rates more affordable than those at private clubs. This benefit is a clear direction from the NPPF of the weight to be afforded to such.

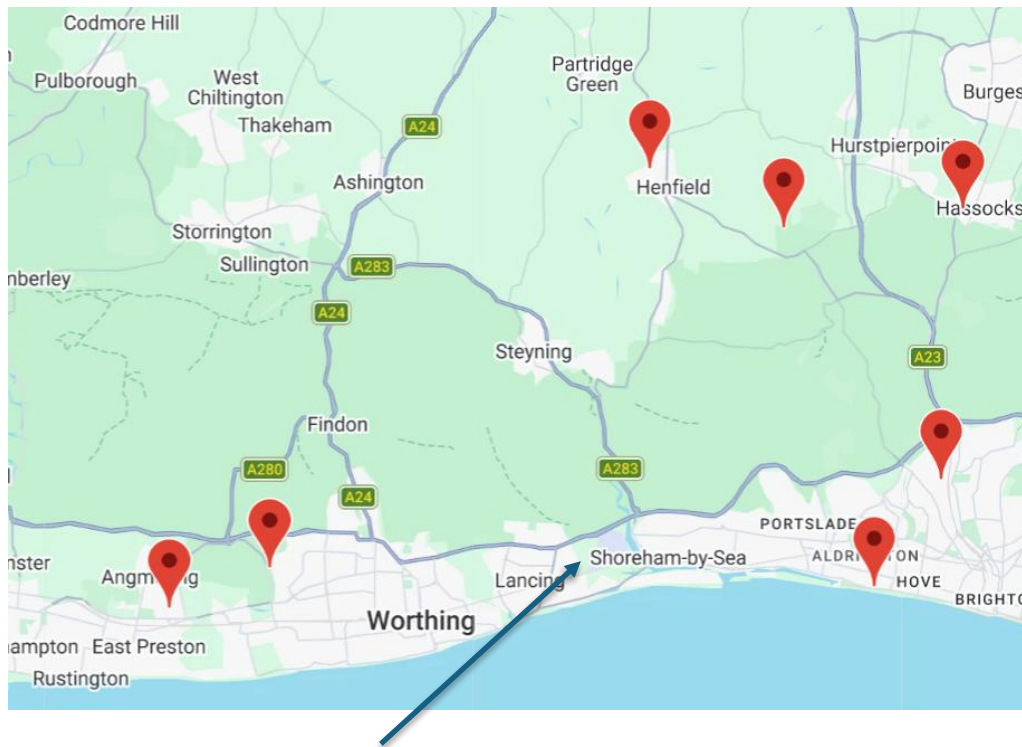
7.10 The provision of Padel Courts follows the growing trend for the need of such as promoted by The Lawn Tennis Association. The LTA's new padel strategy² to the end of 2029 sets out a range of missions and objectives. These are:

- Grow the visibility of padel to increase awareness from 20% to 40% of the population with interest in playing increasing from 7.5% - 15%.
- Increase the number of annual padel players from 129,000 to 400,000 (monthly 65,000 – 200,000)
- Increase the number of padel courts from 350 to 1,000
- Grow the padel coach and activator workforce from 40 – 700
- Enable 10 players to break into the top 200 and 2 players into the top 100 to inspire a padel audience

To deliver this strategy the LTA have set out aims to increase the accessibility of Padel both in those who can access it and the quality of the offering. As part of this the LTA intends for padel courts within easy reaching distance of residents and to make a wider range of different standards of court available in a variety of different settings.

7.11 The proposal would help to achieve the LTA's ambition in this degree by providing courts that are otherwise not available within the local area; this is both in terms of location and accessibility. The LTA's website, which provides a search tool to find the nearest padel courts (screenshot below) the nearest courts being more than 5 miles away. Of the sites shown on the map the majority are within private membership clubs and are not located within leisure centre settings limiting the availability of Padel provision to the wider public.

² LTA Padel Strategy 2024 – 2029 – available at: <https://www.lta.org.uk/globalassets/about-lta-padel/lta-padel-strategy-2024-2029.pdf> last accessed 19/08/2026



Approximate location of proposed courts LTA – Find a Padel Court Map³

- 7.12 In respect of Policy 32 and HC6 and HC7 of the NPPF we make the following comments. It is recognised that there would be a loss of an existing sports facility, namely, that the existing astroturf football pitch would be lost. Whilst this is the case an alternative sports provision with a clearly identified need would be introduced. The need for the additional Padel Court would complement and directly help to address the identified need within the LTA Strategy and would provide three courts within an accessible location as part of the wider leisure centre provision. Accordingly, we contend that the loss resulting from the proposed development would be replaced by a better provision in terms of both quantity and quality, albeit for an alternative sport.
- 7.13 It is also noted that within Lancing there are a range of other football pitches available for use. The loss of the astroturf pitch would therefore not prejudice the ability of the sport to be played in the wider area. This is in direct contrast to Padel in which there are no other courts within Lancing or the near side of neighbouring towns.
- 7.14 Accordingly, it is our contention that the principal of development in this regard should be supported. We note that in considering the proposal at pre-application the Council

³ <https://www.ltapadel.org.uk/play/find-a-padel-court/map/?latitude=50.8471335&longitude=-0.3037078&location=Lancing+College%2C+Lancing%2C+UK> last accessed 11/08/2026

agreed with this conclusion recognising the benefit of delivering sporting provision for which there is a clearly identified demand. We consider that this support should be furthered by virtue of the site being within a public leisure centre rather than being restricted to private membership which further assists in making the sport more widely available to the public.

- 7.15 Having regard to the above we contend that the proposed development should be considered acceptable in principle. In line with Policy S4 therefore it should be approved unless the adverse effects substantially outweigh the benefits. Many of the benefits resulting from the development are defined by the NPPF and attributes substantial if not significant positive weight.

Making Effective Use of the Land

- 7.16 Policy L2 of the NPPF requires substantial weight to be given to the benefits of... *making better use of vacant and underutilised land and buildings*. In this instance the proposal would utilise part of the existing astroturf pitches. These pitches together are underutilised with their often being gaps in bookings with demand able to be accommodated by the single remaining pitch.
- 7.17 The Local Development Plan does not include any specific policies in relation to making an effective use of land. It is, however, clear from the wording of the NPPF that substantial weight should be given to such benefits. These benefits, in the context of making the use of underutilised land, include the fact that in doing so the development can focus on areas of already developed land rather than installation on undeveloped land. This too has the benefit of reducing the need for any additional lighting and any likely increases in noises caused by a comparison of the specific sporting uses.
- 7.18 In line with the NPPF substantial weight should be afforded to these benefits both in isolation and when read in the context of the wider scheme.

Design and Impact on the Character of the Area

- 7.19 Section 14 of the NPPF states that the creation of high-quality, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development. Development, amongst things, should be of a high quality that is sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 7.20 Policy DP3 sets out key principles for well-designed places. It states:

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:

a. Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

c. Nature: incorporate and/or connect to a network of high quality, accessible, multifunctional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

d. Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;

e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

f. Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and

g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

3. Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

4. The principles set out in the Design and Placemaking planning practice guidance should be used to inform how this policy is applied in the absence of locally-produced design policies, guides, codes or masterplans.

5. Substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally in an area, so long as they are consistent with the overall form and layout of their surroundings.

7.21 Policy 15 of the Development Plan gives regard to the quality of the built environment and public realm. It states, or relevance, that:

Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:

- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- Include a layout and design which take account of the potential users of the site;*
- Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment;*
- Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*

- *Respect the existing natural features of the site, including land form, trees and biodiversity and contribute positively to biodiversity;*
- *Have safe access to the highway network, and not result in harm to highway safety;*
- *Have acceptable parking arrangements (in terms of amount and layout);*
- *Take into account the need for waste reduction and recycling, both during the construction phase and over the lifetime of the development;*

Lighting incorporated into developments should provide the minimum for public safety, be energy efficient, designed to illuminate the target only and avoid light pollution.

- 7.22 The design of the courts is such that it would accord with the standards set out by the LTA to provide outdoor courts suitable for a range of abilities. Particular focus is on the location and siting of the lighting so as to minimise the need for such whilst also not resulting in obstruction to play by potentially interfering with play.
- 7.23 The design also accords with the LTA guidance in terms of accessibility of play. There is sufficient spacing between courts to accommodate those with reduced mobility reliant on wheelchairs. This accords with the LTA strategy for Padel and directly accord with the aims of both national and local policy.
- 7.24 We also contend that through siting the courts on the existing astro turf significant regard has been given to the impact of the proposal on the existing character of the area. To this extent whilst the proposal would accommodate a new sport it would still clearly be legible within the context of the wider public sports provision.
- 7.25 The materials to be used in the Padel Courts are consistent with the existing context of the astro-turfed pitch whilst also being suitable for the proposed sport. The use of reinforced glass with chain link allows the sports to be played and viewed whilst also respecting the character of the existing settings within the pitches.
- 7.26 It is notable that the proposal would also directly contribute to the aims of DP3 2a and help provide facilities that help support the liveability of the area through supporting healthy lifestyles. This would also help to promote social interaction in a sustainable manner. It would also contribute towards DP3 2f in that it would help to provide for a variety of recreational spaces.
- 7.27 Having regard to the above we consider there to be significant benefits from the delivery of the proposal in design terms. The proposal would accord with the LTA strategy for Padel as well as the requirements of the sport and to encourage accessibility to the sport.

The location within the wider site has been carefully considered to ensure that it positively responds to the existing layout without causing detriment to the character of the area.

- 7.28 To this extent we consider that the proposal would comply with the relevant policies of the Local and National policies and deliver sustainable development to the betterment of the community.

Neighbouring Amenity

- 7.29 Part and parcel of achieving a good high-quality design is to ensure that there would be no harm to the amenity of neighbouring occupiers; this is reflected in Section 12 of the NPPF, Policy DP3 requiring development to integrate with their surroundings and in Local Policy. Further, Policy P3 of the NPPF seeks to protect the amenities of neighbouring uses with particular focus on light, air, noise, or other sources of pollution.
- 7.30 As set out above Policy 15 of the Development Plan requires development to not result in *unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*
- 7.31 The proposed Padel Courts would be located within the existing provisions of the leisure centre and would not be for the introduction of a wholly new use. This is emphasised by its siting on the existing astroturf pitch.
- 7.32 There are no immediately adjoining neighbours to the area in question. To the north the site directly adjoins the Lancing Manor Allotments. There is a significant separation to the residential properties to the north west and south east. Further, there is significant intervening planting that would be unaffected by the proposal.
- 7.33 The proposal would introduce new built form as part of the proposal for the courts, notably through the larger enclosure needed for the sport. Whilst this is the case, we consider the separation from neighbours and the comparatively limited height to firmly conclude there would be no adverse impacts by way of its built form and, therefore, light, outlook or overbearing impact.
- 7.34 In terms of privacy there would remain sufficient separation to ensure this was not the case.
- 7.35 The potentially greater impact would be from the nature of the proposed sporting use. It is recognised that the provision of Padel Courts compared to astroturf pitches could well

give rise to greater noise and therefore potential disturbance. This was recognised within the pre-application response which specifically requested a noise assessment.

- 7.36 Following such response the application is accompanied by a specifically prepared assessment. This clearly concludes that there would be no adverse impacts with the noise levels likely below those of the surrounding area.
- 7.37 Additionally, the pre-application response requested a lighting assessment so as to conclude that the additional flood lighting would not result in harm to the surrounding character of the area. Again, such a report is duly attached and concludes that there would not be adverse impacts on the neighbouring properties or wider area by reason of undue light pollution.
- 7.38 Having regard to the above it is our consideration that the proposal would evidently not result in harm to the amenity of neighbouring properties and would therefore accord with the relevant policies of the plan in this regard.

Traffic and Car Parking

- 7.39 The NPPF makes clear that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Recent case law has affirmed that should refusals be made on highways ground that this must be in line with TR6.
- 7.40 Policy 28 of the Development Plan seeks, amongst other things, to ensure that *new development is located and designed to minimise the need for travel, facilitates and promotes the use of sustainable alternatives to the private car, and provides or contributes to the necessary infrastructure to serve the development and to mitigate against any adverse impacts to an acceptable level. Travel plans and Transport Assessments will be required for certain developments in line with West Sussex County Council guidance and the National Planning Policy Framework.*
- 7.41 To this extent we emphasise that the development would be located within the existing area of the leisure centre and would not seek to introduce a new use on land outside of such.
- 7.42 The existing leisure centre is well served in terms of transport infrastructure. There is a bus stop within the immediate vicinity of the site providing regular services meaning that users of the courts could arrive by public transport without concern. Further, there is an existing pedestrian routes away from the main road which continue to the front of the

leisure centre ensuring that those arriving by foot and indeed cycles can do so. Alternative access to the leisure centre is provided by other footpaths across the neighbouring park.

- 7.43 The access to the site for private vehicles would remain unchanged and there would not likely be a material increase in the number of persons arriving in such a manner. To this extent we do not consider that there would be any material change to the impact of the highway by either reason of capacity or highway safety. We would go further to highlight that the likely number of persons using the courts at any one time would be less than that associated with the football pitch. For Padel this would be a maximum of 12 persons (3 courts with 4 players), whilst given the size of the pitch it could readily accommodate teams for 6-a-side games meaning 12 players on a pitch at one time with the addition of substitutes, coaches, referees etc.
- 7.44 Further, given such we consider that the existing parking provisions would be sufficient to cater for the proposed use. As with the highways demand we would argue that the proposal could result in reduced pressure on the parking facilities particularly noting that arrivals would likely be more spread out the flexibility of which is afforded by the number of courts.
- 7.45 We would also draw attention to the map included in the earlier part of this section of the report which clearly indicates that existing Padel Courts in the area would require residents of the local area to commute a reasonable distance away from Lancing. Accordingly, we contend, in line with the aims of relevant policy, that such a provision would reduce the need for those in the area to travel should they wish to access such facilities. This, we contend, weighs heavily in favour of the proposal and should be afforded significant weight.
- 7.46 Having regard to the above it is our consideration that the proposal would accord with the relevant local and national plans in terms of highways impacts. This is to say that we do not consider to be a material change in the likely function of the highway or capacity.

Sustainability and Construction

- 7.47 The NPPF recognises that through securing sites in sustainable location and through design that development can help contribute towards meeting the challenges of a changing climate.
- 7.48 The Local Development Plan policies on sustainable design are not relevant to the determination of the application being related to the energy performance of enclosed floorspace.

- 7.49 The proposal would contribute to these objectives in a number of different ways. Firstly, as set out above the site would be suitable and sustainably located to maximise opportunities to access the facilities through sustainable needs. Further, it would reduce the need to travel for those in the area wishing to play the sport by providing localised courts filling an otherwise existing gap.
- 7.50 Additionally, through siting the courts on the existing astroturf there is a reduced need for extensive ground works minimising the impact of the development from a carbon perspective. The proposed courts can effectively be installed on top of the existing pitch with minimal strip foundations with the court and enclosure sitting on top. The result being that there is no need for extensive works with the majority of the works being in the form of the new surfacing.
- 7.51 Accordingly, having regard to the above it is our contention that the proposed development would meet the aims of the policy in achieving sustainable development in this regard.

Nature Conservation and Ecology

- 7.52 Policy N2 f. requires development to minimise any adverse impacts on biodiversity. Owing to the siting of the proposed development being on top of the existing astroturf pitch and not on otherwise undeveloped land there would not likely be any protected species. This is to say that the existing pitches do not provide opportunities for such habitats and neither would the new provision.
- 7.53 Whilst there would be an increase in the amount of floodlighting on site, given this already exists it is also contended there would be no impact on the ecological interest of the area from the proposal by virtue of such.
- 7.54 In terms of Biodiversity Net Gain we consider that the proposal would meet the *de minimis* exception being on established bonded hard surfacing and no on any potential habitat. With this in mind there would be no need for any detailed Biodiversity Net Gain assessment to be presented as part of the proposal. In considering the pre-application submission the Council did not raise points to say otherwise.

8.0 CONCLUSION

- 8.1 The application proposes the installation of three Padel Courts in place of the existing astroturf pitch.
- 8.2 The proposed development would accord with the LTA's strategy for Padel and provide three additional courts in an area which is currently underserved by such provisions. The delivery of three extra courts in line with this should be considered a clear benefit of the proposal for which the NPPF directs substantial weight to be attributed.
- 8.3 It is recognised that the three courts would result in the loss of the existing astroturf pitch, but the proposal would clearly accord with one of the exceptions listed to this in that it would provide an equivalent or enhanced offering albeit for an alternative sport.
- 8.4 The site is clearly within a sustainable location and is well serviced being part of the existing leisure centre. The proposal would reduce the need for residents of Lancing and the surrounding to have to travel to access Padel Courts something which should be considered a positive in its accordance with the national objectives to deliver sustainable development,
- 8.5 The proposal would clearly be of appropriate design being specific for the sport whilst allowing for accessible access for a diverse range of potential users.
- 8.6 It has also been demonstrated that the proposal would not result in harm to the amenity of surrounding uses as supported by the relevant reports identified within the pre-application response.
- 8.7 Having regard to the above it is our contention that the proposal should be considered to be in compliance with the Development Plan and those within the NPPF when considered in full. The proposal would deliver substantial benefits; no adverse impacts have been identified that would outweigh such benefits either in isolation or cumulatively.
- 8.8 Having regard to the above it is respectfully requested that permission be granted without delay.