Build Studios, London, SE1 7FR
Mobile: 07525 131145
Email: julian@jmsplanning.com

Head of Planning
Adur District Council
The Shoreham Centre
2 Pond Road
Shoreham-by-Sea
BN43 5WU

30 November 2023

Dear Sir/Madam

TeamSport Go-Karting, Brighton
Unit 2, 30 Chartwell Road, Lancing Business Park, Brighton, West Sussex, BN15 8TU
Planning Application for Variation of Condition 3 Attached to Planning Permission LPA Ref: AWDM/0243/22 to Extend Operating Hours to Allow Opening at 8.00am

I act on behalf of TeamSport Go-Karting, the UK's leading go-cart operator, which operates the TeamSport Go-Karting Centre at Unit 2, 30 Chartwell Road, Lancing Business Park, Brighton, West Sussex, BN15 8TU. I am instructed to submit a planning application to your Authority to facilitate the variation of Condition 3 attached to planning permission AWDM/0243/22 to facilitate the opening of the unit at 8.00am seven days a week. This change will allow the site to open one hour earlier in the morning as the site is currently permitted to open at 9.00am. The site has recently changed from petrol driven go karts to electric go-karts which has provided substantial noise and environmental benefits. The site remains the only go-karting facility within the Brighton area with electric go-karts.

Accordingly, I attach the following documents which form the planning application:

1. Copy of the planning application form, signed and dated;
2. Copy of the Site Location Plan;
3. TeamSport, Environmental, Social and Governance Policy;
4. The Community Infrastructure Levy Questionnaire signed and dated.

Please note that the relevant application fee has been paid to the Council electronically.

In addition, I would be grateful if you could note the contents of this letter in your consideration of the application.

About TeamSport UK

TeamSport is the UK's No 1 indoor karting company and its plans are to continue growing, opening more venues across the UK, bringing the fun of indoor karting closer to more people. The Company offers challenging multi-level circuits, racing top of the range karts to professional friendly crew and relaxing spectator areas to provide a lasting visitor experience.

TeamSport started in 1992 in Guildford, Surrey when the Company opened its first track. The desire then was to create the best karting experience and to provide new standards in the industry and these were the foundations for the business as it is today. At that time, the circuit was a flat, one level track, typical of the era and much smaller than the tracks the Company operate today. Over the years, the Company's drive to develop its business meant it needed to do things differently and enhance the go-karting experience for users. TeamSport saw this as an opportunity to develop its circuits to exciting multi-level tracks, to provide top of the range karts and to install great customer facilities. This is still part of what differentiates TeamSport today, the other being its staff and its pit crew who always provide customers with the ultimate indoor karting experience.

Site Location

TeamSport Go-Karting, Brighton is located on the Chartwell Road Industrial Estate in South Lancing, south of the railway between Lancing and East Worthing Stations. The application site is located in the middle of a large industrial area and is accessed from Chartwell Road, which in turn links to Marlborough Road, which leads to Commercial Way and then onto Western Road. The Go-Karting Centre is located in the middle of the industrial estate and is entirely surrounded by unrestricted employment/industrial uses including Bidfood Worthing, WSM Plastics, Rabbit Skip Hire, Lancing Building Material Supplier and BeeBee used car dealer. There are no residential properties adjacent or in the immediate vicinity of the application site. Many of the surrounding employment uses are unrestricted in terms of their hours of operation. The nearest residential property is some 150m away and is on the opposite side of Marlborough Road (Western Road), but is separated from the application site by a number of large buildings. As such, there is no direct visibility for any residential properties to the application site.

The TeamSport building itself comprises a brick and clad built building with an entrance shared by SIG trade counter use and other employment uses accessed from Chartwell Road.

As stated above, the application site is the only facility within the wider Brighton area with electric go-karts.

Planning History

Most relevant is a planning application submitted on 18 February 2022 LPA Ref: AWDM/0243/22 which sought "*Change of use from Class B8 Storage to go-kart*

manufacturing, maintenance, testing and racing centre" (Unit 2 Chartwell Road) – "*application to vary Condition 3 of ADC/0369/10 to extend operating hours to 09.00am to 11.30pm and change petrol driven go-karts to electric.*" This application was granted planning permission of 25 March 2022. This recent permission is relevant to this application and the Officer's Report is referenced below. Since the grant of planning permission TeamSport has operated these extended hours as well as changing the previously petrol driven go-karts to electric.

Prior to the above, the application site has a very limited planning history. Planning permission for "*Change of use from Class B8 Storage to go-kart manufacturing, maintenance, testing and racing centre*" (Unit 2 Chartwell Road) was granted by decision dated 12 January 2011 (LPA ref: ADC/0369/10). An application for 9 non-illuminated fascia signs (LPA ref: AWDM/0804/11) was permitted on 19 December 2011.

The Application

Condition 3 attached to planning permission AWDM/0243/22 dated 25 March 2022 states:

> "*The premises shall not be open for trade or business other than between the hours of 9.00am and 11.00pm on any day, with all activity at the unit ceasing by 11.30pm, and only electric go-karts should be operated on the site at any time.*
>
> *Reason: in the interest of residential amenity having regard to saved policy AG1 of the Adur District Local Plan."*

The application simply seeks the variation of Condition 3 to allow the unit to open at 8.00am every day. On this basis, the wording is proposed to be changed as follows:

> "*The premises shall not be open for trade or business other than between the hours of* ***8.00am*** *and 11.00pm with all activity at the unit ceasing by 11.30pm, and only electric go-karts should be operated on the site at any time* ".

Planning Policy

The adopted Development Plan for the site comprises the Adur Local Plan 2017 adopted 14 December 2017. Policy 1 (Sustainable Development) confirms the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy 26 (The Visitor Economy) confirms that the visitor economy will be promoted. Policy 34 (Pollution and Contamination) confirms development should not result in pollution or hazards which prejudice the health and safety of the local community and the environment.

Planning Analysis

The Applicant has recently removed the petrol driven cars from the site and replaced them with electric go-karts. This is part of the Applicant's ongoing social responsibility policies and provides significant enhancements in environmental terms. The removal of petrol driven go-karts has significantly reduced odours, noise and pollution. In addition, this change has meant that the Applicant's requirements for ventilation of the application site is less. This has all resulted in noise and amenity benefits.

The original application (LPA Ref: ADC/0369/10) considered at length matters relating to noise and impact on residential amenity. The relevant officer's report notes that "*the site is located almost in the centre of the business park, 150 metres from the residential area to the south, 250 metres from that to the east and west, and 300 metres from that to the north.*" A significant volume of noise testing was undertaken previously in respect to the use which related to the noise of the petrol driven go-karts. It is acknowledged that petrol driven go-karts are noisy. This was the focus of the officer's considerations in respect to the relevant permission on the site. The site now utilises electric go-karts on site which are silent. As such, the noise and fumes associated with the TeamSport go-karting use on site has notably decreased in the last year.

In respect to vehicular trips to and from the site, it was acknowledged in Officers' consideration of the previous application that "*there would be little impact on the existing highway network*" due to the very limited number of trips associated with the use.

The Officer's Report in respect to planning application AWDM/0243/2020 states that "*There have been no known complaints about the facility since it opened. The proposed extension of hours will result in activity until quite late at night but, as the go-karts will be much quieter and there is good separation for residential properties, the activity itself is not a concern. Customer cars leaving the site after 11.30pm do have the potential to disturb residents at the entrance to the industrial estate, but there are a number of other businesses on the estate that operate 24 hours a day and the traffic associated with the go-kart facility is not considered to cause a significant increase in noise disturbance. There is no environmental health objection to the extension of the hours.*"

The above was the Council's position in respect to the extension of opening hours from 9.45pm until 11.30pm. This current application seeks only an extension of hours in the morning from opening at 9.00am to 8.00am. The relevant World Health Organisation (WHO) defines the night-time as being from 11.00pm to 7.00am. Accordingly, the extension of hours sought is simply an extension from one daytime hour to another. Given the absence of nearby residential properties (as stated above) it is not considered that the application proposal will result in any adverse residential impacts by opening one hour earlier during the daytime. Equally, most of the businesses on the industrial estate (even those that do not operate 24 hours a day) are open and operating by 8.00am and, as such, it is not considered that the application will therefore have any adverse impact on residential amenity in noise terms in respect

to the entrance to the industrial estate. In respect to traffic generation, whilst the site will open one hour earlier this does not necessarily mean that there will be additional traffic to the site rather, those customers that come to the site early in the morning, ie at 9.00am, will be dissipated via an additional hour of opening, meaning that there is less likely to be any traffic impacts arising from the operation of the site.

The ability to open the unit longer will be beneficial to the Client and uses of the facility and the absence of any surrounding noise sensitive receptors near the site and the recent change to silent electric go-karts ensures that there is no planning based reason why the extension of hours should not be allowed.

On this basis, I would be grateful if you could issue a grant of planning permission in respect to this application.

Accordingly, I look forward to receiving confirmation of registration of the application shortly, but should you wish to discuss please do not hesitate to contact me at this office.

Yours faithfully



Julian Sutton
JMS Planning & Development

Encs