From: John.Griffiths
Sent: 22 April 2025 12:06
To: Planning
Subject: Your Ref: DC/25/0295; RE: Cottesmore Golf Club, Buchan Hill, Pease Pottage, RH11 9AT

Categories: Consultations

Dear Planning,

I write further to the above application and comment on behalf of HDC Environmental Health & Licensing Commercial Team. The application seeks the installation of three Padel courts, replacing an existing tennis court at the site.

Cottesmore Golf Club is located in a primarily rural area to the east of Horsham, close to the boundary with Crawley BC. It is proposed that the padel courts are to being located towards the south end of the club grounds, generally isolated from dwellings although a domestic property is located 160 metres to the east at Buchan House.

The intervening ground between the courts and the dwelling is significantly screened by trees, which benefits the proposal in relation to noise and light disturbance.

It is therefore considered that a noise assessment undertaken by an acoustic professional will not be required in relation to this specific application, although it is recommended that a management plan is produced for the operation and booking of the courts. A sufficient management plan will consider principles including but not limited to: an effective maintenance regime to ensure all rebound ends remain tightly affixed to the relevant mountings or anti-vibration fixings to prevent noise levels increasing through worsening reverberation introduced over time; the total number of courts permitted to be operated on days and at times when the ambient background noise in naturally reduced; a procedure for neighbouring residents to contact relevant staff members should they need to report being disturbed by activities on the courts and the implementation of prompt corrective action where necessary; and instructions for users to limit excessive verbal exertions.

The submission, approval and ongoing adherence to the management plan is to be secured by condition, should the application be permitted.

In addition, due to the presence of the domestic property, this Service recommends hours of operation for the courts to limited to 08:00am to 21:00pm Monday to Friday inclusive; 08:00am to 18:00pm on Saturdays; and 10:00am to 16:00pm on Sundays and Bank Holidays. This is also to be secured by condition, should the application be permitted

Finally, the applicant should be aware that although it in unlikely that the artificial lighting proposed in the development will cause a loss of amenity to neighbouring domestic properties, given the nature of the surrounding ILP E1 rural area it can be expected that the applicant will need to give more consideration the ecological impact of the lighting scheme. However, this principle is outside the scope of this Service's consultation response and will be examined by other consultees.

If there is anything in this email that you do not understand, or if you have any other questions or queries, please do not hesitate to contact this Service or myself directly.

Kind regards.

John Griffiths
Area Environmental Health Officer

[redacted]

Horsham District Council

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