



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0538

Storrington Lawn Tennis Club , Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:

Variation of condition 1 of previously approved application DC/25/1362 (Replacement of 1No. full size tennis court and 1No. mini-court with two floodlit padel courts and associated fencing) to incorporate a 3m high noise mitigation wall.

RELEVANT PLANNING HISTORY:

DC/25/1362	Replacement of 1No. full size tennis court and 1No. mini-court with two floodlit padel courts and associated fencing.	Application Permitted on 23.10.2025
DC/21/1177	Upgrading of floodlights on courts 6 and 7 and installation of new floodlights on court 8	Application Permitted on 15.09.2021
DC/21/2169	Surgery to x3 Common Lime	Application Permitted on 02.12.2021
DC/23/2294	Replacement of existing floodlight units, on courts 1 to 7 inclusive, with energy efficient LED floodlight units mounted on the existing lampposts.	Application Permitted on 17.06.2024
DC/25/0159	Surgery to 3x Limes	Application Permitted on 26.03.2025

DESCRIPTION OF THE SITE

Storrington Tennis Club is found approximately 67m west of Greyfriars Lane and set behind the dwellings fronting this highway. The site is accessed by means of a shared single-track passage (to the east of the main pavilion). The Club is bounded by residential development to the north and east. The Club falls within the defined 'built-up area' of Storrington, which follows the boundary of the Tennis Club to the west and south. The Club is nearly fully encompassed by the Storrington Conservation Area, which comprises of dwellings fronting Greyfriar and School Lanes to the north and east, together with surrounding fields to the west and south. The site itself is not though conservation area land and presently contains 8 courts, in addition to a single 'mini-tennis' court, and two pavilion structures.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for the variation of Condition 1 attached to planning permission DC/25/1362 to incorporate the construction of a 3m high acoustic mitigation wall adjacent to the eastern boundary of the approved padel courts.

The wall would be constructed using reinforced 325mm Stepoc concrete blocks with a concrete coping and finished in a dark green masonry paint. The proposal also includes the planting of climbing vegetation along the eastern elevation of the wall, together with reinforcement of the existing boundary hedge where necessary to soften its appearance when viewed from neighbouring residential properties within the Conservation Area. No changes are proposed to the approved layout, siting or operation of

the padel courts, with the amendment solely relating to the introduction of additional acoustic mitigation.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Storrington, Sullington and Washington Neighbourhood Plan (2019):

Policy 1 – A Spatial Plan for the Parishes
Policy 8 – Countryside Protection
Policy 12 – Recreation Facilities
Policy 14 – Design
Policy 15 – Green Infrastructure and Biodiversity

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health: No Objection - As states on the previous application, DC/25/1362, a noise impact assessment should be provided, and pleased to note that one has now been provided. As permission has now been granted for the padel courts, would support the erection of a noise barrier as a minimum step necessary to protect the amenity of neighbouring residents.

HDC Conservation Officer: Objection - The Conservation Officer acknowledges requests for additional noise mitigation and the potential for further walling in the future. Any such wall should be designed as an attractive, architecturally appropriate feature that enhances the conservation area. The proposed wall is considered overly utilitarian and would appear overbearing and incongruous, resulting

in harm to the character and appearance of the conservation area. A traditional brick-built or brick-faced wall, incorporating traditional brick bonding, piers to break up its mass, and a traditional garden wall coping detail, would be more appropriate.

An objection is raised to the current proposal because it would cause harm to the conservation area. Although this harm is considered to be at the lower end of the less than substantial scale, no public benefits have been demonstrated that would outweigh the identified harm.

Re-consultation Comments (Received 13.07.2026): No objection is raised to the proposal. The applicant has offered mitigation measures through the planting of climbing vegetation on the side of the wall facing neighbouring properties within the Conservation Area, which is welcomed. On this basis, the Conservation Officer is content for the final planning judgement.

PUBLIC CONSULTATIONS:

Representations:

2 letters of Objection have been received from 2 addresses, objecting to the application on the following grounds:

- The acoustic report indicates a significant increase in noise levels compared with existing tennis use, including more frequent impacts and distinctive “gunshot-like” noises associated with padel.
- Given the anticipated popularity and high usage of the courts, noise impacts are expected to be substantial.
- The elevated position of the courts and prevailing south/south-westerly winds are likely to carry padel and player noise towards neighbouring properties.
- Neighbour requests consideration of additional noise mitigation measures on the northern side of the courts, as well as the eastern side.
- A post-construction acoustic assessment, including feedback from local residents, is requested to verify the accuracy of the predicted noise impacts and assess the actual effect on the neighbourhood.
- The proposed 3-metre-high mitigation wall would be located close to and along the boundary of their property.
- The Neighbour considers the wall to have an excessive visual and overshadowing impact and believes it would be out of character with the surrounding area.

Parish Comments:

Storrington and Sullington Parish Council: No objection - Subject to the Conservation Officer's email

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Planning permission has already been granted under application DC/25/1362 for the replacement of one full-sized tennis court and one mini-tennis court with two floodlit padel courts and associated fencing. Accordingly, the principle of the approved recreational development has already been established.

The current application seeks only to vary Condition 1 to introduce a purpose-built acoustic mitigation wall to the eastern boundary of the approved development. The proposed wall has been informed by a detailed Acoustic Impact Assessment commissioned following the grant of planning permission, which reviewed the approved court layout and alternative options before concluding that the approved arrangement, combined with a dedicated acoustic barrier, represented the most effective solution for minimising impacts upon neighbouring residential properties.

The proposal does not increase the scale, intensity or operational use of the approved development, nor does it alter the established recreational use of the site. Instead, it introduces additional mitigation intended to improve environmental conditions for neighbouring occupiers whilst supporting the continued provision of community sporting facilities.

The proposal is therefore considered acceptable in principle and accords with Policies 32, 33 and 43 of the HDPF and Policies 12 and 14 of the Storrington, Sullington and Washington Neighbourhood Plan.

Heritage, Design and Appearance:

The application site lies immediately adjacent to, but outside, the Storrington Conservation Area. Consequently, special attention must be paid to preserving the character and appearance of the Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 34 of the HDPF and Chapter 16 of the NPPF.

The proposed amendment introduces a 3m high acoustic wall along part of the eastern boundary of the approved padel courts. Whilst this represents an additional built element not previously approved, the wall would be viewed within the context of the existing recreational use of the tennis club, which already contains extensive court fencing, floodlighting columns and associated sporting infrastructure. Furthermore, the wall would be finished in a dark green masonry paint, reflecting the colour palette of the existing court enclosures and reducing its visual prominence within the wider site.

The proposal was initially objected to by the Conservation Officer on the basis that the wall appeared utilitarian and could result in low-level less than substantial harm to the character and appearance of the Conservation Area. However, following the submission of revised mitigation measures, including the planting of climbing vegetation to the elevation facing neighbouring properties together with enhancement of the existing boundary hedge, the Conservation Officer has removed their objection and considers these measures sufficient to soften the visual appearance of the structure.

The submitted section drawing demonstrates that the wall would be positioned immediately inside the existing boundary treatment and supplemented by additional planting, allowing the structure to become increasingly screened over time. The proposed landscaping will reduce the visual impact when viewed from neighbouring properties and contribute positively to the verdant setting of the Conservation Area.

Whilst the wall will inevitably introduce a more substantial vertical feature than currently exists, it is considered that its purpose as essential acoustic mitigation, combined with its muted finish and proposed soft landscaping, ensures that it integrates satisfactorily within the established sporting environment. Any residual visual impact would be limited and would not result in harm to the significance or character of the surrounding Conservation Area.

Accordingly, subject to a condition securing the landscaping scheme, the proposal is considered to preserve the character and appearance of the Storrington Conservation Area and complies with Policy

34 of the HDPF, Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan and Chapter 16 of the NPPF.

Residential Amenity:

Policy 33 of the HDPF requires development to safeguard the amenities of existing occupiers.

The proposed amendment has been submitted specifically to improve residential amenity by reducing noise arising from the already approved padel courts. A detailed Acoustic Impact Assessment accompanies the application, prepared by specialist consultants with experience in assessing padel court developments. The report concludes that the introduction of the 3m high acoustic barrier enables the approved development to operate within recognised acoustic guidance and confirms that the proposed mitigation would reduce the transmission of padel-related noise towards neighbouring residential properties.

Environmental Health has reviewed the submitted assessment and raises no objection, advising that the acoustic wall represents the minimum mitigation necessary to protect neighbouring residential amenity following the approval of the padel courts. Officers attach significant weight to this specialist advice.

Whilst neighbouring residents have expressed concerns regarding residual noise, requests for further mitigation and future monitoring, it is acknowledged that planning permission for the padel courts has already been granted. The purpose of the present application is to introduce additional noise mitigation rather than intensify the approved use. The submitted acoustic evidence demonstrates that the wall has been specifically designed to reduce impacts upon the closest residential properties and therefore represents an improvement over the approved scheme.

The proposal will not give rise to any additional overlooking, loss of privacy or overshadowing beyond that already considered under application DC/25/1362. Although the wall will be visible from adjoining residential properties, its position adjacent to an existing sports facility, together with the proposed planting of climbing vegetation and enhancement of the boundary hedge, will soften its appearance over time and minimise any perception of enclosure.

Overall, it is considered that the proposal would improve the living conditions of neighbouring occupiers through the provision of effective acoustic mitigation without introducing any unacceptable adverse impacts upon residential amenity. The proposal therefore complies with Policy 33 of the HDPF.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement

SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

Planning permission has previously been granted for the replacement of the existing tennis courts with two floodlit padel courts. The current application seeks only to introduce a purpose-built acoustic mitigation wall in response to detailed specialist acoustic advice.

Although the wall introduces an additional built feature, it has been designed to mitigate noise impacts upon neighbouring residential properties and will be softened through climbing vegetation and reinforcement of the existing boundary hedge. Environmental Health raises no objection and the Conservation Officer has withdrawn their original objection following the submission of the revised landscaping proposals.

Taking all material planning considerations into account, the proposal is considered to provide a benefit by improving residential amenity whilst preserving the character and appearance of the surrounding Conservation Area. The development therefore accords with the relevant policies of the HDPF, the Storrington, Sullington and Washington Neighbourhood Plan and the NPPF. Accordingly, planning permission is recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted must be commenced by the 23.10.2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre Commencement Lighting Condition:** No external lighting shall be installed until a lighting scheme, including a schedule of luminaires to be used, has been submitted to and approved in writing by the Local Planning Authority. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light" reference GN01-21. The lighting shall thereafter be installed in accordance with the agreed details and be maintained as such thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area and to safeguard the amenities of local residents in accordance with Policies Policy 31, 32 and 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The floodlights hereby approved shall be angled and / or suitably shielded so as to illuminate Padel Courts 1 and 2 (as identified on the approved plans) only.

Reason: To safeguard the amenities of local residents in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The floodlighting hereby permitted (on Padel Courts 1 and 2) shall only be illuminated between the hours of 16:00 and 22:00 Monday to Sunday inclusive.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policies 25, 30 and 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Use Condition:** Prior to the first use of the development hereby permitted, full details of the proposed "creepers/climbers" to be planted along the approved acoustic wall shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a schedule specifying the species, planting size, density and plant numbers.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of the development hereby approved. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0538

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Section plan	Section 1-1	D04 Rev 0	09.07.2026
Location plan	Location Plan	L/01 Rev 0	27.03.2026
Site plan	Proposed Site Plan	L/03 Rev 1	27.03.2026
Floor plan		NONE	28.08.2025
Elevation plan		3	28.08.2025
Supporting Docs	Application Form	NONE	31.03.2026
Layout plan	Padel Court Dimensions	D/01 Rev 0	25.08.2025
Details plan	Padel Court Enclosure	D/02 Rev 0	25.08.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 13.07.2026

Authorising Officer sign/initial Tamara Dale Date: 14.07.2026