Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0459
Steyning Tennis Club , Charlton Street, Steyning, West Sussex, BN44 3LE

DESCRIPTION:

Resurfacing of the court surfaces at Steyning Tennis Club.

RELEVANT PLANNING HISTORY:

No relevant planning history

DESCRIPTION OF THE SITE

The application site is a Tennis Club with three tennis courts located on Charlton Street, Steyning within the designated Steyning Conservation Area. The site is located in the northern part of a large recreational ground with a bowling green to the immediate west. The application site sits outside of the designated built up area, however, it borders the built-up area of Steyning to the north and east of the site. The built up area continues at the south of the recreational ground. As the application site is situated outside of the built up area, it is considered to be part of the countryside.

A Public Right of Way, footpath number 2717, also cuts through the existing tennis courts, and South Downs National Park is located to the west of the large open recreational area, approximately 160 metres away from the western boundaries of the application site.

DESCRIPTION OF THE APPLICATION

The application seeks to resurface the existing three tennis courts at Steyning Tennis Club with a porous Poraflex acrylic layer above a macadam base. The Poraflex layer would be located on top of the existing macadam layer. A new macadam layer could also be required, should the existing macadam layer not be stabilised.

According to the Poraflex information sheet submitted by the Applicant, the base layer would be porous macadam. A polyurethane adhesive would then be sprayed on top of the macadam surface and a shockpad comprising of recycled rubber particles bonded with a polyurethane binder would then be installed over the adhesive. Two spray applications of porous acrylic coating would then be applied at the top surface.

The proposed surface would result in a level approximately 30mm higher than the levels of the existing tennis courts, with a light green and dark green surface and white lines closely matching the existing colours of the tennis courts.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 37 - Sustainable Construction
Policy 43 - Community Facilities, Leisure and Recreation

Steyning Neighbourhood Development Plan 2019-2031:
Policy SNDP2 - Responsible Environmental Design
Policy SNDP3 - Contribution to Character
Policy SNDP4 - Improving Our Facilities

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 6: Climate Change
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 16: Protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

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:

INTERNAL CONSULTATIONS

HDC Conservation: No Objection

It would not be considered that the proposed resurfacing of the existing courts would result in additional harm to the historic and architectural character of the conservation area. A condition confirming the colour may be appropriate.

HDC Environmental Health: No Objection

The HDC Environmental Health Officer raises no concerns provided that standard hours of construction works are complied with.

PUBLIC CONSULTATIONS:

Representations:

One letter of representation has been received objecting to the proposal. The representation raises concerns regarding the need for the resurfacing of the tennis courts, and the management of the existing floodlighting of the tennis courts.

Parish Comments:

Steyning Parish Council: No Objection

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:

Policy 43 of the HDPF supports development for community facilities, leisure and recreation outside of built-up areas should it be the only practicable option and where a suitable site well-related to an existing settlement exists.

Policy SNDP4 of the SNDP supports development proposals which would improve recreational facilities as well as the health and well-being of the community.

The proposal solely relates to the proposed resurfacing of the existing tennis courts at Steyning Tennis Club. The Planning Statement submitted to this application states that the existing court surfaces have come to the end of their life and requires resurfacing. The resurfacing of the existing tennis courts would improve the existing leisure and recreational facility of Steyning Tennis Club, which would therefore be in accordance with the above policies.

Character and Appearance:

Policies 25, 26, 32 and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account landscape and townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy SNDP3 of the SNDP requires development proposals to respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties, as well as to positively contribute towards Steyning’s character will be supported.

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the Horsham District through positive management of development affecting heritage assets. Development in conservation areas must also be consistent with the special character of those areas.

Policy 30 of the HDPF further requires the natural beauty of South Downs National Park to be conserved and enhanced. Development close to the National Park will be supported where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.

The proposal solely relates to the resurfacing of the existing tennis courts. The proposed colours of the new surface would be light green and dark green, closely matching that of the existing, which is not considered to result in any unacceptable impacts to the landscape and townscape character of the site, surrounding area and the countryside. An increase in levels by 30mm would also not result in a material impact of the character and appearance of the site.

A bowling green is located to the immediate west, screening the tennis courts from the South Downs National Park. The scale and nature of the proposal are also minor, which is not considered to result in any material impacts to the natural beauty of the National Park.

The site is situated within the designated Conservation Area of Steyning, with a Locally Listed Building directly opposite across Charlton Street. The proposal solely relates to the resurfacing of the tennis courts with colour and appearance closely matching that of existing. It is therefore considered that this proposal would be consistent with the special character of the Steyning Conservation Area and would not result in any further harm to neighbouring non-designated heritage assets.

The proposal is considered to be in accordance with the above policies.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land

Policy SNDP3 of the SNDP requires development proposals to respect the amenity of properties in their immediate locality.

It is recognised that an objection has been received regarding the resurfacing of the tennis courts and the management of the flood lights. This application solely relates to the resurfacing of three existing tennis courts. It is considered that the proposal would not result in an unacceptable harm to amenity of neighbouring users.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 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. The biodiversity gain planning condition therefore does not apply to this planning application.

Conclusions:

The proposal would result in a new tennis court surface with an appearance that would be sympathetic to the character of the existing site, the surrounding built environment of the Conservation Area, the landscape character of the countryside, and is not considered to result in any material impacts to the South Downs National Park or neighbouring residential properties and users of nearby land. The development is therefore considered acceptable, in accordance with all relevant local and national planning policies.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

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

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).

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/25/0459
(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
Site plan	STC Resurfacing	NONE	05.04.2025
Supporting Statement	Poraflex Information Sheet	NONE	24.03.2025
Location plan	Location Plan	NONE	24.03.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 07.05.2025

Authorising Officer sign/initial Tamara Dale Date: 19.05.2025