

TWYFORD TENNIS CLUB

DESIGN AND ACCESS STATEMENT

In support of additional tennis court with perimeter fencing and link path.

Located at: Twyford Tennis Club, King George's Playing Fields, Loddon Hall Road, Twyford RG10 9JA.



Ref: MUK2794-DAS

Rev - A

Date: 07-11-22

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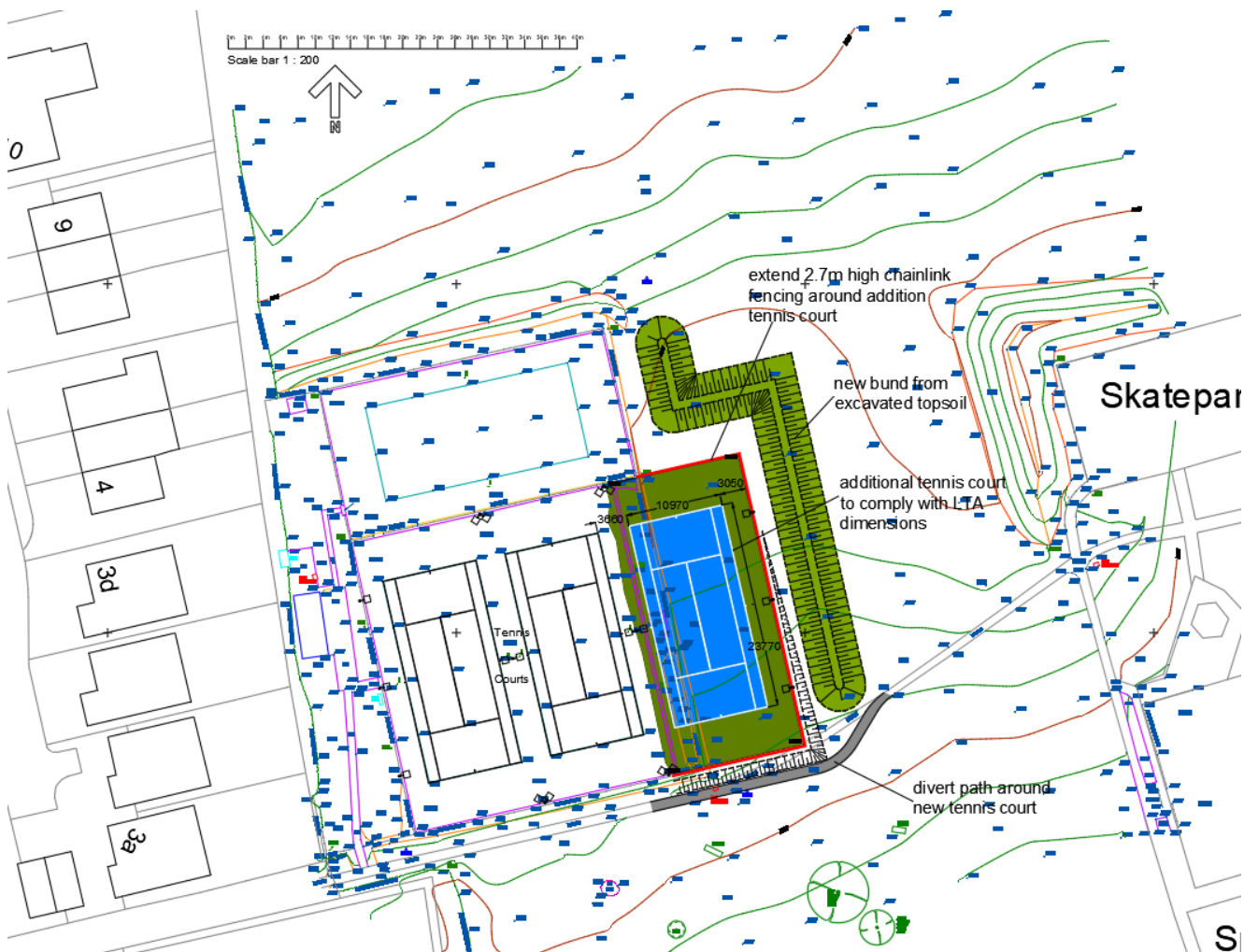
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1. INTRODUCTION

1.1 This document is provided in support of the planning application to introduce an additional tennis court, rebound fence and adjust the park path at Twyford Tennis Club in line with appropriate technical guidance and current community use.



1.2 This statement explains the aspirations for the project and provides structured justification illustrating the need for the facility.

1.3 The document outlines the design and access implications of the proposal. It also briefly analyses the characteristics of the site and surrounding area and it should be read in conjunction with the associated planning drawings and supporting documents which accompany the application.

1.4 A planning statement is also included to address development policies and any other material considerations associated with this proposal.

2.0 BACKGROUND AND LOCATION

Twyford Tennis Club, Berkshire, is located in the heart of the village in King George V playing field, behind the village hall (Loddon Hall) and is easily accessible from Reading, Wargrave, Sonning and Hurst. The club caters for all ages and all standards. There are three floodlit tennis courts enabling play to continue throughout the year - and as a member you can use them for free!

A new club house arrived in 2005, the courts were re-surfaced in 2014, repainted in 2016 and we have flood lights on all three courts so that members can enjoy great facilities throughout the year, at this friendly, local club. There are lots of organised sessions throughout the week as well as plenty of free court time just to come along and play and we welcome new members at any time during the season.

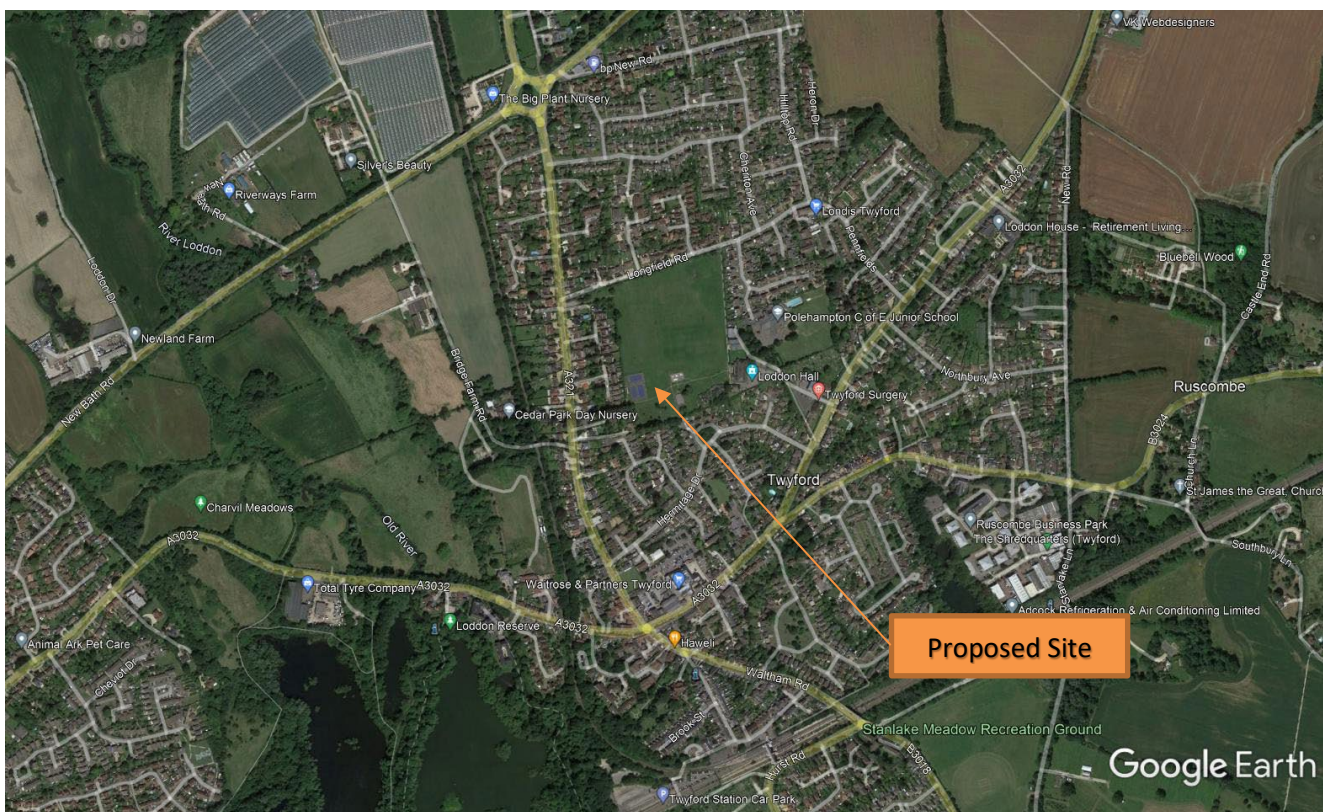
As the standard is mixed, there's no need to feel daunted if you're new to the game or you haven't played for a while. We offer adult coaching on Tuesday and Wednesday nights as well as Saturday mornings so that you can gain some confidence and quickly start to join in on club sessions.

More experienced players will find plenty of challenges too. In addition to the Monday, Wednesday and Sunday morning plus Thursday evening club sessions, we have Mens, Ladies and Mixed teams entered in the Berkshire League, including Veterans. Social club tournaments and the annual club championships (Singles, Mixed and Doubles) offer plenty of opportunity for competitive play as well. Our Monday night match practice sessions, for team standard players, have increased in popularity and have proved invaluable for our teams in the league.

We welcome Juniors, of all ages, and offer coaching as well as tennis camps and fun tournaments, all organised by Gary Oates and the rest of our LTA qualified coaching team. A special programme of activities, including school holiday workshops and tournaments, provide ample opportunities for youngsters. Also Friday afternoons/evenings will be available for Junior Club night.

We are not as big as some Berkshire tennis clubs and believe in 'tennis for everyone' - we enjoy our social tennis as well as giving those with ability the chance to progress. The club aims to maintain its friendly atmosphere and provides family membership at a reduced rate. The Tennis Club element of the playing field site occupies the south west side of the 0.21 hectare site.

The playing field is located approximately 0.5km to the north west of the centre of Twyford which is approximately 8.2 km to the north east of Reading.



3.0 STATEMENT OF NEED

The Club have identified a need within the local area for additional tennis court provision.

An additional asphalt court will provide a good quality facility that removes weather as a factor and ensures sports fixtures, activities and general training are not cancelled due to adverse weather.

The introduction of this new court will expand the facilities and improve the training opportunities available at the Club, non-members also have access to court 3 on a pay and play basis and the new court will improve public access to tennis as well as member access thus encouraging a wider range of participants.

This facility would primarily be used for tennis practice and matches although the facility could also be used for other appropriate general training activities.

The new facility would be located on the existing grass playing field. It has however been positioned in such a way that the existing grass pitches will not be effected.

A park path will need to be adjusted to fit round the new layout as shown on the drawings.

Benefits arising from this project

This proposal aims to create a facility which supports the delivery of high quality sport and recreational play by:-

- Providing a facility with a suitable surface that can be used in most weather conditions.
- Providing good quality equipment within an organised and controlled environment.
- Allowing standards in performance to be raised, encourage good social interaction and a general improvement in overall health.
- Providing the opportunity to periodically arrange specialised coaching sessions to further improve skills and performance standards of users.
- Introduce an additional facility into the area for the benefit of both the Club and local community.
- the current lighting is very poor quality and reduces demand for the facilities during the winter, with a new lighting scheme to the courts it will encourage more users and promote healthy living.
- demand for kids coaching is currently at over capacity, the new court would increase access for children participation in sport

Proposed Opening Hours

The proposed facility will be exclusively for Club use but will allow existing courts to provide extra community use.

The overall site is currently open from dawn until dusk throughout the year for community sports use.

The proposed court is proposed to have the same hours of use as those currently operated by the Tennis club.

4.0 DESIGN

Having followed planning policy recommendations and published technical guidance, it is considered the proposal is based upon best design practices for external sports facility provision.

4.1 Site Description

The proposal is situated adjacent three existing tennis courts to the south west corner of the playing field. The site comprises of open grass playing field with chain link fencing to the existing tennis courts. There are a number of mature trees and hedges around the boundary between the proposal site and surrounding land.



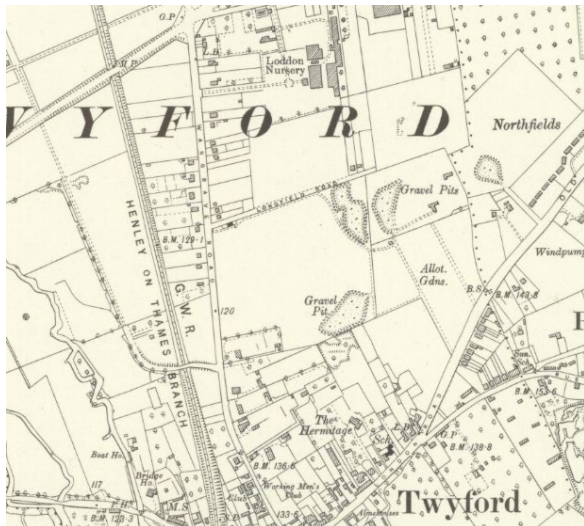
4.2 Site History

Prior to its current use as a agricultural fields next to the old gravel pits,

1910



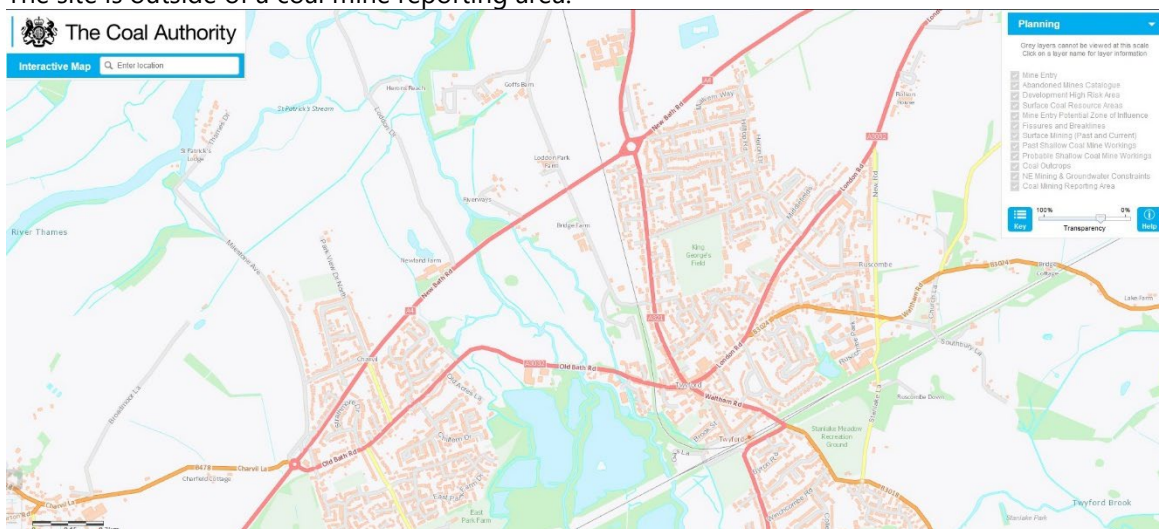
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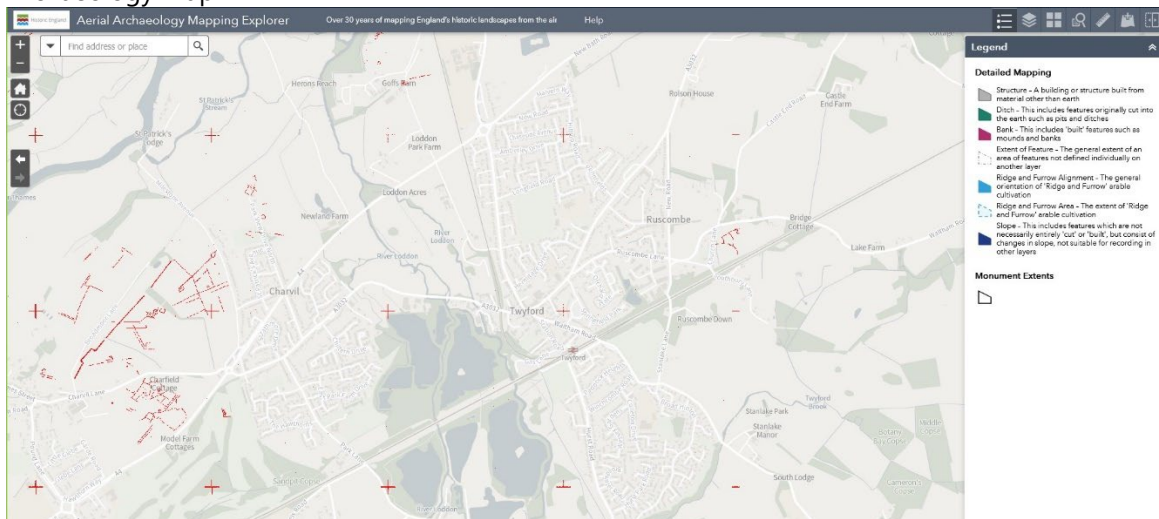
4.3 Searches

There are underground utility services to the tennis clubhouse from the playing field pavilion supplying electricity and water. There is also an underground sewage treatment plant which serves the tennis club house.

The site is outside of a coal mine reporting area.



Archaeology Map



There are no public rights of way affected by the development.



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The rights of way using an OpenStreetMap map

This web page is from www.rowmaps.com, a project to obtain rights of way data from local authorities and to show those rights of way on maps. The underlying map on this web page is an OpenStreetMap map. I understand this map fails to appear when using Safari - use Chrome/Firefox.

The coloured lines that have been superimposed on this map show rights of way (using the data released by local authorities).

The following colours have been used for the coloured lines:

- solid red line:** footpath;
- solid fuchsia line:** bridleway;
- solid green line:** restricted byway;
- solid blue line:** byway open to all traffic.

If you click on a coloured line, a popup will appear giving some details about that right of way.

The popup has a button labelled *add to your route* enabling you to build a route of rights of way for a walk, run, etc. Once you've established your route you can ask for the route to be output in KML or GPX.

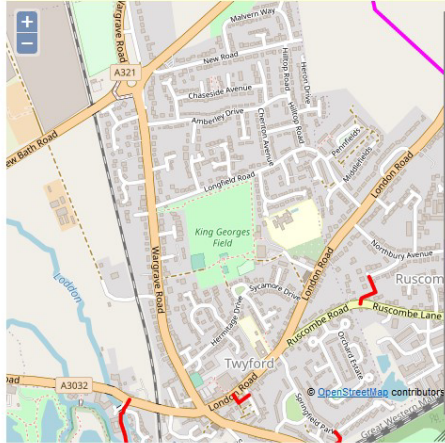
Overlay a GPX file on the map

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colour of the line

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opacity of the line (between 0 and 1)



4.4 Purpose and Use

This application seeks planning permission to introduce an additional tennis court, rebound wall and adjust the park path onto the existing playing field.

The provision of an additional court will expand court availability which will be of benefit to the Tennis Club and local community.

The proposed facility is to be installed and maintained by Twyford Sutton Tennis Club. Its priority is to provide play provision for club members and in turn the local community, as outlined in the Statement of Need Summary (Section 3) above.

4.5 Extent of works/Amount

The proposed development has been prepared and designed in accordance with Lawn Tennis Association (LTA) technical guidance.

The aspiration is to introduce an additional tennis court to gain the maximum use from the available site, which will involve relocation of existing path as indicated on drawing MUK2794-01.

4.6 Layout

The proposed tennis court will be introduced onto the existing grass playing field and the proposed court location will therefore result in the loss of part of the existing playing field. Overall usage however will not be impacted as the proposal will result in greater capacity utilisation with no loss of existing grass pitches.

The location of the proposed court has been carefully considered and designed in such a way as to minimise the effect on the existing area whilst improving accessibility.

It is therefore concluded that the proposed additional tennis court position provides the best solution for the site.

4.7 Scale/height

The proposed court will be enclosed by 2.75m high chain link perimeter fencing.

4.8 Proposal Description

Planning permission is sought to introduce a porous asphalt tennis court onto the existing playing field and re-align the path.

The proposal takes the form of a new two tone colour coated porous asphalt court area which includes appropriate run off and painted white line marking's for tennis.

The area is to be enclosed by 2.75m high chain link fencing to match existing.

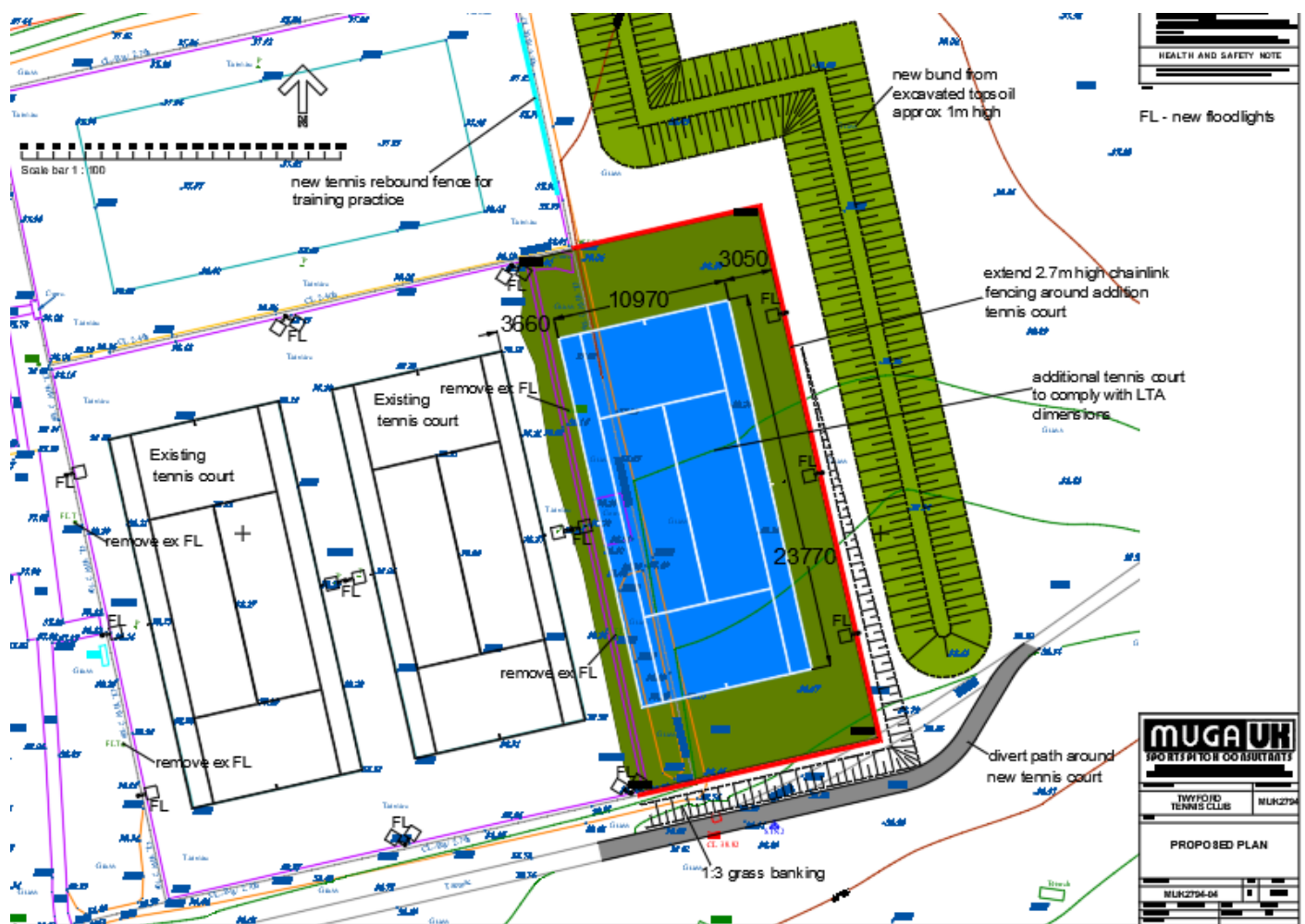
Existing vehicular entrance and access points are to be retained with additional path to link the new facility to the existing infrastructure.

Access to the new court area is to be via the single entrance gate off the existing courts

Existing fence and gate between existing single court and proposed new court to be removed to create a triple court area.

New rebound fence to the single court, see separate details

Drawing MUK2794-04 indicates the proposed layout in respect of this application.



4.9 Floodrisk and drainage

Given the proposal site is within Flood zone 1 and under 1 hectare in size a flood risk assessment has not been included as part of this application.

The surface and sub-base for the new court area and path are porous with surface water from the court being stored in the base, attenuation being provided via the porous court construction. The outflow rate will therefore be no greater than existing.

4.10 Landscaping

The proposed development will replace part of the existing grass playing field and therefore with the exception of the hard landscaping path, all other soft ground surrounding the area that is affected by the development is to be reinstated to grass / grass bunds, to enable effective grounds maintenance of the surrounding grassed areas and playing pitches.

Excavated material generated during construction work is to be retained on site.

All topsoil areas to be reinstated with grass seed in accordance with BS 4428 Code of Practice for General Landscape Operations.

All existing trees and hedges adjacent the proposal site are to be retained and protected throughout the construction process. These existing hedges/trees will assist in visually screening the new facility.

Given the location of the proposed court area existing ground levels will only require minor adjustment to accommodate the required court level in the form of perimeter regrading and reseeding.

4.10 Appearance

The intention is to develop the proposal with minimal visual impact when viewed from any adjacent properties/land looking into the site and thus satisfy local policies which seek to ensure that proposals are sympathetic to their surroundings and will not impact on the visual amenity of the area and neighbouring residents.

The proposed finished appearance of the proposal features are therefore as follows:

a) Court Playing Surface –

The installed appearance of the tennis court playing surface will comprise of a two-tone colour coated porous asphalt with 50mm wide tennis line marking's in white.

This surface type is recognised as a suitable playing surface for community tennis and is consistent with current LTA requirements to deliver adequate performance characteristics for the intended sporting activities.

b) Perimeter Fencing

The fencing will be 2.75m high chain link mesh fencing system, colour to match existing fencing.

The proposed type and quality of fencing is consistent with current LTA technical requirements for fencing to enclose a tennis court area.

c) Hard Standing Areas

New path to be grey / black coloured porous asphalt.

For information and examples of the material and finishes proposed, please refer to the supporting documents which accompany this application.

5.0 ACCESS STATEMENT

5.1 Pedestrian and vehicular Access

The proposal site is to be accessed via the existing access point on Loddon Hall Road. Pedestrian access is also available via Wargrave Road & Hermitage Drive.

View from car park on Loddon Hall Road



View from Wargrave Road pedestrian access



View from Hermitage Drive pedestrian access



This proposed development will not affect the satisfactory functioning of the highway and any additional traffic movements generated by the proposal will not result in unacceptable impacts on the highway network.

The Club are committed to encouraging green travel including walking and cycling and promotion of car sharing for court users, organisers, spectators and visitors to the site.

5.2 Inclusive Access

The established vehicular entrance to the site comprises level access and as such is therefore accessible for persons with mobility problems. The proposed path linking the existing car park with both the existing tennis courts and proposed new court areas will improve disabled access particularly during periods of inclement weather when access over the grass field can become difficult. The proposed porous asphalt path will be compliant with Disability Discrimination Act (DDA) regulations and Sport England's Technical Design Guidance Note for Accessible Sports Facilities.

5.3 Parking

The existing playing field car parking area currently has space for approximately 56 informal marked car parking spaces & 2 disabled persons spaces

The proposed car parking available on site will be sufficient to accommodate the maximum number of vehicles assumed to be on site at any one time since having been extended some years ago.

5.3 Temporary Construction Access

Construction traffic associated with the new court will use the existing access off Loddon Hall Road for both Contractor's access and deliveries. Deliveries to be restricted to outside of peak times and road surface to be kept clean at all times. All disturbed surfaces to be made good on completion of the works.

Heras fencing to be provided to secure the site and segregate site users, club members, visitors and public from the construction operations throughout the contract period.

Existing retained trees and fencing to be protected from damage throughout the construction process.

5.4 Conclusion

Regular traffic movements generated by use of the new court will not create undue congestion. As such onsite parking provision will be able to accommodate the expected vehicular traffic during operational hours of use during the day and at evenings and weekends for club and community visitors.

The proposal will result in a negligible impact on the local highway network and due to the amount of existing car parking available on the site there will be no car parking stress on local roads.

All forms of green travel opportunities will continue to be promoted by the applicant.

6.0 PLANNING STATEMENT

6.1 Planning Considerations

This proposal has been designed in accordance with both the National Planning Policy Framework (NPPF) and Local Council policies.

The Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework on 24th July 2018. This was the first revision of the National Framework policy since 2012 and has since had some very minor changes to text when it was updated on 19th February 2019.

6.2 Material Planning Considerations

Material planning items relevant to the proposal which have been considered include:

- Compliance with relevant planning policy guidance, local development plans and policies
- Principle of development to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's playing fields policy 'A Sporting Future for the Playing Fields of England 1997'
- Design and impact upon the character and appearance of the surrounding area
- Adequate impact mitigation to residential neighbours (protecting visual amenity and residential amenity ie. noise)
- Floodrisk and drainage considerations
- Highway network impact

6.3 Assessment of Planning Issues

Policies considered in respect of this proposal are as follows:-

6.3.1 National Planning Policy Framework (2019) Section 2 - Achieving Sustainable Development

Policy extract:

8. Achieving sustainable development means that the planning system has three overarching objectives, 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):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including

moving to a low carbon economy.

The National Planning Policy Framework introduced a presumption in favour of sustainable development and this proposal contributes to these three areas as follows:-

- Economic role – providing a self-funding facility for Club and community use.
- Social role – providing a modern facility that will encourage maximum developmental outcomes together with the health and wellbeing benefits associated with this.
- Environmental role – ensuring that the existing natural environment is not harmed and that facilities are designed to conserve and reduce energy wastage wherever possible.

In a sporting context, this proposal seeks to:

- Provide opportunities for Club members and the local community to participate in sport and physical activity to both improve health and skill development, particularly amongst lower participant groups;
- Operate in line with the national agenda for sport taking into account nationally adopted strategies;
- Generate positive attitudes towards sport and physical activity and minimise the dropout rate in sports participation with age;
- Increase the number of people of all ages and abilities participating in sport/ physical activity including people with disabilities;
- Utilise the facility to encourage a variety of Club and local community sport based links to stimulate healthy competition that is inclusive;
- Provide affordable community access whilst also being self-financing;
- Contribute to LTA strategic objectives for grassroots tennis development;
- Satisfy competition play and training needs with a robust sustainable business plan to monitor the delivery process of the development on a regular basis and review a variety of objectives to correctly manage, operate and maintain the facility;

a) Maintenance Considerations and Sustainability

Maintenance of the court will be managed by the applicant on a daily and weekly basis with specialist contractors utilised as necessary to perform specialised reports and routine maintenance.

A sink fund is to be developed in order to refurbish/replace the court during/at the end of its working life.

b) Energy and Waste Reduction

The proposed development will require the removal and re-development of part of the existing grassed playing field, however a variety of efficiencies will be applied during the construction stage to mitigate environmental impact and benefit the carbon footprint of the development.

Reduction in waste and the use of energy and water during the construction and operation of the facility will be achieved by:

- Excavations limited to the removal of turf and topsoil only wherever possible.
- Imported granular sub-base aggregates for the pitch foundations to be locally sourced from local quarries or suppliers, to reduce transportation
- The implementation of the development does not require a water supply.

6.3.2 National Planning Policy Framework (2019) Section 8 – Promoting Healthy Communities

Policy extract:

96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

The planning system encourages and promotes the retention of existing and the provision of additional, outdoor sports facilities, both public and private.

This is reaffirmed by the National Planning Policy Framework which states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it can be demonstrated the building or land is surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality in a suitable location or if an alternative development could benefit the community and outweigh the loss of the current or former use. It is felt access to high quality open spaces with opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Whilst it is acknowledged the proposed development would result in the loss of part of a grass playing field which currently provides a variety of sporting uses, it must be noted that the proposal would provide an additional facility that would facilitate a greater level of use all year round.

It should also be noted that the location for the proposal has been carefully considered in order to allow those sports affected by the partial playing field loss, to be relocated onto the remaining grass playing field with no loss to the overall sporting provision.

In addition when assessing the proposal, consideration must be given to the importance of the standard of design and compatibility of a scheme to harmonise with the general character of the area in which they are set, the impact upon the private amenity of the neighbouring occupiers and highway safety, amongst other material

considerations.

The proposed development will implement better provision in terms of quality and quantity and in a suitable location to benefit the community and provide access and opportunities for sport and recreation, making an important contribution to the health and well-being of communities.

The proposal will be sited with convenient access to welfare and other onsite facilities for all community visitors.

The location will also afford convenient pedestrian and maintenance access as well as providing suitable management and security supervision by the site's management.

The convenient access to existing facilities will help to create a vibrant and successful environment that is both safe and accessible to all. This proposal satisfies the above planning objectives and is beneficial to the advancement of sports activity and development.

It will deliver genuine beneficial outcomes as follows:

- Implement social and recreational facilities, to enhance the sustainability of the site and the surrounding areas.
- Provide access to a high quality open space offering sport and recreation opportunities that can make an important contribution to the health and wellbeing of the local community.
- Compensate the partial loss of a usable playing field with additional provision.

The proposed development will provide a clean, safe and modern facility to inspire sporting participation and will enhance the existing sport and recreation provision at the Club.

It will provide a genuine asset for the applicant and local community groups and organisations.

It will encourage and inspire more people of all ages to participate in sport.

For these reasons, we believe the following objectives have been satisfied:

- Supporting and enhancing the continued regeneration of the area.
- Promotion of social inclusion and community cohesion.
- Health and wellbeing.
- Promoting more sustainable development.

6.3.3 National Planning Policy Framework (2019) Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Policy extract:

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁰. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*

- c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) *any residual risk can be safely managed; and*
- e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

164. Applications for some minor development and changes of use⁵¹ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.

165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) *take account of advice from the lead local flood authority;*
- b) *have appropriate proposed minimum operational standards;*
- c) *have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- c) *where possible, provide multifunctional benefits.*

In order to facilitate the satisfactory implementation and delivery of the project, an assessment of flood risk has been undertaken in accordance with national policies.

a) Flood Risk Assessment

The flood probability report from the Environment Agency website illustrates that the proposed development area is located within Flood Zone 1. A copy of the report is included as supporting documentation with this application.

Given the proposal site is within Flood zone 1 and under 1 hectare in size the likelihood of flooding at the proposed development site is very low and it is therefore considered that no further assessment of flood risk is necessary.

b) Surface Water Disposal Requirements

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy in the following order of priority:

- i. Into the ground (infiltration)
- ii. To a surface water body
- iii. To a surface water sewer, highway drain, or another drainage system
- iv. To a combined sewer

This evidence should confirm that, providing the above strategies are adopted; the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

c) Surface Water Disposal Drainage Strategy

The proposed court is permeable and is classified as a 'water compatible' form of development.

The court area and path are all porous with surface water being stored in the base.

Attenuation is provided via the porous court construction and the outflow rate will therefore be no greater than existing.

There will be no foul water discharge associated with the proposed development.

The surface water drainage from this site, post development, is such that the surface water will be managed and disposed of within the site boundary, thus complying with the Planning Practice Guidance for 'Flood Risk and Climate Change' to the National Planning Policy Framework.

Based on the above, the developed site will not contribute further to flood risk thus satisfying the principles of the National Planning Policy Framework.

6.3.4 National Planning Policy Framework (2019) Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰;*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

a) Noise Impact

The proposed hours of operation for the new court are to be in line with the hours of use already employed on site and as such there will be no impact on neighbouring properties.

b) Design and Impact upon the Character and Appearance of the Surrounding Area

The proposed court comprises two tone green colour coat asphalt to match the existing tennis courts.

The new proposal will be adjacent three existing tennis courts and is therefore appropriate in the existing playing field environment.

Surrounding the court there would be perimeter fencing to match the existing tennis court fencing.

The tennis court design is in accordance with appropriate LTA technical recommendations.

It is not considered that the AGP would be detrimental to, or out of keeping with, the character of the area.

c) Mitigation

Residential Amenity

The proposal will employ the same hours of use as currently approved.

Currently sport is played on the proposed site throughout the year and therefore it should be noted that there is already noise and disturbance within this area.

Visual Amenity –Playing Surface

The new court will be surfaced with two tone green colour coat in line with the other three existing tennis courts. The visual appearance will therefore be the same as existing and in keeping with the playing field environment.

Visual Amenity – Building level

The playing field and surrounding land topography are relatively flat and finished levels to the court will reflect existing ground levels with proposed profiles adjusted to accord with technical gradient recommendations.

Once groundwork is complete, it will be necessary to tie the court into the surrounding land via minor regrading work around the perimeter of the proposal as appropriate.

Visual Amenity – Perimeter Fencing

The proposal incorporates perimeter fencing, which is necessary around the court to ensure adequate long term protection for the following reasons:

- To contain balls within the court during training, competition and recreational activities which minimises the risk of damage to individuals adjacent the facility.
- To protect the playing surface from contamination that will compromise the longevity of the playing surfaces.
- To help prevent unauthorised use and vandalism.

In terms of the visual impact of high level fencing, the elevation will consist of a chain link fencing mesh design comprising see-through mesh to match existing. This type is commonly installed around tennis courts and permits light and views through it thus reducing the visual impact of the fencing.

d) Sport England

Sport England will be a statutory consultee on this planning application as the proposal affects a playing field.

The following details are provided to enable Sport England's informed assessment of whether the proposed benefits to sport associated with development would be sufficient to outweigh the detriment associated with the impact on the playing field and satisfy exception policy E5 of Sport England's playing fields policy 'A Sporting Future for the Playing Fields of England 1997'.

The location available for the additional court is identified on drawing MUK2794-01. The position chosen for this application is the most economical and has the least impact on natural sports pitches.

This policy statement defines in planning terms what is considered a 'playing field', which is, the whole of a site that encompasses at least one playing pitch. A playing pitch is a delineated area, which together with any run off is of 0.2 hectares or more. Playing pitches may have a grass surface or an artificial one.

The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of pitch based sports. The details on the previous pages are provided to enable an assessment.

Based on the information in the Design & Access statement, it is considered the proposal would provide considerable benefit to the Club and wider community by the introduction of an additional modern playing facility into the area.

It is considered that the proposed development would be acceptable to Sport England under the following exception policy:

E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

We therefore request that the proposal be accepted subject to an agreement that adequate playing pitches may be retained post development and that the proposal provides satisfactory benefit to the loss of an existing playing pitch.

7.0 SUMMARY

The proposal would provide the Tennis Club and local community with an additional all-weather facility in line with the existing use of the land that will be available seven days a week and throughout the entire year, enabling an intensification of use and increased access to a wider range of participants.

The proposed court would make a significant contribution towards addressing the demand for modern Tennis facilities within the area and would provide users of the site access to an additional court thereby increasing availability especially during peak periods.

The proposed development would not result in an unacceptable impact upon the character, appearance or visual amenity of the surrounding area or have a detrimental effect on the private amenity of the adjoining residents.

The hours of use proposed for this facility are in line with the hours of use already employed on the site. Therefore, given the sites current use it is not envisaged that the proposal will impact on the local area.

The proposal provides adequate on-site parking and necessary traffic management to meet the needs of the development. Traffic movement to and from the proposal would be such that it would not create undue congestion within the surrounding vicinity or have a detrimental impact on the surrounding public highway network.

The proposal is located within a suitable location that will expand the existing tennis court provision on site and be supported by effective and appropriate management arrangements, whilst implementing best practice construction techniques to minimise waste and pollution in accordance with Achieving Sustainable Development of the National Planning Policy Framework (2019).

In accordance with Section 8 of the National Planning Policy Framework (2019) – Promoting Healthy Communities. The proposal would be of considerable benefit to the wider community through the provision of an expanded and enhanced facility that would be available throughout the whole year.

In accordance with Section 14 of the National Planning Policy Framework (2019) – Meeting the Challenge of Climate Change, Flooding and Coastal Change. The proposal would ensure that surface water run-off is effectively managed and does not increase flood risk elsewhere.

In accordance with Section 15 of the National Planning Policy Framework (2019) – Conserving and enhancing the natural environment. The proposed hours of use will be in line with the existing site hours of use. Neighbouring residents would therefore not be adversely affected by this proposal and as such the development would not result in an unacceptable impact to any residential amenity.

The proposal would not be detrimental to the biodiversity of the site as existing habitats would not be impacted.

The proposal satisfies Sport England's Exception policy E5 – The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the grass.

In view of the above justification, relevant planning policies and material considerations, we respectfully request that planning permission be granted for this proposal.