



Marcus Whitmore
Planning Studio

Planning, Design and Access Statement

Erection of 2no. covered Padel Tennis Courts



Site: Ryedale Group, Kirkdale Road, Kirkbymoorside
Client: Ryedale Group Limited

September 2024



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1 Introduction

- 1.1 This statement has been written on behalf of the applicant, Ryedale Group Limited, the owner of the application site and adjacent buildings. It supports the planning application that seeks approval for the erection of a pair of covered Padel Tennis courts on land that is currently hard surfaced and under-used as a car park.
- 1.2 The application proposals have been the subject of pre-application discussions and advice has been received from the Local Planning Authority (LPA) which has been taken into account in drawing up the scheme proposals.
- 1.3 Padel tennis is a fast-paced, accessible and social sport which is currently experiencing a boom in Britain and around the world. Padel is described by the Lawn Tennis Association (LTA) as easy to pick up for beginners and open to everyone no matter a person's age, ability or background. The LTA advises:
- “Compared to other sports, padel is less about technique and power when you first start playing, so everyone is at more of a level playing field right from the off. Serves are underarm, balls have a slightly lower compression and the racket is closer to your hand, making it easier to control your shots.”*
- 1.4 Padel tennis courts differ from a standard tennis court as they are more compact in size and enclosed at each end and along part of the sides by a perspective wall that is used to keep the ball in play (like squash).
- 1.5 The padel courts are proposed on a site that is in an accessible location adjacent to the A170 in Kirkbymoorside and in easy reach by foot or cycle for residents of the town. The site's location adjacent to the A170 means that it provides options for sustainable travel by cycle or bus, as well as by private car.
- 1.6 This statement should be read in conjunction with the following documents, which comprise the application:

Application Forms

Topographical Survey

Plans by Design 4 Architecture

Noise Assessment by Infinity Acoustics, and

Design and Access Statement (forming part of this statement).



2 The Site and its Surroundings

- 2.1 The application site forms part of a commercial site on the south side of the A170 (Kirkdale Road). The A170 has a single carriageway that provides vehicular access between Thirsk and Scarborough and the numerous settlements along its route.
- 2.2 The site location plan below shows the application site within the wider site owned by the Ryedale Group.



Site Location Plan

- 2.3 The site location plan illustrates that the site is located in an area which has a mix of uses on the south side of Kirkbymoorside. To the north of the site, on the opposite side of the A170 is an area of mature planting at the entrance to Wains Field, a residential development positioned further to the north. On the north side of the A170, positioned to the northeast of the application site is a petrol filling station.
- 2.4 Immediately to the north of the petrol filling station are terraced residential properties (Duncombe Terrace) that gain access over the filling station's forecourt. To the east of the petrol filling station is a car sales showroom that occupies a prominent site adjacent to the roundabout junction of the A170 with Piercy End (that



provides access to the town's Market Place which lies to the north) and Ings Lane, which serves residential development to the south of the wider Ryedale Group site.

- 2.5 To the east of the application site are established commercial premises occupied by Ryedale Printing, which is owned and operated by the applicant and Yorkshire Laundry, an independent business. The Ryedale Printing building can be viewed from the roundabout junction of the A170 and Ings Lane. Further to the east is the Grace Lane Veterinary Practice and to the northeast of the roundabout is a Co-op Convenience store with its associated car park.
- 2.6 To the south of the site lie the WeStore Self Storage business, owned and operated by the applicant, and the factory premises occupied by the engineering firm, Sylatech Limited.
- 2.7 To the west of the site is the access road to the Sylatech site which has established tree planting on both its sides. Further to the west are residential properties (Parkers Mount).
- 2.8 As stated above the application site is currently hard surfaced and is in occasional use for vehicle parking. The photos below show the current situation.



Photos of the site where the padel tennis courts are proposed to be constructed

- 2.9 The site lies outside the designated Kirkbymoorside Conservation Area and within Flood Zone 1 (low risk) as shown on the extract below, taken from the Environment Agency's Flood Map for Planning.



The application site shown outlined in red lies in Flood Zone 1 (low risk)

Planning History

2.10 There are a number of entries displayed online via the Council's public access website for applications that relate to the wider Ryedale Group site, as follows:

- 12/01051/FUL – Erection of single-storey reception extension to north elevation and cladding of north gable end. Approved in December 2012.
- 05/01258/FUL – Change of use of engineering workshop to warehouse. Approved in December 2005.
- 05/01165/FUL – Installation of stell wall panel cladding to part front and all side/rear elevations and steel panel recladding of roof together with installation of three roller shutter doors, once personnel door and four windows. Approved in November 2005.
- 04/01199/MFUL – Erection of three-storey office building. Approved in December 2004.
- 02/00299/FUL – Erection of extension to printing works. Approved in May 2002.

2.11 In addition, the following applications were noted for the Yorkshire Laundry site:



- 19/00575/FUL – Demolition of existing lean-to office and reception and erection of single storey extension to create new office/reception facilities (revised scheme to approval 18/00597/FUL). Approved in July 2019.
- 16/01785/FUL – Erection of building to form an additional laundry processing facility. Approved in January 2017.
- 06/01242/FUL – Erection of single storey extension to form a reception area/office. Approved in February 2007.



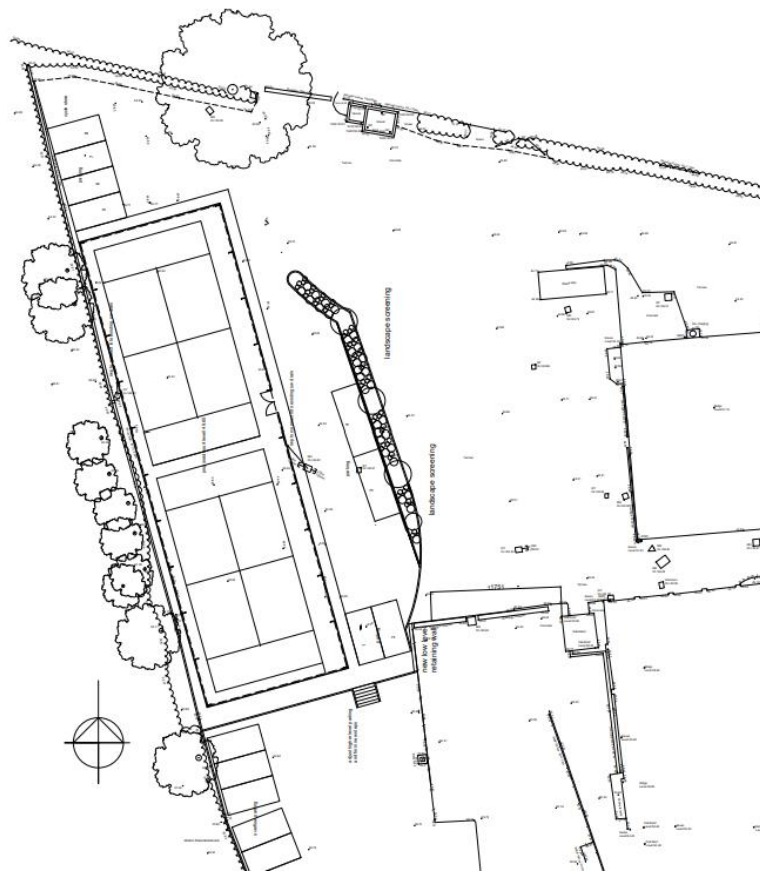
3 The Proposals

3.1 The proposed works for which planning permission is sought comprise the following:

“Change of use of land from car parking to Class F.2 (Local community) for use as an area for outdoor sport. Erection of 2no. covered Padel Tennis courts and provision of associated vehicle and cycle parking and landscaping.”

3.2 The extract of the 1:200 Proposed Site Layout below shows how the Padel Tennis courts and the associated parking and landscaping would be laid out on the site, replacing an area of under-used hard surfacing.

3.3 The siting of the new facility is proposed adjacent the site’s west boundary. It would occupy the northwest corner of the wider commercial site owned by the applicant, and be provided with its own separate identity, sharing the existing access from the A170 with the neighbouring commercial uses.



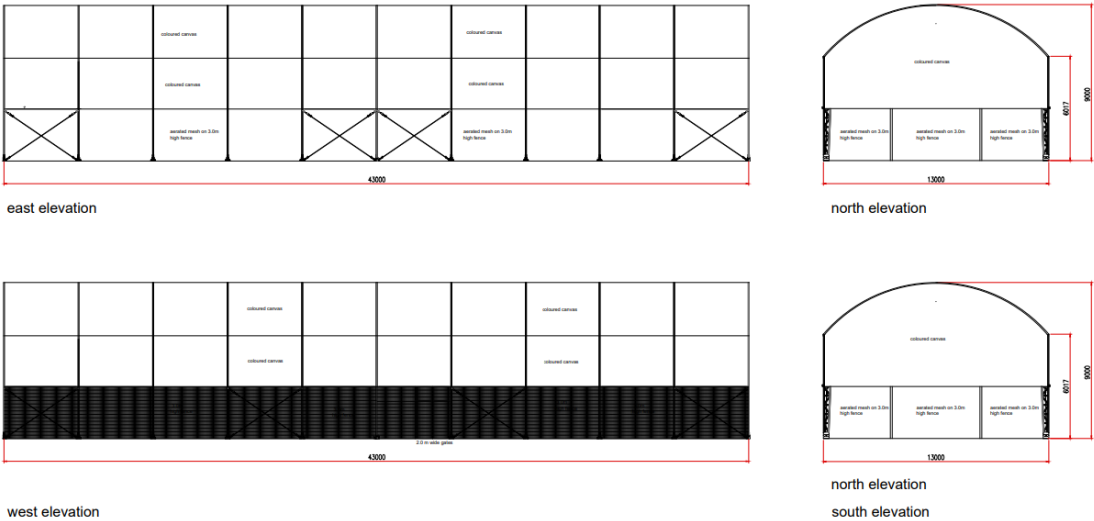
Extract of Proposed Site Layout Plan © Design 4 Architecture



3.4 The large-scale drawings produced by Design 4 Architecture should be consulted for full details of the proposals, but these include the following:

- 2no. Padel Tennis courts enclosed by a lightweight steel frame with coloured canvas roof and aerated mesh sides attached to 3.0m high fencing
- 8 no. parking spaces
- Cycle store
- New landscape screening to the eastern boundary of the site
- Retention of existing landscape screening to the north and west boundaries of the site

3.5 The extract of the elevations drawing below shows the design of the lightweight stell framing that will enclose the courts and provide weather protection to them. The structure has an overall length of 43.0 metres and a width of 13.0 metres. The sides of the structure are just over 6.0 metres, with the highest part of the doomed roof structure being 9.0 metres high.



Elevations of the steel frame enclosing the padel courts © Design 4 Architecture

3.6 It is proposed that the roof and upper sides of the steel structure be covered in a green coloured canvas to provide weather protection to allow use of the courts year-round. The bottom 3.0 metres of the steel frame would be enclosed by lightweight fencing to which an aerated mesh would be attached – this would allow passers-by to



see the tennis being played inside. The visual render below shows how the site will look with the courts and associated parking and landscape in place.



Visual render of proposed padel courts

3.7 It is proposed that the padel courts would be open for use between the hours of 08:00 and 21:00, seven days a week. Access would be via a code generated through an online booking system.

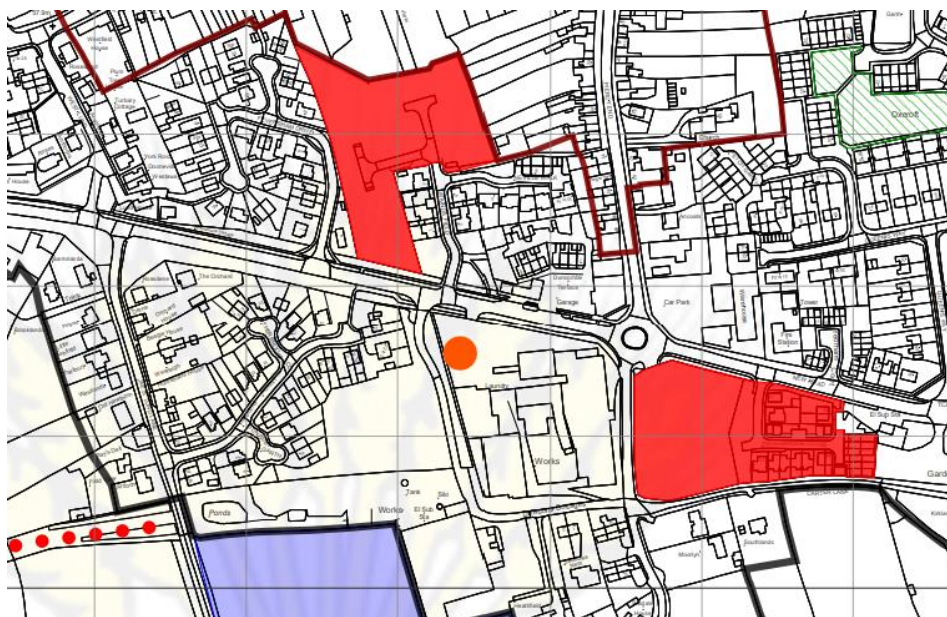


4 Relevant Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This approach is endorsed by the National Planning Policy Framework (NPPF) and the online Planning Practice Guidance (PPG).
- 4.2 The Development Plan for the purposes of determining this planning application under Section 38(6) of the 2004 Act comprises:
- **The Ryedale Local Plan Strategy (Adopted September 2013).**
- 4.3 In addition to the adopted Development Plan the material policy considerations include the NPPF (2023) which is supported by the NPPG.

The Development Plan

- 4.4 Below is an extract of the Ryedale Plan Policies Map for Kirkbymoorside with the general location of the application site shown with an orange dot.



Extract from Local Plan policies map for Kirkbymoorside



4.5 The policies map indicates that the application site falls within the Development Limits of the town (indicated by a black line) and that it is positioned a reasonable distance from the southerly extent of Kirkbymoorside’s conservation area (red line) which relates to the historic core of the settlement to the north of the A170. The map extract also shows a number of committed housing and commercial sites (in red and blue shading respectively). The red dots in the bottom left corner of the map relate to a disused railway line.

4.6 The Development Plan policies that are considered to be the most relevant to the consideration of this planning application are as follows:

- **SP11 Community Facilities and Services**

This policy advises that proposals for provision of new community facilities or services will be supported in principle where these are proposed within development limits.

- **SP16 Design**

This policy states that development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings, and protect amenity and promote well-being. To reinforce local distinctiveness it advises that the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings.

- **SP19 Presumption in Favour of Sustainable Development**

This policy advises that the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It further states that the Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- **SP20 Generic Development Management Issues**

This policy states that new development should respect the character and context of the immediate locality and the wider landscape/townscape

character. It requires proposed uses and activity to be compatible with the existing ambience of the immediate locality and the surrounding area.

It further states that new development should not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community.

Policy SP20 also advises that access to and movement within the site by vehicles, cycles and pedestrians should not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. It advises that access into and within buildings will be expected to allow all to access the building unimpeded.

Material Considerations

National Planning Policy Framework (NPPF) 2023

- 4.7 Section 8 (Promoting healthy and safe communities) states that planning decisions should aim to achieve healthy, inclusive and safe places which:
- promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other
 - enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of sports facilities.
- 4.8 Paragraph 102 of Section 8 states that:
- “...opportunities for sport and physical activity is important for the health and well-being of communities”.
- 4.9 Section 11 (Making effective use of land) advises that planning decisions should promote the effective use of land in meeting the need for homes and other uses in a way that makes as much use as possible of previously developed or brownfield’ land. It states that decisions should promote and support the development of under-utilised land and buildings, including building on car parks.
- 4.10 Section 12 (Achieving well-designed and beautiful places) advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what



the planning and development process should achieve – it advises that good design is a key aspect of sustainable development.

5 Planning Assessment

5.1 Having regard to the planning policies identified in Section 4 of this statement, and in accordance with Section 38 (6) of the 2004 Act, the proposal is considered in relation to the development plan and other material considerations below.

5.2 The following matters are the key issues in the consideration of the proposal to development 2no. Padel Tennis courts and associated facilities on the application site:

- Principle of the development
- Design and landscape impact
- Neighbouring amenity considerations
- Access and parking, and
- Drainage.

Principle of the development

5.3 Section 3 of the Local Plan sets out “aspirations and strategy” for the different settlements in its area. Kirkbymoorside is identified as a Local Service Centre that will receive limited growth to address local employment and housing requirements. In terms of the approach and ambitions for the town the Local Plan sets out the following matters that are relevant to the application proposals:

- Support the town’s Local Service Centre role, protecting and providing facilities that contribute to this role.
- Provision of improved community and leisure facilities

5.4 Local Plan Policy SP1 (General Location of Development and Settlement Hierarchy) sets out how the future development requirements of the area will be distributed. Kirkbymoorside as a Local Service Centre is identified as a secondary focus for growth, along with Pickering and Helmsley.

5.5 Policy SP1 makes clear that development will be prioritised on Brownfield land in areas with the lowest flood risk. It also seeks to ensure that sites support access on foot to centrally located services and facilities and are compatible with neighbouring land uses. It also required development to be accommodated without detriment to the character of the settlement and its setting.



- 5.6 Policy SP2 (Delivery and Distribution of New Housing) sets out an approximate level of housing provision in Kirkbymoorside of 300 new dwellings over the plan period. Whilst not strictly relevant to the application proposals it indicates that the town continues to grow and requires services and facilities to support the resident population.
- 5.7 Section 6 of the Local Plan deals with 'Physical Infrastructure and Community Facilities' and identifies qualitative deficiencies for children and young people and indoor and outdoor sports at Kirkbymoorside in Table 3.
- 5.8 Policy SP11 (Community facilities and Services) advises that proposals for provision of new community facilities or services will be supported in principle where these are proposed within development limits.
- 5.9 Given the criteria of the above Local Plan policies and the requirement for additional leisure facilities in the Kirkbymoorside it is considered that the development of 2no. padel courts in a central location in the town on Brownfield land, adjacent to the A170, is acceptable in principle, subject to the consideration of other relevant matters, which are set out below under a number of subheadings.
- 5.10 The proposed development will bring an exciting new covered outdoor sports facility for the local community and others in the area to use, which is accessible and will appeal to a range of age groups and abilities. The proposal aligns with the aspirations of the Local Plan and guidance in Section 8 of the NPPF, which states that:

"...opportunities for sport and physical activity is important for the health and well-being of communities".

Design and landscape impact

- 5.11 The design policy of the Local Plan (SP16) requires that development should create high quality durable places that are accessible and well-integrated with their surroundings, and which protect amenity and promote well-being.
- 5.12 Government planning policy as outlined in paragraph 135 of the NPPF advises that planning decisions should ensure that development is visually attractive as a result of good architecture and layout together with appropriate and effective landscaping.

- 5.13 The existing context of the site is detailed in Section 2 of this statement. In brief, the site lies within a mixed-use area adjacent to the main road (the A170) that connects Kirkbymoorside to other main settlements in the area, including Pickering and Helmsley. The immediate context is one of large commercial buildings positioned around the roundabout junction of the main road, as the satellite image below demonstrates – the general location of the site is shown with a yellow dot.



Satellite image showing the large-scale buildings in the locality of the site, which is identified with a yellow dot

- 5.14 The following images (© Google Street View) show the approach to the site from the east along the A170. The photo below shows that on approach to the roundabout the commercial buildings of Grace Lane Vets, Ryedale Printing, Ryedale Garages and the Coop dominate the view.



- 5.15 The image below is taken from the west side of the roundabout from where the Ryedale Printing buildings are viewed on the left of the A170. The Ryedale Garages showroom and Jet petrol filling station are the dominant structures on the right in this view.



- 5.16 The upper parts of the covering structure to the padel courts would be seen in the above view, sitting behind the Ryedale Printing building and in front of the mature trees that are positioned on the site's west boundary.
- 5.17 On approach to the site from the west along the A170 the view is one in which dwellings are prominent, partly screened by hedges and established tree planting either side of wide grassed verges. The image below demonstrates this view. The site is not viewable from this location being screened by the trees to its west.



5.18 The image below is from immediately west of the site and shows the frontage hedgerow and mature tree adjacent the site’s access. It also shows the mature tree planting along the site’s west boundary adjacent the access road to the Sylatech factory site. The commercial buildings in the vicinity of the site are also obvious in this view.



5.19 Following its construction, the canvas covered structure to the padel courts would be visible behind the frontage hedgerow and adjacent to the mature tree planting close to the site’s western boundary, when passing by the site in either direction along the A170.

5.20 In the image below (from the north of the site) the canvas covered structure would be viewable behind the site’s frontage hedgerow and would partially screen the WeStore building at the back of the site from view.



- 5.21 The image below shows the view of the site on approach to the site access from the east. From here the canvas covered structure would be visible, but its visual impact would be mitigated by the backcloth of the taller trees that would run along its entire length, and beyond its ends.



- 5.22 In design terms, the proposed steel structure and canvas cover are not traditional to the area, although the structure's shape is similar to agricultural Dutch barns that are located in the area.
- 5.23 It is considered that the proposed siting of the development against the backcloth of taller trees, the green colour finish of the canvas cover and the setting of the site in a predominantly commercial area of the town characterised by large commercial

buildings positioned around a busy main road will ensure that it will sit comfortably on the site and appear visually appropriate in its context.

- 5.24 The visual render of the padel court development which shows how it would look from the site entrance demonstrates that the facility would be viewed in the context of the surrounding trees and commercial buildings. The proposed structure is of a similar scale to the neighbouring commercial buildings and would sit well below the upper parts of the canopy of the adjacent trees.
- 5.25 When passing by the development, the sight of people playing padel will add visual interest and activity to the site which currently has a generally poor visual appearance being a large under-used hard-surfaced area.



Visual render of proposed padel courts

- 5.26 Overall it is considered that the proposed development would add a visually interesting community sports facility that will sit comfortably alongside adjacent commercial building and mature planting. The appearance of the site will be further improved by the introduction of landscaping to the east of the padel courts which will soften the view of padel players' vehicles and break up the current expanse of hard surfacing on the site.
- 5.27 The application site is relatively visually contained being screened from public view by adjacent commercial buildings and established landscape planting. In terms of landscape impact, the development will only be visible from locations close to the site (mainly along the site's frontage with the A170, where it will fit comfortably with the commercial context and adjacent trees. The proposed green coloured canvas



canopy viewed against the backcloth of the mature trees to the west of the site will help keep its visual impact to a minimum.

- 5.28 Given the above factors it is considered that the proposed development accords with the relevant design policy of the Local Plan, SP16 and advice in the NPPF.

Neighbouring amenity considerations

- 5.29 Local Plan Policies SP16 and SP20 require that new development protects amenity and promotes well-being, ensuring that there is no material adverse impact on present and future occupiers of the site and neighbouring land and buildings.

- 5.30 In a similar vein, paragraph 123 of the Framework states that:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”

- 5.31 Given the presence of residential properties in the locality, the Council advised at the pre-application stage that an application should be accompanied by a noise assessment to enable the Council to fully assess the impact of the courts on neighbouring amenity in relation to noise.

- 5.32 Infinity Acoustics has been commissioned by the applicant to carry out a Noise Impact Assessment (NIA) and its report forms part of the application submission.

- 5.33 The NIA report sets out the criteria for the noise assessment, explains the context of the site and its surroundings, the survey work undertaken and an assessment of impacts on neighbouring residential properties and their garden areas.

- 5.34 The NIA report highlights the fact that road noise from the A170 is a primary noise source in the locality and notes the various commercial operations in close proximity to the site and neighbouring residential areas. It also notes the proposed operational times of the padel courts as being 08:00 to 21:00 each day.

- 5.35 The NIA report identifies the residential properties at Wains Field and Parkers Mount as the closest dwellings to the site and these are treated as Noise Sensitive Receptors.

- 5.36 The report advises that the noise assessments undertaken indicate that provided all recommendations and noise control measures are implemented suitable noise criteria



can be achieved and adverse impact is not expected. The report confirms that in considering the context the model assumes a worst-case scenario with the courts at maximum capacity and the assessment assumes the periods of highest potential impact when the ambient noise level is at its lowest throughout the day. From the calculations undertaken the consultant comments that for the vast majority of the time during the operation of the development, any noise impact would be lower than stated in the report.

- 5.37 The NIA report concludes that when assessed in accordance with the NPPF and NPSE the noise impact of the development would equate to *'No Observed Effect Level'*.
- 5.38 At the pre-application stage the issue of lighting was raised, and it was recommended that details of any internal and external lighting be provided to allow the Council to assess this. The current site is illuminated by a number of existing external flood lights which are proposed to remain in situ and will not be affected by the development. Any proposed external lighting to the courts would be placed at low level on the north and east elevations of the steel structure to provide ambient lighting to the cycle and vehicle parking areas and these would be switched off just after 21:00 each day when the courts close.
- 5.39 Internal lighting to the courts will be placed at high level under the canvas canopy and angled down to illuminate the courts. This lighting will be screened from public view by the canvas cover to the roof and upper parts of the structure's sides guarding against light spill or glare that could impact neighbouring properties to avoid harm to amenity. It should be noted that the vertical sign at the front of the petrol filling station is illuminated all night and brighter than the security lights on the application site.
- 5.40 In terms of other impacts on amenity the siting and nature of the development means that no material impacts are likely to arise in relation to loss of privacy, loss of natural daylight, dust, odour or overbearing effect.
- 5.41 Given the above factors it is considered that the development will not give rise to unacceptable impact on amenity and therefore accords with Policies SP16 and SP20 of the Local Plan and guidance in the NPPF, both of which require development not to cause significant adverse impacts.

Access and parking

- 5.42 Currently the application site undulates slightly with levels ranging between 40.87m at its north end to 50.65m at its south end, which currently forms part of a higher-level parking area. The lowest point of the site is 49.60m.
- 5.43 In order to provide a level area for the padel courts and level access to them so they are accessible by all, the site levels are to be altered to achieve a court surface level of 49.60m. The work will entail a slight reduction in levels across the site rather than raising levels. Access to the courts will be via a double gate to enable access by wheelchair users

- 5.44 At the pre-application stage the highway Authority advised as follows:

“The proposals to erect 2no. covered tennis courts does not give rise to highway safety concerns in principle. The existing access is adequate in size and construction standard to facilitate safe access and egress and it is deemed likely that the traffic generated by the proposals will be relatively low in number and therefore the impact on the adjacent A170 will not be severe.”

In terms of parking, the Local Highway Authority should like to see a plan showing designated vehicle and cycle parking facilities.

The applicant notes that there is an existing parking area utilised on the site. A report showing the anticipated users of the tennis courts, the parking area’s capacity, current usage and designated parking for the tennis courts should also be provided to support any subsequent full planning application.”

- 5.45 The Proposed Site Layout shows how the parking for the padel courts will be laid out and made separate to the parking and manoeuvring areas used by the adjacent commercial uses. 8no. vehicle parking spaces and an area for secure cycle storage are proposed, although it is anticipated that for the majority of the time the courts would not attract eight separate vehicles to the site. Notwithstanding this, overspill parking spaces will be provided in the WeStore car park, accessed via steps to the south of the courts.
- 5.46 The proposal is to plant a new landscape strip along the eastern side of the site to create a visual buffer between the proposed development and the neighbouring businesses, with parking and delivery vehicles to the businesses being restricted to the existing hard surfaced areas to the east and south of the site. The areas of



parking that remain for the commercial neighbours are more sufficient for their staff, customer and visitor needs with sufficient space retained to allow HCVs to manoeuvre in the site and leave in a forward gear.

- 5.47 In terms of vehicular and transport links the location of the site means it is well served with public transport and is easily accessible on foot or by cycle. At pre-application stage the Highway Authority confirmed that the site is already served by a safe access.
- 5.48 Given the above matters, the proposed development is considered to accord with Policy SP20 of the Local Plan.

Drainage

- 5.49 The issue of drainage was raised in the Council's pre-application advice, and it was requested that detailed drainage proposals be included in the application submission.
- 5.50 The site is currently a hard surfaced car park and therefore the construction of the courts and the covered structure associated with them creates no additional area of impermeable surface that requires drainage. The canvas roof cover will drain to a guttering system along its east and west sides that will convey rainwater via downpipes to the existing surface water drain that serves the site.
- 5.51 Given the above and mindful that the site lies in Flood Zone 1, which has the lowest risk of flooding, the proposal to drain the roof of the courts to the existing surface water drain is considered to be appropriate.

6 Conclusions

- 6.1 The proposed Padel Tennis court development is considered to represent sustainable development that accords with the guidance in the Local Plan and the NPPF. The development is proposed on Brownfield land, close to the centre of Kirkbymoorside within the town's Development Limits, in an accessible location.
- 6.2 The development will make effective use of land by providing a covered sports facility on an existing under-used car park that will be available for use by residents and visitors on a pay as you play basis. The development will provide residents and others with a new covered outdoor sports facility that will encourage exercise and support health and well-being in accordance with Local Plan Policy SP11 and guidance in the NPPF. The sports facility will provide level access for all users.
- 6.3 In design terms, the proposals are considered to accord with Policy SP16 of the Local Plan as they are based on a good understanding of the context. The design approach is based on the form and function of the development, with a green canvas covering selected to allow the development to sit comfortably with the neighbouring trees. The development is considered to respond positively to its mixed-use context and will bring visual interest and activity to the site, which is currently an under-used car park.
- 6.4 It is considered that the proposed development will not give rise to any unacceptable impacts on the amenity of the locality. The Noise Impact Assessment accompanying the application advises that any noise arising from the use of the courts would not be at a level that would impact the amenity of the residents of dwellings at Wains Field and Parkers Mount. It confirms this is also the case for the garden areas of these properties. Therefore, the proposed development is in accordance Policy SP20 the Local Plan.
- 6.5 The parking and drainage proposals for the site are considered to be appropriate for the development, whilst leaving sufficient area for the vehicle parking and HCV movements associated with the neighbouring businesses.
- 6.6 In summary, the development proposals for the site are considered to accord with the relevant policies of the Local Plan and guidance in other documents, including the NPPF, and therefore it is respectfully requested that planning permission be granted.



Marcus Whitmore
Planning Studio

marcuswhitmore.co.uk