

Withdean Sports Complex

BH2022/02972



**Brighton & Hove
City Council**

Application Description

- Erection of 3no. canopy-covered padel tennis courts incorporating 12no. floodlights and associated works.



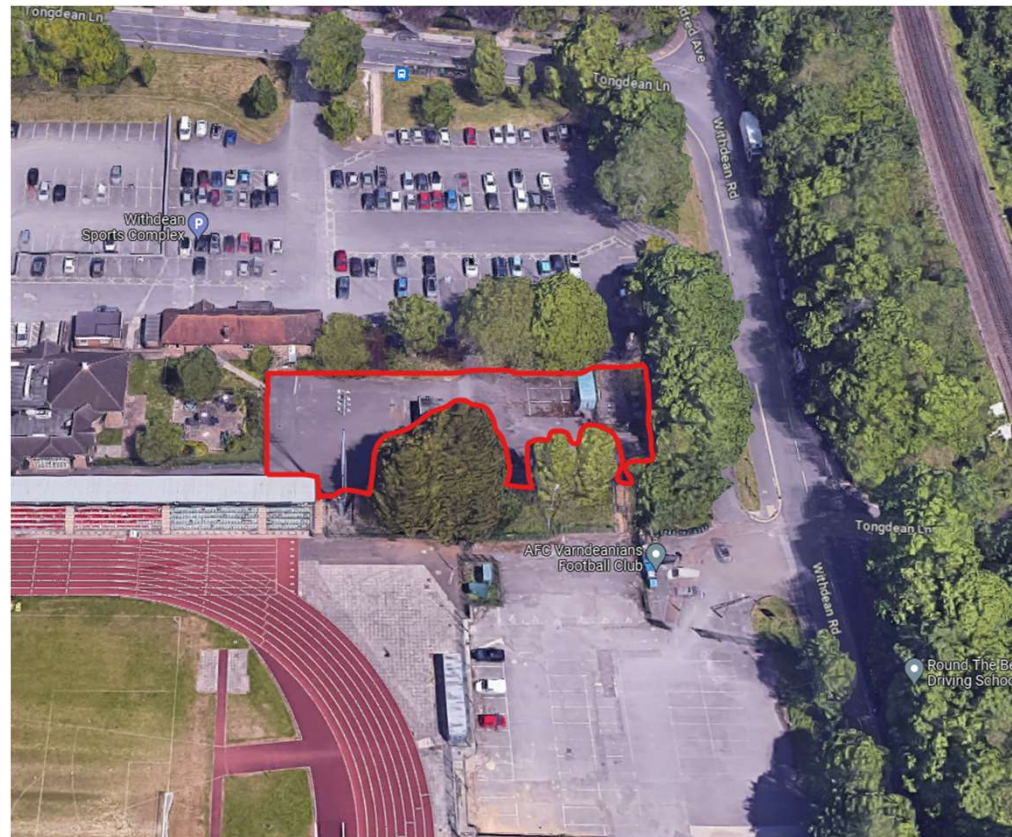
Existing Location Plan



139

001 B

3D Aerial photo of site



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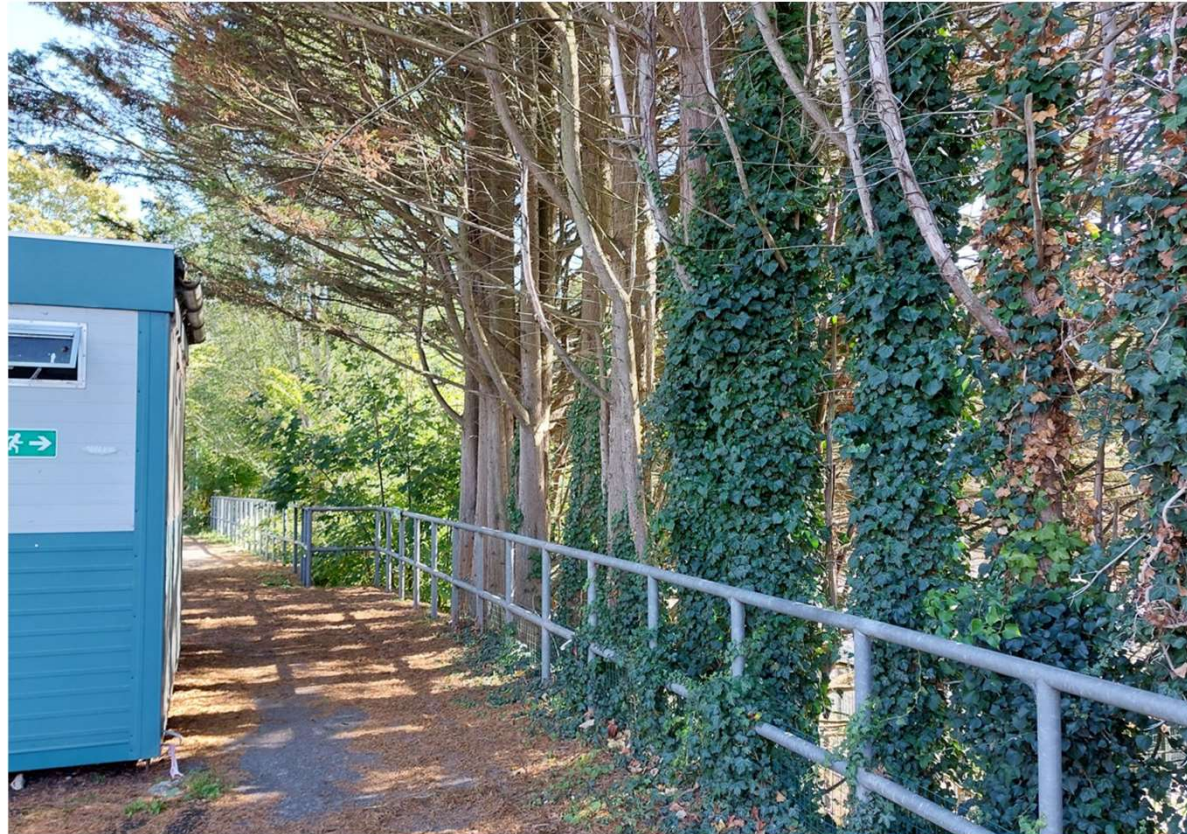
Street photo of site



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Other photo of site

W/C Block



Trees along south edge of the site



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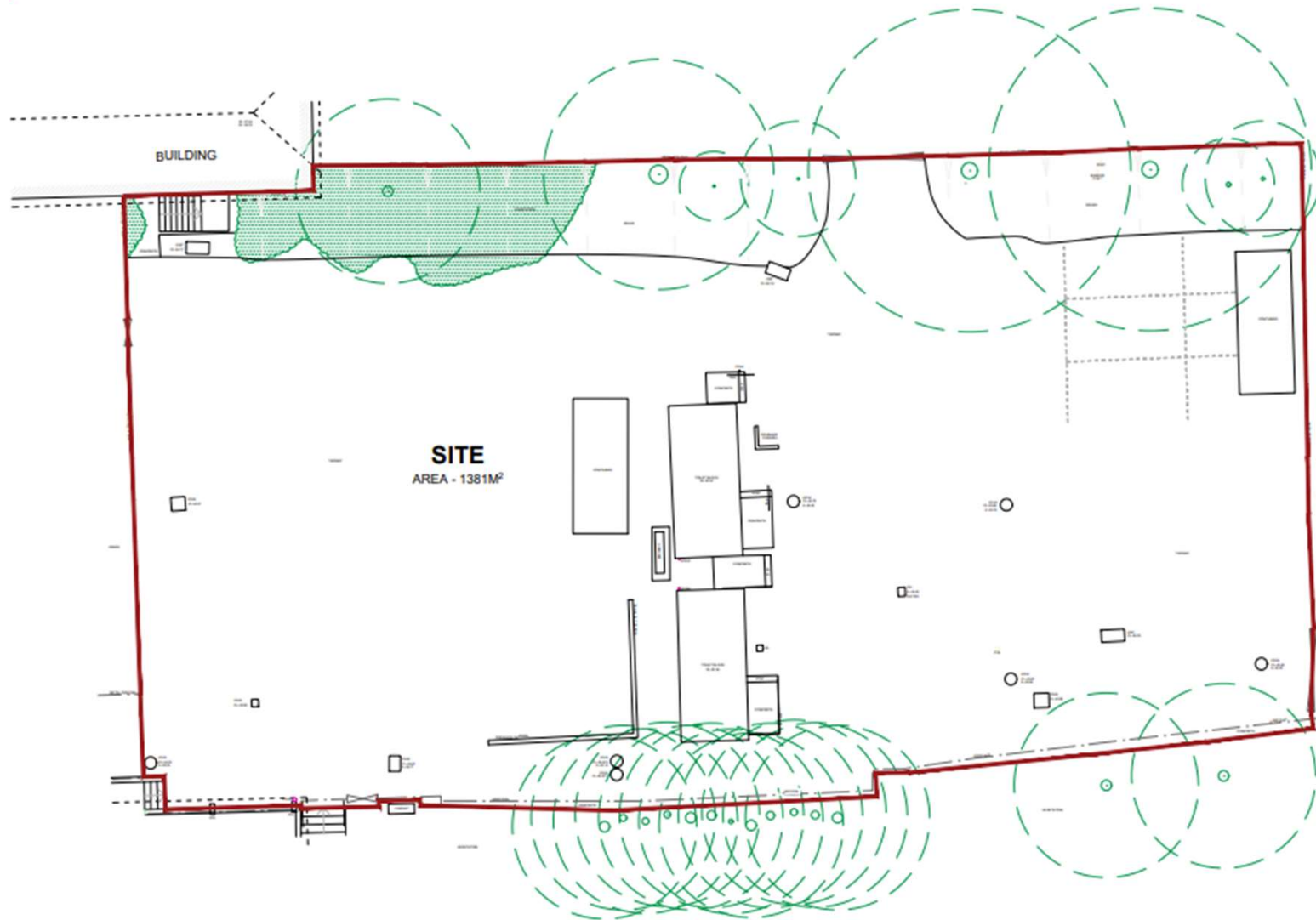
Other photo of site

W/C Block



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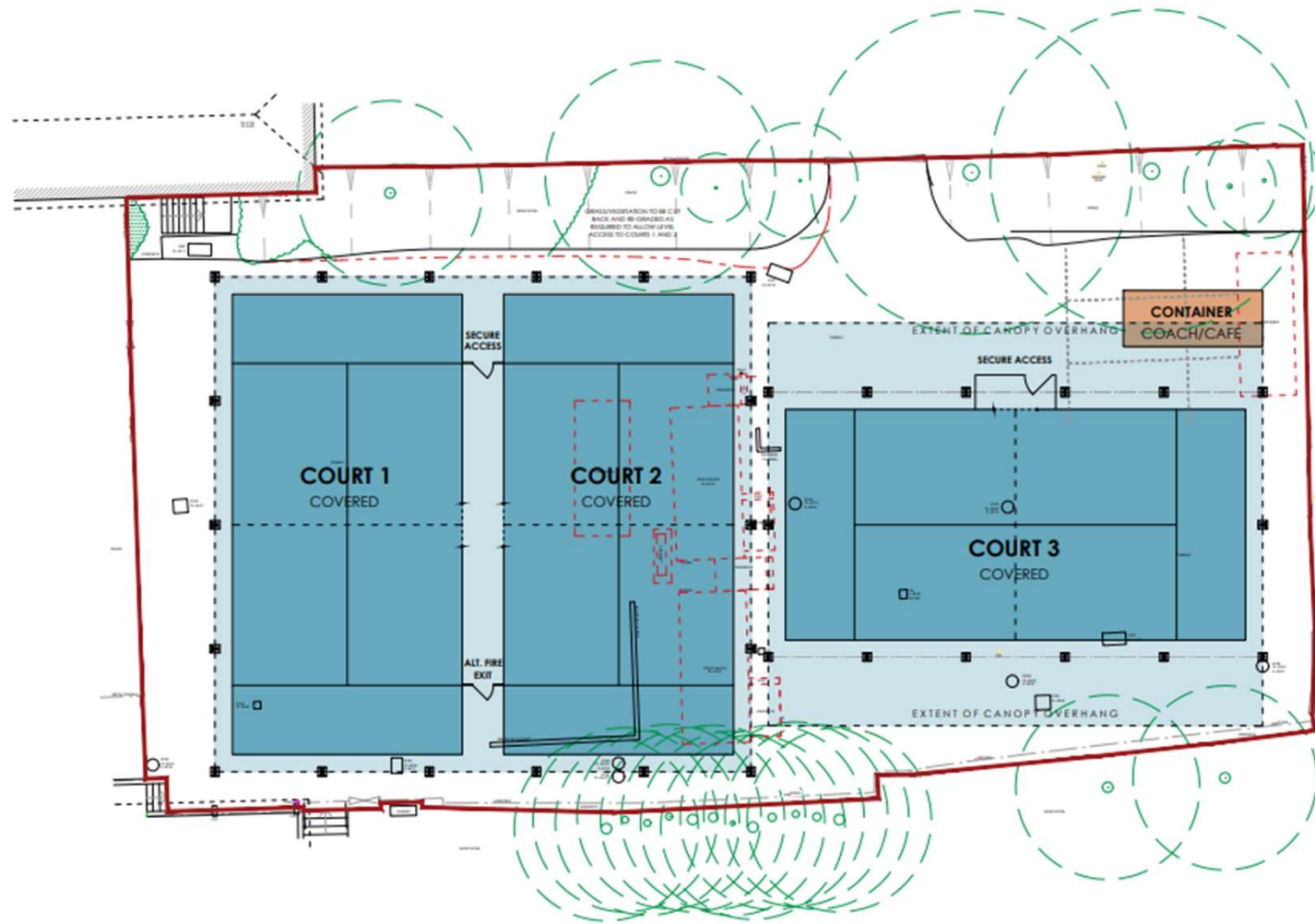
Existing Site Plan



144

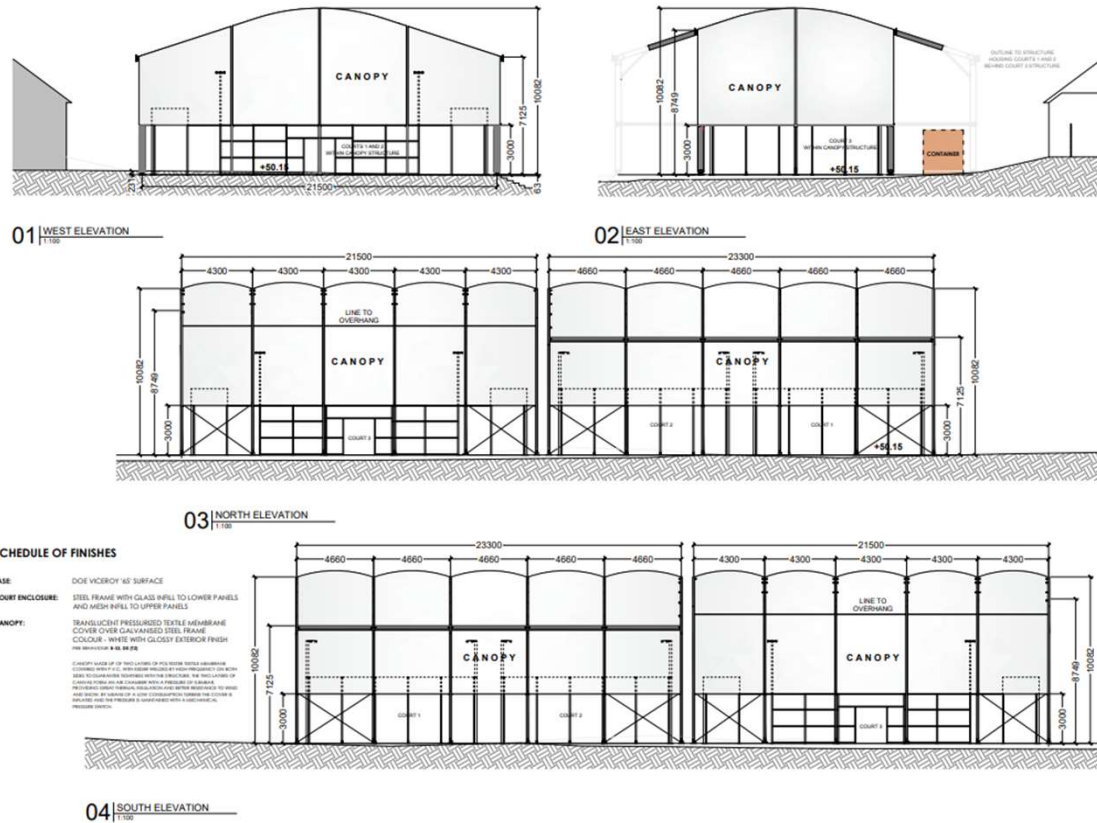
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Proposed Site Plan



SKETCH LAYOUT 02 WITHDEAN SPORTS COMPLEX

Proposed Elevations



146

004 B



Representations

37 supporting letters received

Key material issues raised:

- Improved sports facilities

7 objections received

Key material issues raised:

- Noise nuisance

2 general comments received

Key material issues raised:

- Noise and light nuisance

Key Considerations in the Application

- Principle of Development
- Design and Appearance
- Impact on Amenity (in particular noise and light)
- Impact on Biodiversity (in particular Withdean & Westdene Woods Local Nature Reserve, and Tivoli Copse and Railway Woodlands Local Wildlife Site)

Conclusion and Planning Balance

- Principle of Development is acceptable – improved Sports Facilities on underused land.
- Design and Appearance is acceptable.
- Potential impact on neighbours and local wildlife from noise and light impacts – harm can be successfully managed by condition as requested by the Environmental Health Team and the County Ecologist.
- Benefits of scheme to sport and making efficient use of land considered to outweigh minor impacts, and accord with planning policy.

Recommend: Approve

