

Withdean Sports Complex, Tongdean Lane BH2024/02477

5th February 2025

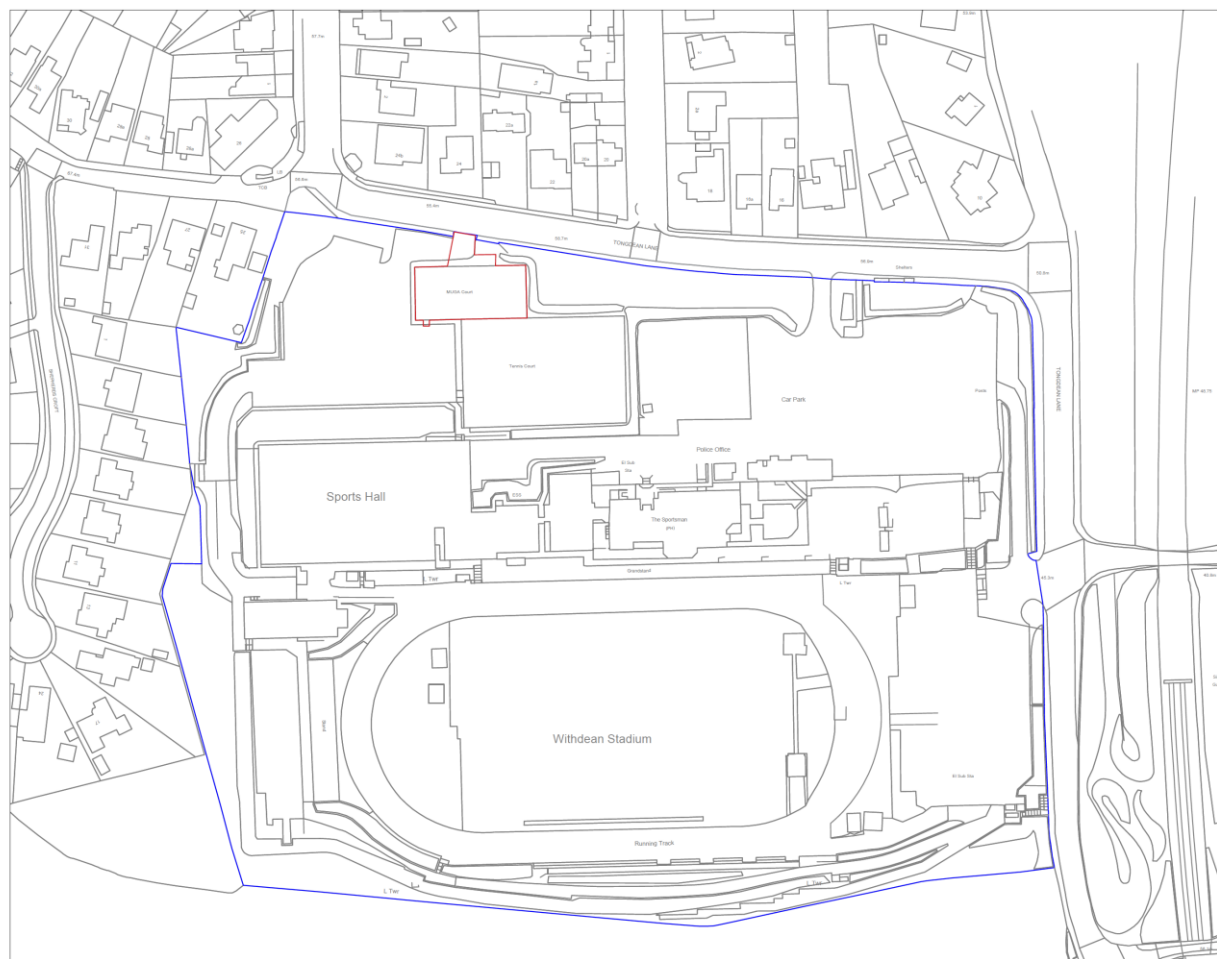


Brighton & Hove
City Council

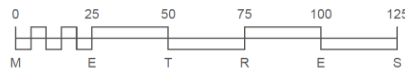
Application Description

- ▶ Replacement of existing MUGA tarmac surface with a porous tarmac
- ▶ Replacement of existing 2.7m chainlink fencing with 3m height fencing
- ▶ Replacement of existing four floodlights with four floodlights in the MUGA corners
- ▶ Installation of storage container to the north of the MUGA

Location Plan



SITE LOCATION PLAN
SCALE 1:1250



Aerial Photo of Site



3D Aerial Photo of Site

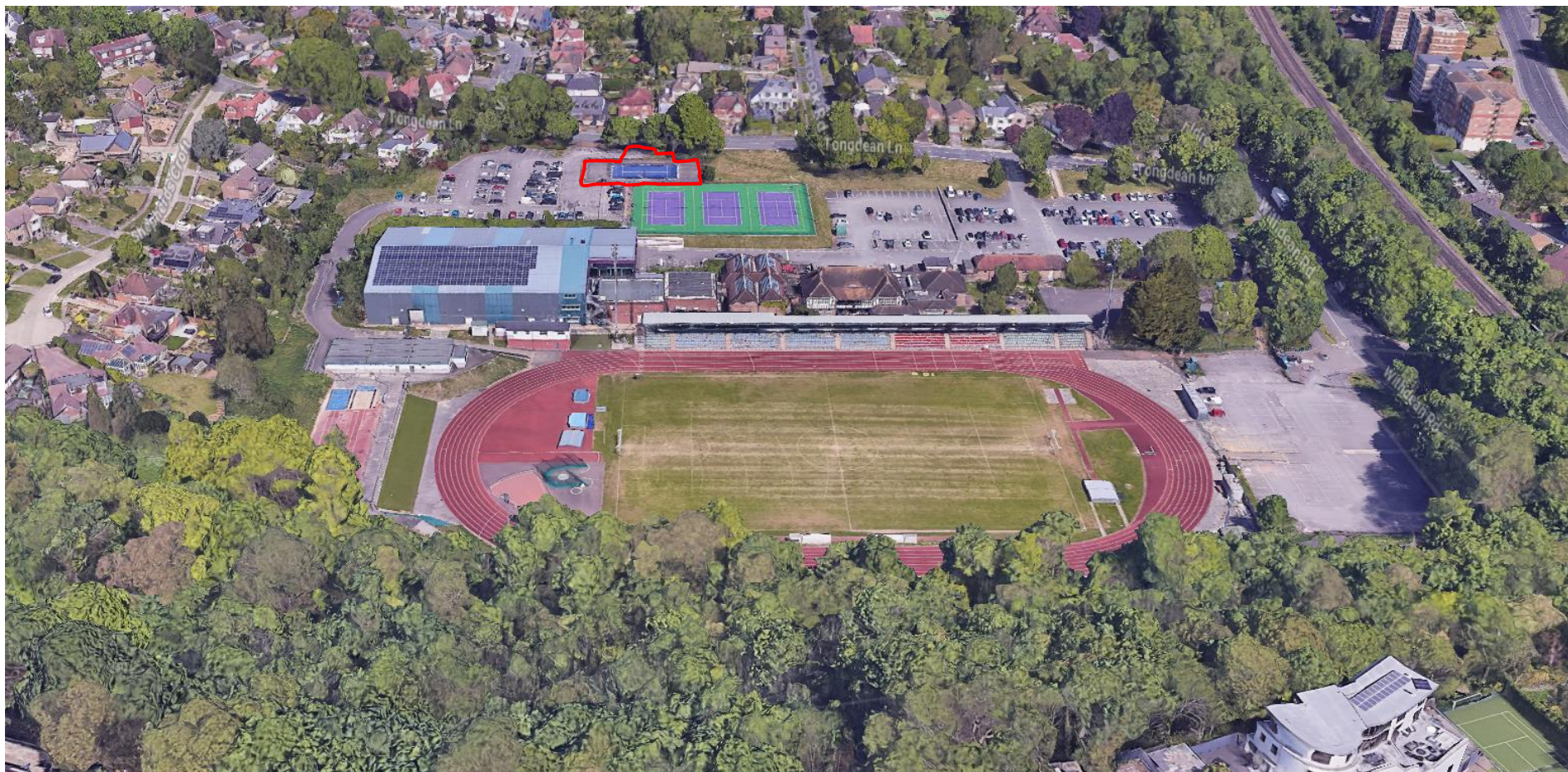


Photo from bank on Tongdean Lane



Site - existing
floodlit MUGA

Photo from within the Sports Complex car park



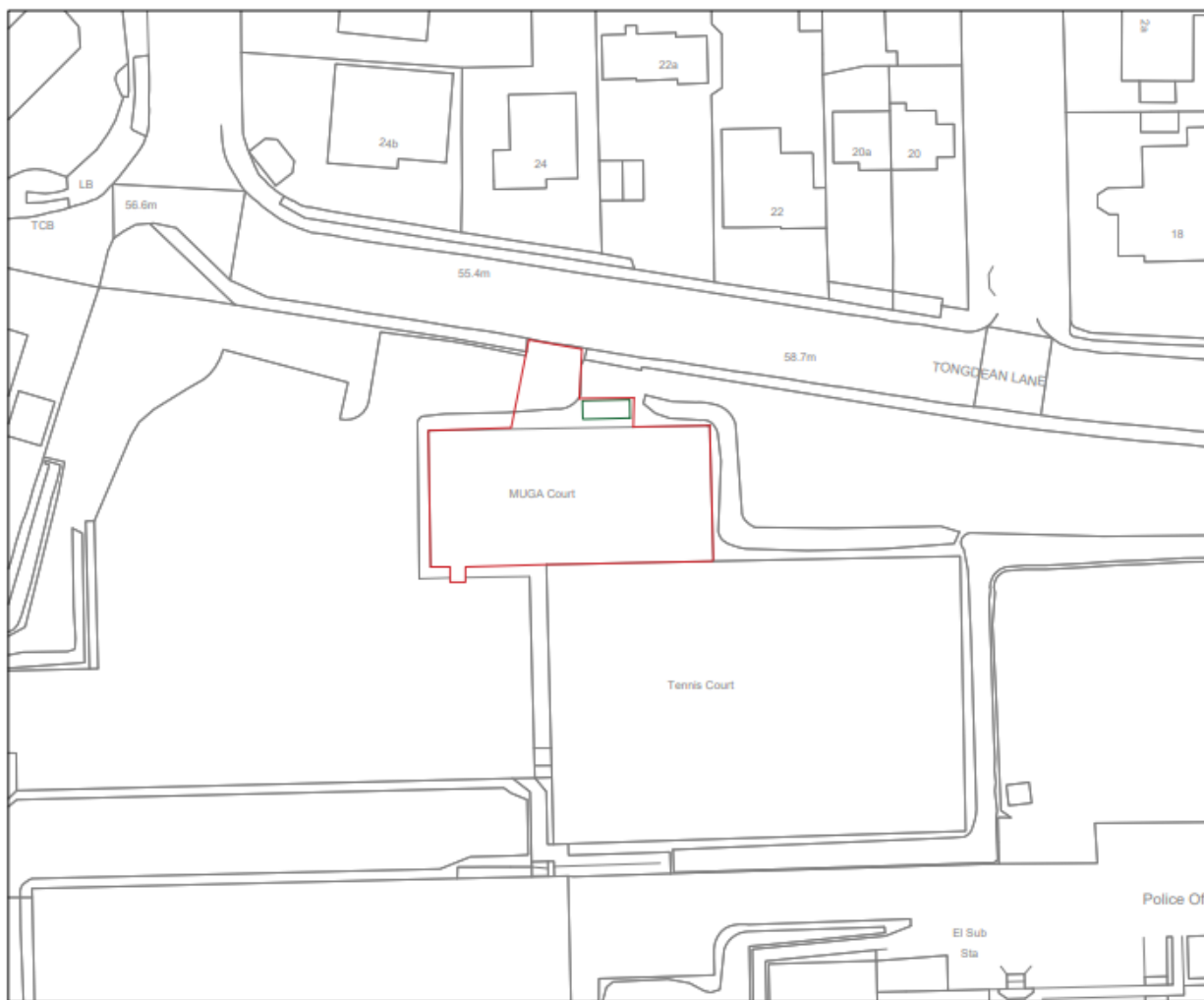
Site entrance from Tongdean Lane



Site and entrance and view to neighbours to the north

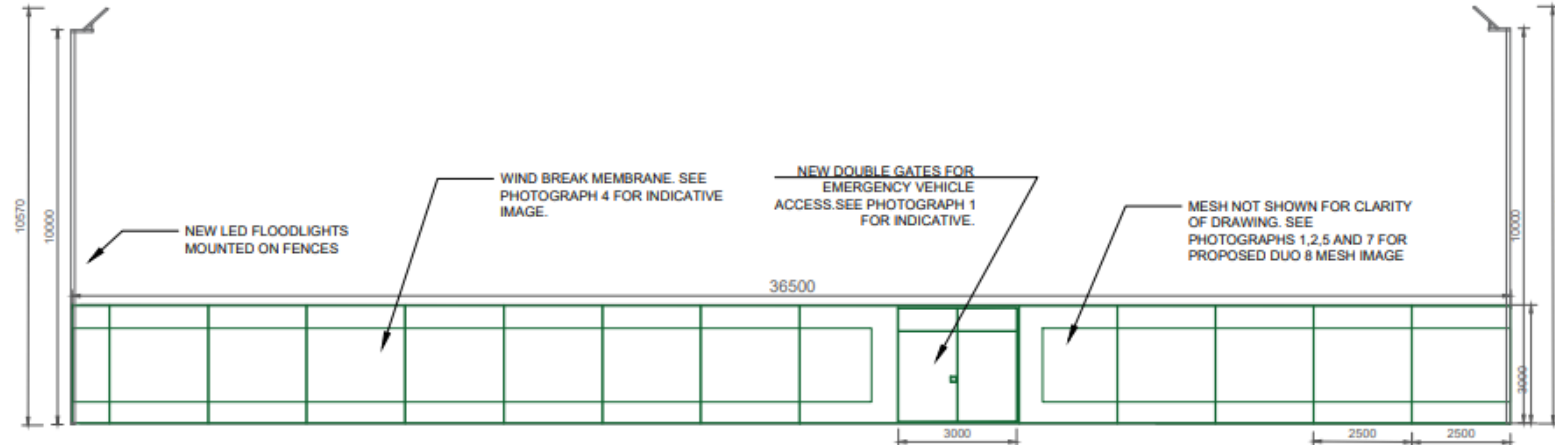


Proposed Block Plan

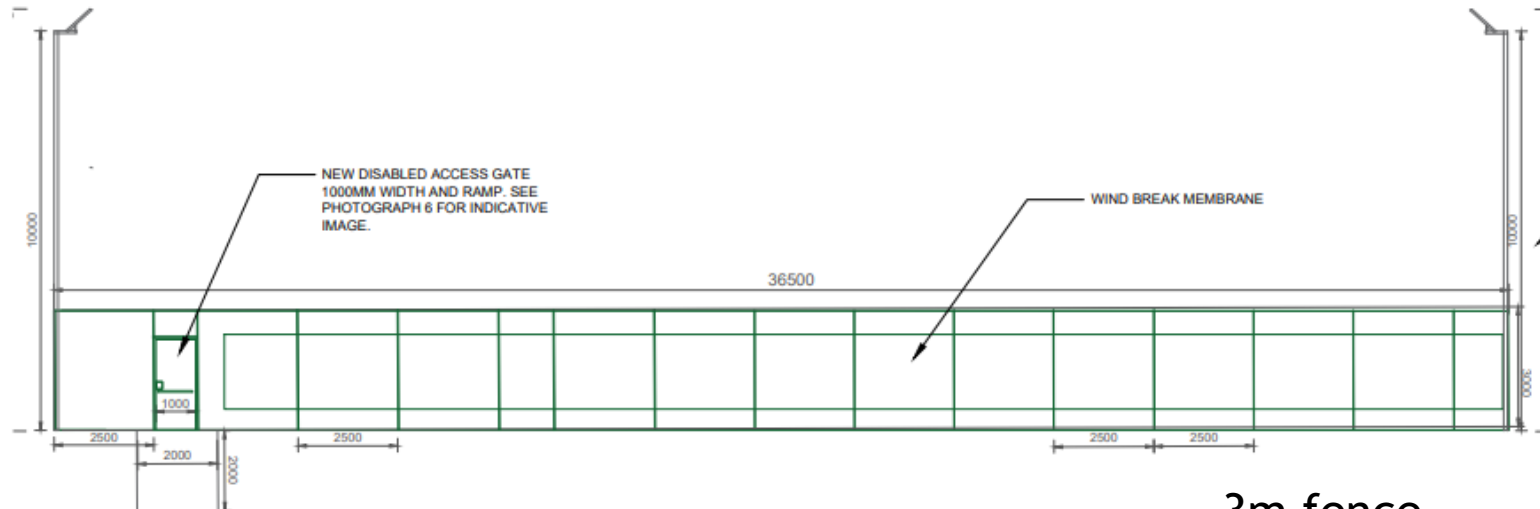


Proposed North & South Elevations

NORTH ELEVATION - AS PROPOSED (1:100)



SOUTH ELEVATION - AS PROPOSED (1:100)

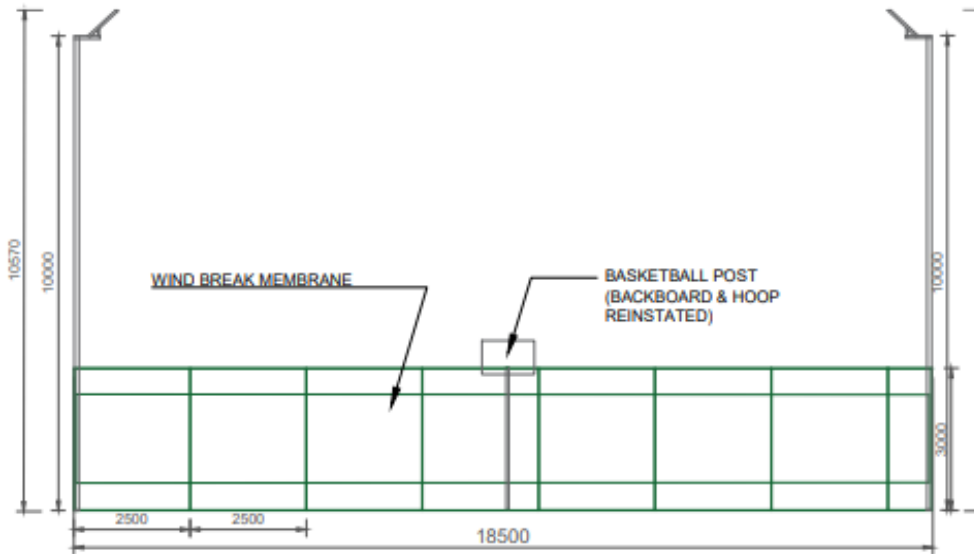


10m floodlights

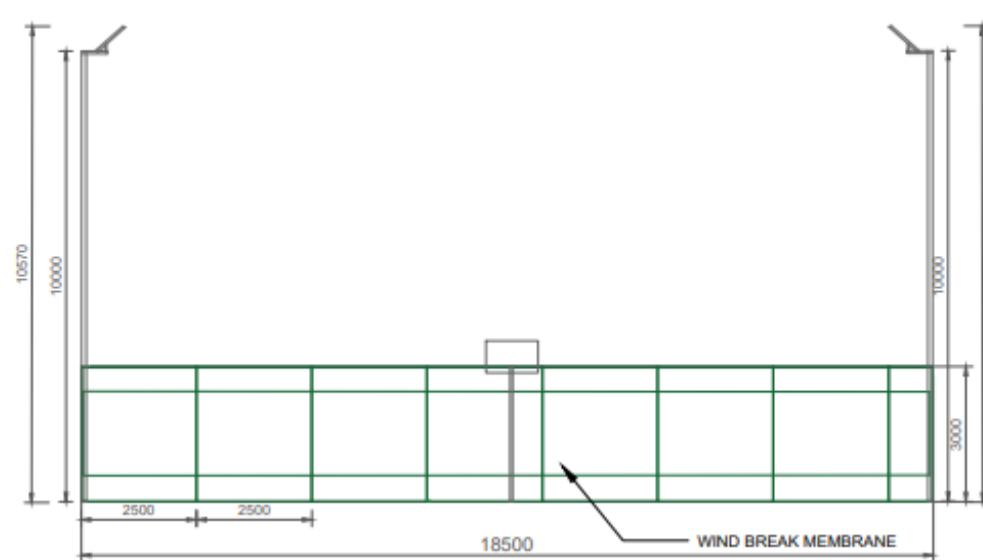
3m fence

Proposed West & East Elevations

EAST ELEVATION - AS PROPOSED (1:100)



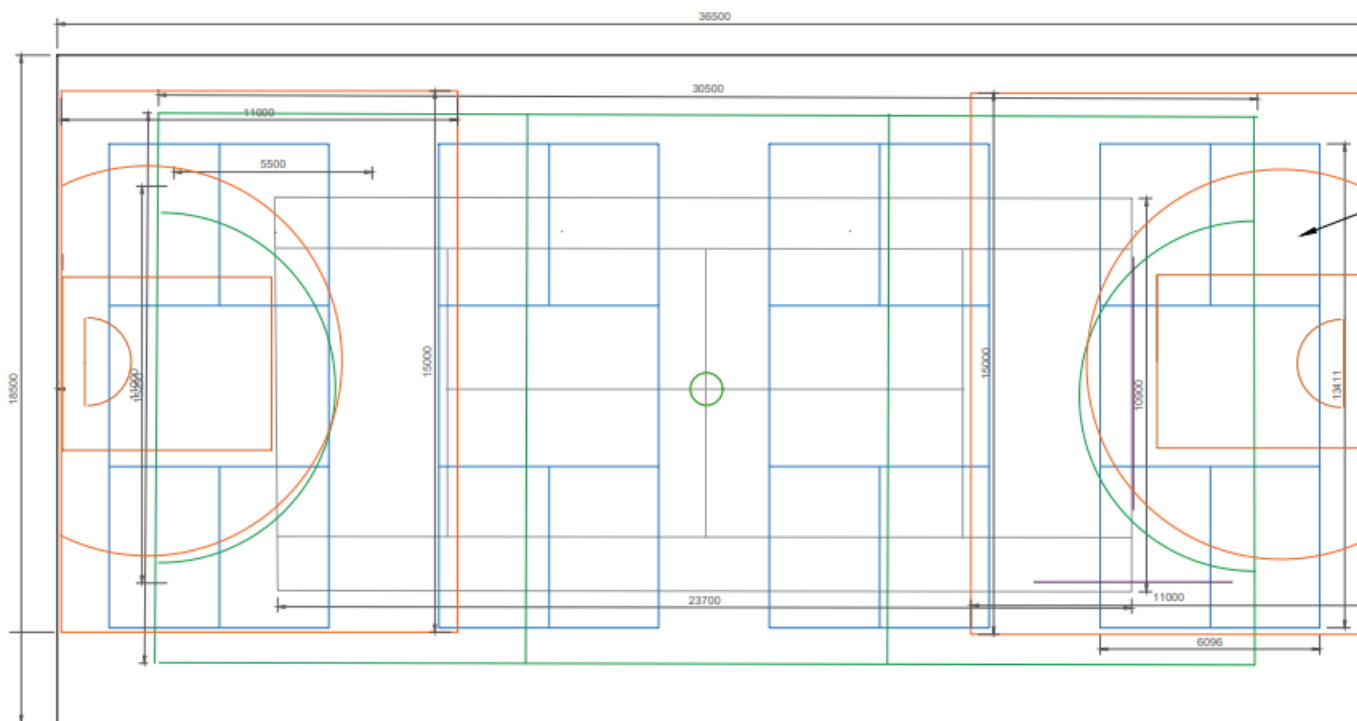
WEST ELEVATION - AS PROPOSED (1:100)



10m floodlights

3m fence

Indicative Proposed Plan



MUGA COURT - PROPOSED DEMARCATION LINES (1:100)

RESURFACING WITH
POUROUS TARMACADAM.
BLOCK COLOURS GREEN
AND PURPLE AND WHITE,
YELLOW, ORANGE AND
BLUE LINEMARKINGS.
(BLOCK COLOURS NOT
SHOWN ON PLAN FOR
CLARITY OF LINEMARKING,
SEE TABLE 2 AND
PHOTOGRAPH 4)

TABLE 2

Proposed linemarkings

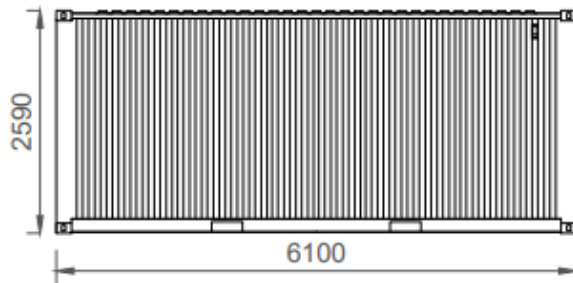
White lines (shown in grey for clarity)	Tennis
Yellow (shown in green for clarity)	Netball
Orange	3x3 basketball
Blue	Pickleball

Proposed surface block colours

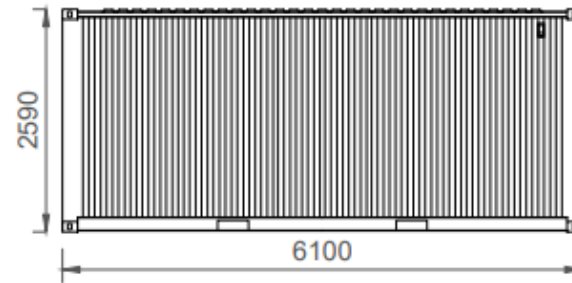
Green and purple: See Photograph 4.

Proposed Storage container

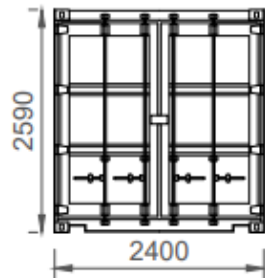
NORTH ELEVATION
- AS PROPOSED (1:50)



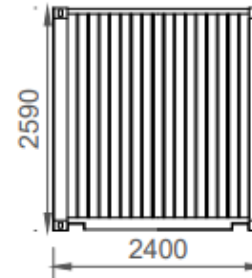
SOUTH ELEVATION
- AS PROPOSED (1:50)



EAST ELEVATION
- AS PROPOSED (1:50)



WEST ELEVATION
- AS PROPOSED (1:50)



Representations

1. **Fifteen (15)** letters of objection have been received, summarised as follows:
 - Previous padel court caused nuisance, pickleball courts are also noisy
 - No noise impact assessment carried out
 - Inappropriate use for the area
 - Visual impact of proposed new surface and container
 - Damage to trees
 - Inconsistencies on the drawings
 - Surface water flooding concerns
 - Loss of property value
- ▶
2. **Sixteen (16)** letters of support have been received, summarised as follows:
 - Improved sports facilities welcomed
 - Pickleball is a growing sport and there are no other suitable facilities in the city

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on neighbouring amenity

Conclusion and Planning Balance

- ▶ The proposed upgrading and refurbishment of the existing MUGA would accord with the Policy CP17 of the City Plan Part One and is supported in principle
- ▶ The proposed replacement fencing and surfacing would match those on the neighbouring outdoor sports pitches and are considered to be acceptable in terms of design and appearance.
- ▶ The proposed storage container would be located to the northern side of the MUGA, with the boundary fence, earth bank and mature trees providing visual screening.
- ▶ The proposed floodlights would be of the same height and similar slender appearance to the existing columns

Conclusion and Planning Balance

- ▶ The existing MUGA is floodlit and is an established feature of the Sports Complex that can already be used for the playing of outdoor sports
- ▶ The proposed development does not include any enlargement or repositioning of the MUGA
- ▶ The proposed hours of use align with the existing opening hours of the Sports Complex
- ▶ The proposed development therefore would not result in increased activity or noise compared to that which could take place on the site currently
- ▶ A condition is recommended to secure further detail of the proposed floodlight luminaires to ensure that light spill is kept to within acceptable levels.
- ▶ Recommend approval, subject to conditions