

London Borough of Haringey

FAO: Adam Silverwood

By email

5th June 2026

**Town & Country Planning (Development Management Procedure) (England)
Order 2015**

Application Reference: HGY/2026/0671

Site: The Hornsey Club, Tivoli Road, Hornsey, London, N8 8RG

Proposal: Construction of 4 padel courts with associated lighting, canopies, pavilion and storage.

Sport England Reference: PA/26/L/HR/73936

Thank you for consulting Sport England on the above application.

Sport England – Statutory Consultee Role and Policy

We understand that you have consulted us as a statutory consultee in line with the above Order as the Tennis Courts, in physical and functional terms, form part of the playing field site. Therefore, we have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 104, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field land remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. A summary of the exceptions is provided in the annex to this response.

The Proposal and its Impact on the Playing Field

A Padel facility is proposed that would result in the loss of the Tennis Courts at the site. It appears that there is currently a breach of planning permission

HGY/2024/2070 for temporary Padel facilities which required the facilities to be removed and Tennis Courts to be restored, which Sport England understands has not happened. Sport England, therefore, has considered the application on the basis that the requirements of this temporary planning permission have/would be implemented in full.

The current application is similar to a scheme granted consent in 2025 which was approved in a slightly different location, had a different layout and no covering.

Assessment against Sport England's Playing Fields Policy and NPPF

As noted above, planning permission has been granted for a Padel facility in a similar location, albeit a different design and layout as now proposed. Sport England notes that all the conditions it sought to be attributed to that permission were not imposed by the Local Planning Authority (LPA) therefore it had a statutory objection to that application. Sport England, therefore, assumes that its statutory objection was given the required weight when the LPA determined that application.

Given the similarities between the current application and approved scheme, Sport England considers that the principle for developing a Padel facility in this location has been accepted. In consequence, Sport England would not object to the principle of the development on the basis that Condition 7 of planning permission HGY/2024/3278 is imposed, if the LPA are minded to approve this application.

This application, effectively, is seeking approval for a revised layout and design, i.e. installing a canopy. The Lawn Tennis Association (LTA), who are the Governing Body for Tennis and Padel, are supportive of canopy structures over Padel Courts as this would allow year round play. They also advise that the proposal is designed, constructed and maintained in accordance with its design recommendations, including that all courts and facilities should be wheelchair accessible. Sport England recommend that the LPA imposes a condition to this effect if it is minded to approve this application.

As noted above, Tennis Courts should have been reinstated, as per the requirements of planning application HGY/2024/2070, however a Tennis Court is not shown on the area of the proposed drawings that would not be occupied by the proposed Padel Courts. This area is instead indicated as an area for vehicle access on the Block Plan. Since this would be a loss of a sports facility for non-sporting development, i.e. vehicle access, and the Tennis Court has not been identified as surplus to current and future local community need, Sport England would object to this aspect of the proposal as it does not meet its Policy nor the requirements of the NPPF, paragraph 104.

Sport England's Position

Given the above, Sport England raises a **statutory objection** to the application because it is not considered to accord in full with our Playing Fields Policy, our wider Planning Policy Principles or paragraph 104 of the NPPF.

Potential to Overcome the Statutory Objection

The applicant is advised to amend the plans so a Tennis Court is provided in the area northeast of the proposed Padel facility. The Tennis Court should align with LTA design guidance. Please also ensure that doors/gates do not open into the area of play.

The applicant is also advised to take the below advice from the England & Wales Cricket Board (ECB) and LTA into consideration.

Further Advice for the Council & Applicant

ECB

The ECB have noted that the nearest strike point from the fine turf pitches on the Cricket Square is around 61 metres away therefore a ball trajectory assessment (indemnified) should be conducted to understand if there is any ball-strike risk arising to the proposed facility. The ECB anticipates that ball-stop netting and/or that the padel courts' proposed location may need to be moved. Since LPA has previously approved Padel Courts in a similar location, albeit further away from the Cricket square, without such ball-strike assessment (or mitigation), Sport England does not feel it can object solely on this basis but would like to highlight this potential safety risk to the LPA and Cricket Club which could affect Cricket played on the site. The LPA may wish to address this potential risk.

The ECB have also noted that the location of the proposed Padel Courts could restrict the Cricket Club's ability to install any additional lanes alongside the existing three lane practice facility.

LTA

The LTA have recommended that the proposed courts are accessible to the public at an affordable rate and that they would like to see a Community Use Agreement in place, which includes an online booking process to enable a smooth customer journey to court.

The LTA have also indicated that they would expect the site to be registered with the LTA and comply with their minimum standards regardless of the final facility mix of Tennis and Padel. They advise that ongoing maintenance of the facility is key so ringfencing monies each year for Tennis and Padel to ensure long term sustainability is important.

Determining the Application

The Cricket Club site appears to be larger than 2 hectares therefore the application could be considered of 'potential strategic importance' as defined by The Town and Country Planning (Mayor of London) Order 2008 as it prejudices the use of a playing field of more than 2 hectares of land. If this the case, a copy of this application should be sent to the Mayor of London for consideration.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s).

If you would like any further information or advice, please the undersigned.

Yours Sincerely,

Mark Furnish

Planning Manger
Sport England

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

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

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy