

London Borough of Haringey

FAO: Josh Parker

By email only

10th June 2024

Application Reference: HGY/2024/0871

Site: Tennis Club, Southern Road, Hornsey, N2 9LH

Proposal: Demolition of the existing clubhouse and redevelopment of the site to provide a detached three storey block containing a new clubhouse with apartments above and a terrace of houses, one new Tennis Court, refurbishment of two of the existing Tennis Courts, creation of a vehicular access off Cherry Tree Road, with associated landscaping, car parking, cycle storage, and refuse storage.

Sport England Reference: PA/24/L/HR/67819

Sport England has the following comments regarding the above application.

Sport England's Non-Statutory Role

Sport England assesses this type of application in light of the National Planning Policy Framework (NPPF) and against its own planning objectives, which are;

- Protect – To protect the right opportunities in the right places;
- Enhance – To enhance opportunities through better use of existing provision; and
- Provide – To provide new opportunities to meet the needs of current and future generations.

Further information on the objectives and Sport England's wider planning guidance can be found at <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport>

Sport England's Assessment

The application proposes a replacement Tennis clubhouse, a new Tennis Court and refurbishment of two existing Tennis Courts however there would be a net loss of Tennis Court provision to accommodate residential accommodation. Sport England have liaised with The Lawn Tennis Association (LTA) who have indicated that *“Local population demand suggests there is sufficient*

demand for Tennis to sustain a 4 court club within the area. The benchmark capacity for a 4 non-floodlit court club is 160 members. The club are currently operating close to this benchmark.

Current demand demonstrates the need for a 4 court club and future demand suggests this to be sustained. We anticipate this demand to increase with further population increases.” Sport England also notes that the submitted documentation explains that the Tennis Club have plans to increase membership. It would appear, therefore, that four Tennis Courts are needed in this area.

In relation to design, the LTA have confirmed that the proposed refurbished courts would not meet LTA minimum court dimensions and that it is difficult to understand whether the proposed new court would meet LTA minimum court dimensions, as dimensions do not appear to be specified on the drawings. Sport England and LTA advise that the courts meet LTA design guidance, including court dimensions with the appropriate safety ‘run-off’ areas.

The LTA do, however, recognise the challenges the Club has had on a rolling year lease and maintaining/investing into the facility. In this respect the LTA support that the Club would have security of tenure for the long term. The details of this are limited and should be confirmed as soon as possible.

The proposal also seeks new residential units on the site. Although the Tennis Courts/Club are already in close proximity to residential properties, Sport England advise that the Council consider the noise implications from the Tennis use on residential amenity of the proposed residential units and any other residential properties that may, as a result of the proposed development, be closer to Tennis Courts. Sport England would object if Tennis at the site is reduced/compromised due to noise concerns of neighbouring properties as a result of the proposed development.

Sport England’s Position

Overall, whilst the proposed development would result in a replacement clubhouse, two refurbished Tennis Courts, a new replacement Tennis Court and potentially tenure security for the Tennis Club (albeit details are unclear), there will be a net loss of Tennis Courts to allow residential units on a site the LTA considers can sustain four Tennis Courts to meet local need. It is also not clear if the new and refurbished Tennis Courts would align with LTA guidance. Sport England, therefore, considers that the proposal has not demonstrated to align with the NPPF, Paragraph 103, or Sport England’s Policy to Protect facilities

where there is a need.

Sport England recommend that the applicant works with the LTA to develop a proposal that meets the current and future needs of Tennis in the local area to enable the long-term sustainability of the Tennis Club.

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). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Yours sincerely,
Mark Furnish
Planning Manager