

24 September 2026

Rachel Richardson  
Mid Sussex District Council  
Oaklands,  
Oaklands Road,  
Haywards Heath,  
West Sussex,  
RH16 1SS

SL/Let/P2141ii

Dear Rachel,

Section 73 application for the variation of Condition 2 (approved plans) of planning permission (DM/25/3096) at Q Leisure, The Old Sand Pit, London Road, Albourne, BN6 9BQ.

We write on behalf of our client, The Padel Club, in support of an application pursuant to Section 73 of the Town and Country Planning Act 1990 to vary Condition 2, relating to the approved plans, of planning permission DM/25/3096 at Q Leisure, The Old Sand Pit, London Road, Albourne.

Planning permission DM/25/3096 was granted on 12 March 2026 for:

*Construction of six padel courts together with a canopy structure; demolition of the existing sheds; and the erection of a clubhouse building with associated store, pergola and outdoor seating area, alongside hard and soft landscaping.*

The present application seeks a limited variation to the approved scheme arising from the continued detailed design and technical development of the proposals. The amendments principally relate to the detailed design and positioning of the clubhouse and pergola, the introduction of a small services compound, adjustments to finished floor levels, minor changes to boundary treatments and amendments to the detailing of the court canopy.

The application has been submitted to Mid Sussex District Council via the Planning Portal under reference PP-15240706 and is accompanied by the following documents:

- Application Forms
- Covering Letter
- Amended Drawing Set

**Managing Director**  
Chris Barker MATP MRTPI  
**Directors**  
Huw James MRTPI  
Sam Sykes MRTPI

**ECE Planning Ltd**  
Registered in England  
No 7644833  
VAT No 122 2391 54

**Registered Office**  
Amelia House  
Crescent Road,  
Worthing BN11 1QR

### Agreed Section 73 Route

Prior to submission, the applicant sought advice from the Local Planning Authority regarding the appropriate procedural route for securing the proposed amendments.

In correspondence dated 24 August 2026, the Council's case officer reviewed the amendments and confirmed:

*"I can confirm that you can submit a S73 application for the amendments sought below."*

The present application has therefore been submitted expressly in accordance with that advice and follows the procedural route agreed with the Local Planning Authority.

A copy of the relevant correspondence can be provided at Appendix A.

### Proposed Amendments

The amendments have arisen through the continued detailed design and technical development of the approved scheme and are intended to improve its functionality and deliverability without materially altering the character or principle of the development previously approved.

The proposed changes are summarised below:

#### P101A – Proposed Site Layout

The finished floor levels of the clubhouse and court canopy have been adjusted to respond to the latest civil engineering design information.

The revised clubhouse design has been repositioned within the approved development area to accommodate the updated layout.

A small services compound has been introduced to accommodate the operational requirements of the development.

The number and positioning of the pergolas have been adjusted to coordinate with the revised clubhouse arrangement.

#### P102A – Proposed Site Layout – Boundary Treatment

The approved high level fencing has been amended to a ball-stop net, with the approved height remaining unchanged.

The extent of the ball stop net has been adjusted so that it wraps around the end of outdoor Court 6.

The wire mesh fencing arrangement has been adjusted to coordinate with the revised clubhouse and services compound.

#### P110A – Clubhouse Floor and Roof Plan

The clubhouse plans have been updated to reflect the revised container based clubhouse arrangement and associated pergola design.

#### P120A – Clubhouse Elevations

The clubhouse elevations have been updated to reflect the revised container and pergola design.

#### P130A – Site Sections – Existing and Proposed

The proposed services compound has been incorporated into Section AA.

#### P141A – Court Canopy Elevations

The low level mesh previously shown to the north, south and west elevations of the canopy has been omitted.

The retractable roller blinds previously shown to the canopy have been removed.

The changes are confined to these detailed elements of the approved development. The fundamental components of the scheme remain as approved, including the provision of six padel courts, the court canopy, clubhouse facilities and associated external works.

#### Design and Visual Impact

The overall design principles established through planning permission DM/25/3096 remain unchanged.

The revised clubhouse remains within the part of the site previously approved for the clubhouse and associated facilities and continues to perform the same ancillary function in connection with the padel courts. The amendments to its design and positioning represent a refinement of the approved scheme rather than a substantive change to the form or character of the development.

Likewise, the introduction of the services compound is an ancillary operational requirement associated with the approved use. Its position has been coordinated with the revised clubhouse layout and associated boundary treatment.

The adjustment from high level fencing to ball stop netting does not result in any increase in the approved height of the boundary treatment. The amendment is therefore principally one of material and detailed specification. The revised extent of the netting around Court 6 reflects the practical operational requirements of the court layout.

The amendments to the court canopy are similarly limited. The omission of the low level mesh and retractable roller blinds reduces the amount of enclosure associated with the approved structure and does not increase its approved scale, height or footprint.

The revised finished floor levels respond to the latest civil engineering information and allow the approved development to be appropriately coordinated with the detailed site and drainage design.

Taken together, the proposed amendments retain the overall scale, use and character of the development found acceptable under DM/25/3096.

#### Superseded and Proposed Drawings

For the avoidance of doubt, the application seeks to substitute the relevant plans approved under DM/25/3096 with the amended plans accompanying this Section 73 application.

The drawing schedule is as follows:

| Originally approved drawings under ref: DC/26/0158 to be superseded | Proposed Drawings                                      |
|---------------------------------------------------------------------|--------------------------------------------------------|
| P101 – Proposed Site Layout                                         | 10150_P101A_Proposed Site Layout                       |
| P102 – Proposed Site Layout – Boundary Treatment                    | 10150_P102A_Proposed Site Layout - Boundary Treatments |
| P110 – Clubhouse Floor + Roof Plan                                  | 10150_P110A_Clubhouse Building - Floorplan + Roofplan  |
| P120 – Clubhouse Elevations                                         | 10150_P120A_Clubhouse Building - Elevations            |
| P130 – Site Sections – Existing & Proposed                          | 10150_P130A_Site Sections - Existing + Proposed        |
| P141 – Court Canopy Elevations                                      | 10150_P141A_Court Canopy - Elevations                  |

All other approved drawings remain unchanged unless otherwise identified within the application submission.

#### Conclusion

This Section 73 application represents the continued refinement and technical development of an already approved scheme.

The proposed amendments are limited in nature and do not materially alter the principle, scale or character of the development approved under DM/25/3096. The provision of six padel courts, the associated canopy and clubhouse facilities remain central to the scheme, while the amendments principally relate to detailed design.

The proposal does not seek any relaxation of the substantive planning safeguards imposed through the original permission. The applicant is content for the relevant conditions attached to DM/25/3096 to be carried forward onto any Section 73 permission, subject only to any consequential updating of drawing references.

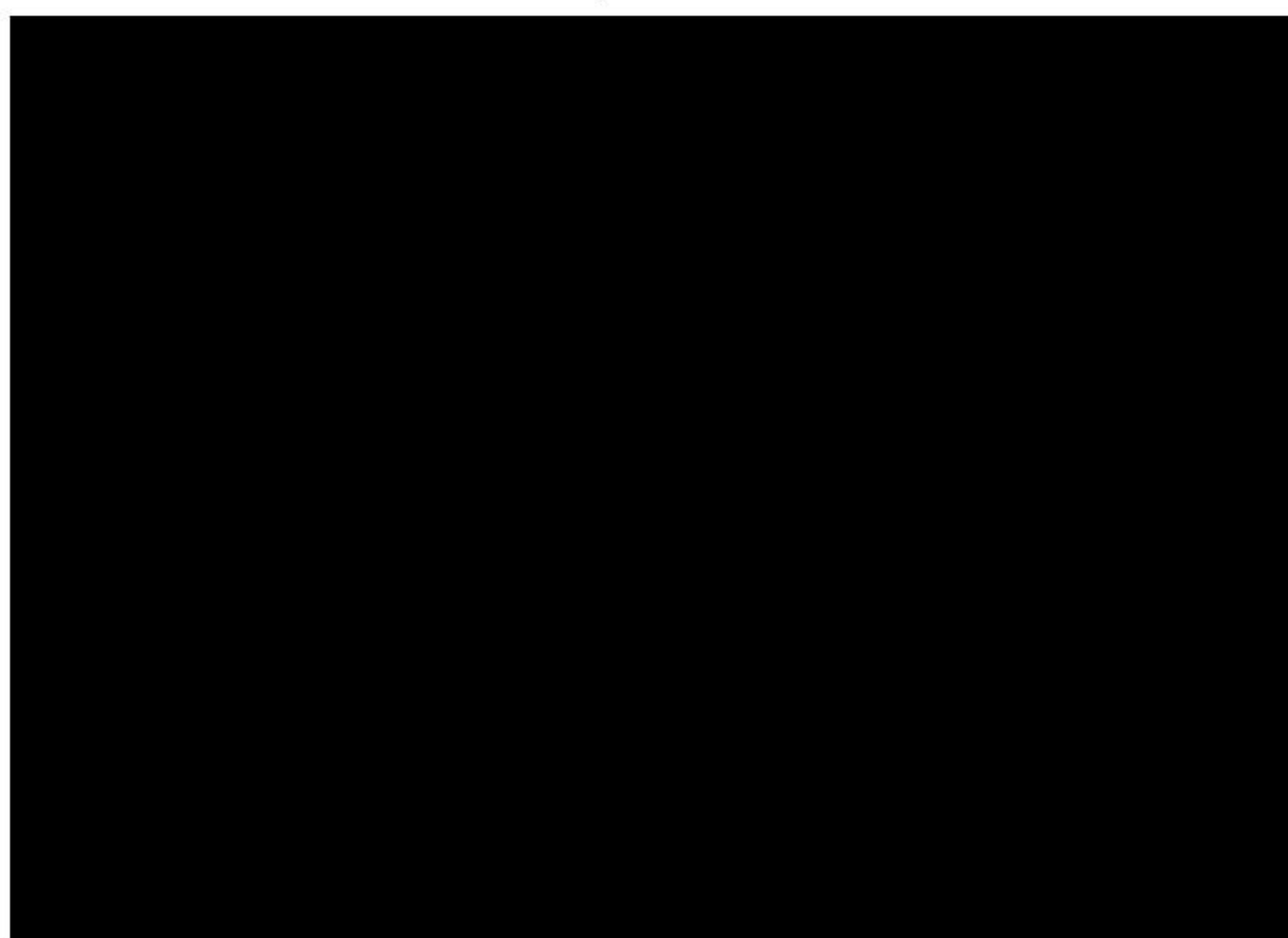
Finally, the application has been made under Section 73 following prior correspondence with the Council and the express confirmation of the case officer by email dated 24 August 2026 that a Section 73 application could be submitted for the amendments now proposed.

In view of the limited nature of the changes, their compatibility with the approved development and the continued operation of the conditions secured through DM/25/3096, we respectfully request that the Local Planning Authority approve the application and issue a new planning permission under Section 73 incorporating the amended plans.

We trust that the information submitted provides the Council with everything necessary to determine the application favourably.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely



Appendix A – Confirmation of Application Route

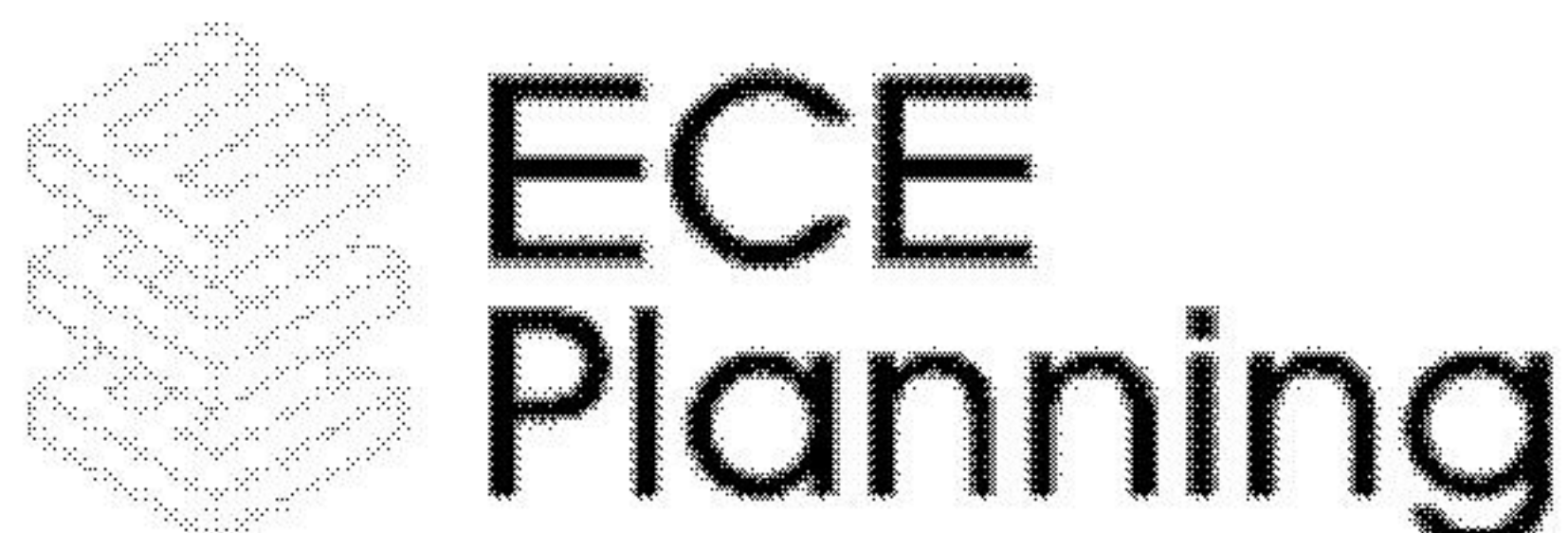
**Saskia Lower**

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**From:** [REDACTED]  
**Sent:** 24 September 2026 09:22  
**To:** Saskia Lower  
**Subject:** FW: RE: DM/25/3096 - Q Leisure The Old Sand Pit London Road Albourne

Kind Regards,

**Saskia Lower**  
Senior Planner, AssocRTPI



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**Sussex studio** 64-68 Brighton Road, Worthing, BN11 2EN

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**From:** Rachel Richardson <rachel.richardson@midsussex.gov.uk>

**Sent:** 24 August 2026 11:05

**Subject:** RE: RE: DM/25/3096 - Q Leisure The Old Sand Pit London Road Albourne [Filed 26 Aug 2026 08:35]

Hi Saskia,

Thank you for your email.

I can confirm that you can submit a S73 application for the amendments sought below.

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI  
Senior Planning Officer  
Development Management  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)  
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**Sent:** 19 August 2026 16:10

**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>

**Subject:** RE: RE: DM/25/3096 - Q Leisure The Old Sand Pit London Road Albourne

Hi Rachel,

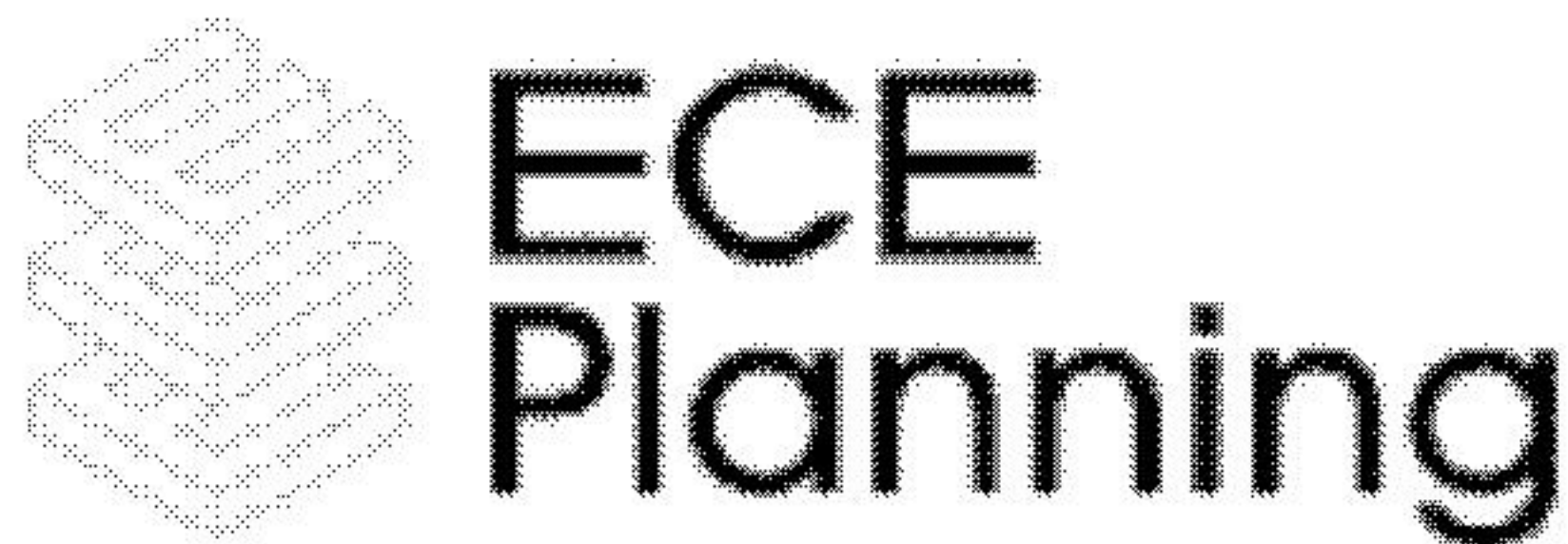
Please could you get back to me on the below.

Kind Regards,

**Saskia Lower**

Senior Planner, AssocRTPI

Planning committee decision-making is about to change significantly. Find out how the National Scheme of Delegation could affect the way planning applications are determined from October 2026.



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**From:** Saskia Lower

**Sent:** 12 August 2026 16:37

**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>

**Subject:** RE: DM/25/3096 - Q Leisure The Old Sand Pit London Road Albourne [Filed 12 Aug 2026 16:37]

Hi Rachel,

I hope you are well.

Further to the recent approval, the project team has been progressing the detailed MEP and energy requirements for the development.

Attached are the proposals for a small external plant compound located close to the clubhouse container, which would accommodate the GRP enclosure, generator and LPG storage. The compound would be approximately 2m in height and screened with timber fencing and planting

Our expectation is that this amendment could be dealt with by way of a Section 73 application. Before we proceed with the submission, I would be grateful if you could confirm that you are comfortable with this approach.

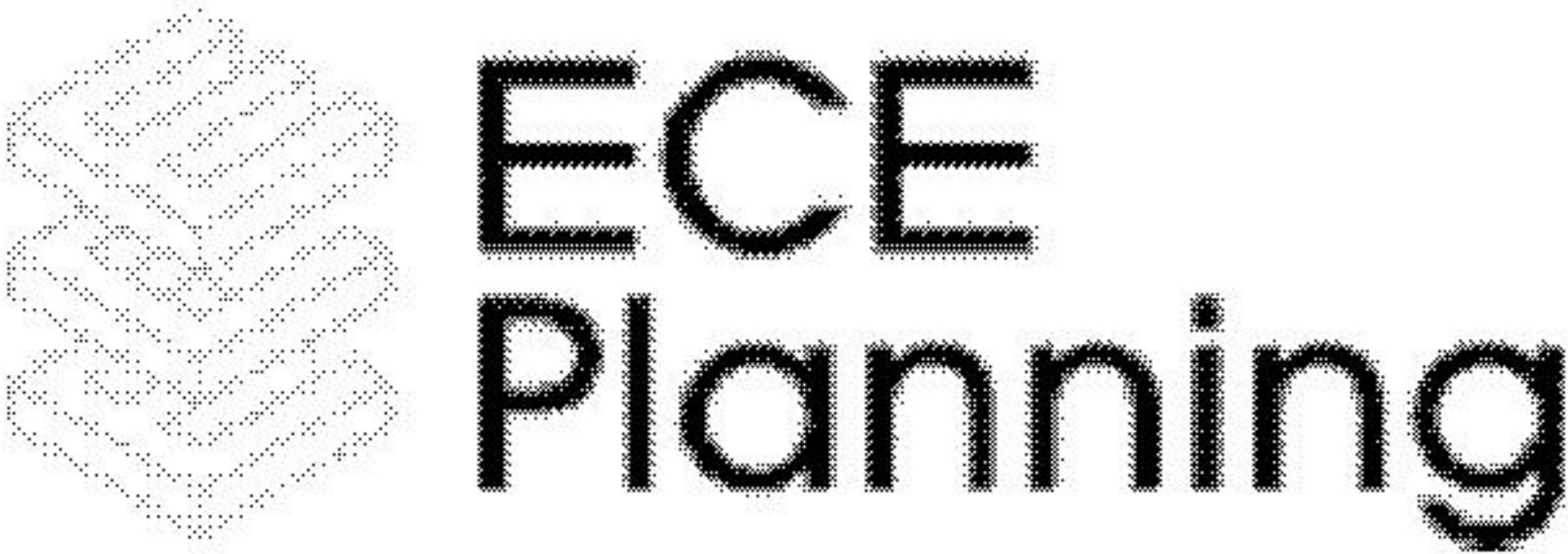
Many thanks again for your help and input to date.

Kind Regards,

**Saskia Lower**  
Senior Planner, AssocRTPI



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