



PLANNING STATEMENT

Change of Use Planning Application
for Units 1A, 1B and 1C from E(G) to
E(D) for a New Padel Tennis Facility

Prepared for Capital Hair and Beauty Ltd

March 2026

QUALITY ASSURANCE

ACCOUNTABILITY FOR THIS DOCUMENT

Prepared by:	Peter Quincey
Position:	Director
Date:	24.03.26

Signed*:	P.Quincey
	*Alternatively may be approved electronically through document management system or email correspondence

VERSION CONTROL

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Contents

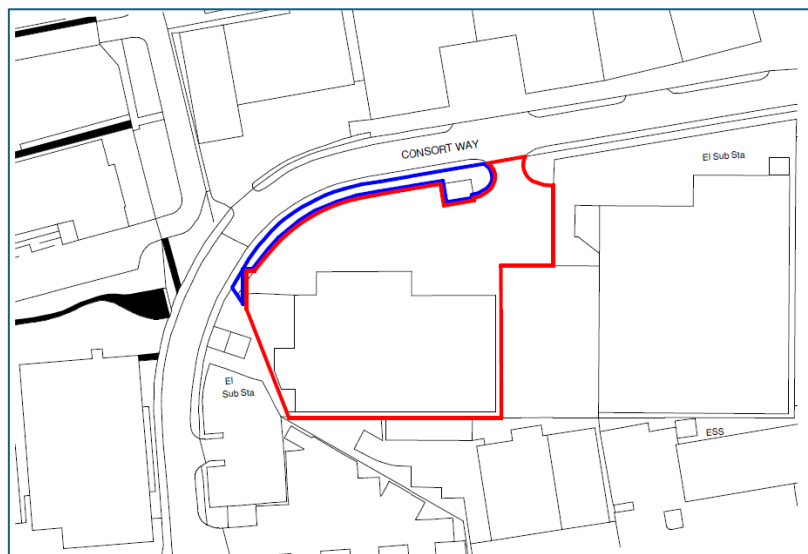
- 1. Introduction**
- 2. The Site**
- 3. Planning History**
- 4. The Proposal**
- 5. Need for the Scheme**
- 6. Public Health and Economy**
- 7. Planning Policy**
- 8. Technical Matters**
 - a. Noise**
 - b. Transport**
 - c. Flood Risk**
 - d. Biodiversity Net Gain**
- 9. Assessment of Development**

1. INTRODUCTION

- 1.1. This planning statement describes the proposal for a change use application for a recently completed commercial building known as Unit 1A, 1B and 1C, Consort Way in Burgess Hill.
- 1.2. The statement describes the rationale behind the proposals and the technical reports prepared to support the scheme.
- 1.3. The application seeks permission to enable the continued and viable use of the site, supporting local economic activity and health of the community.

2. THE SITE

- 2.1. The application site comprises Units A1, A2 and A3 located off Consort Way, Burgess Hill RH15 9TJ. The site comprises approximately 0.3 hectares with vehicular access provided via a shared access on the sites north eastern corner onto Consort Way.
- 2.2. The site comprises a newly constructed commercial building of approximately 1,346 square meters with 22 new car spaces, 7 No electric vehicle charging stations, bin store and covered cycle parking.
- 2.3. The building has separate addresses but has yet to be formally subdivided internally into 3 individual units.



Site location plan



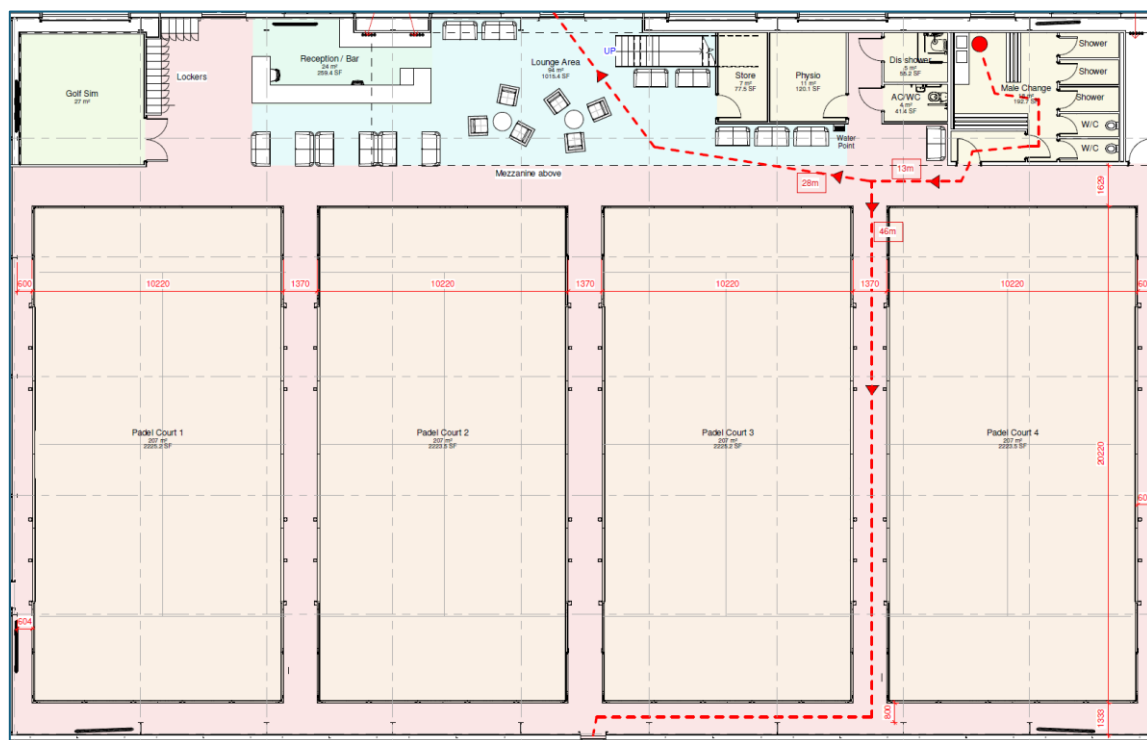
Photo of the recently completed unit

3. PLANNING HISTORY

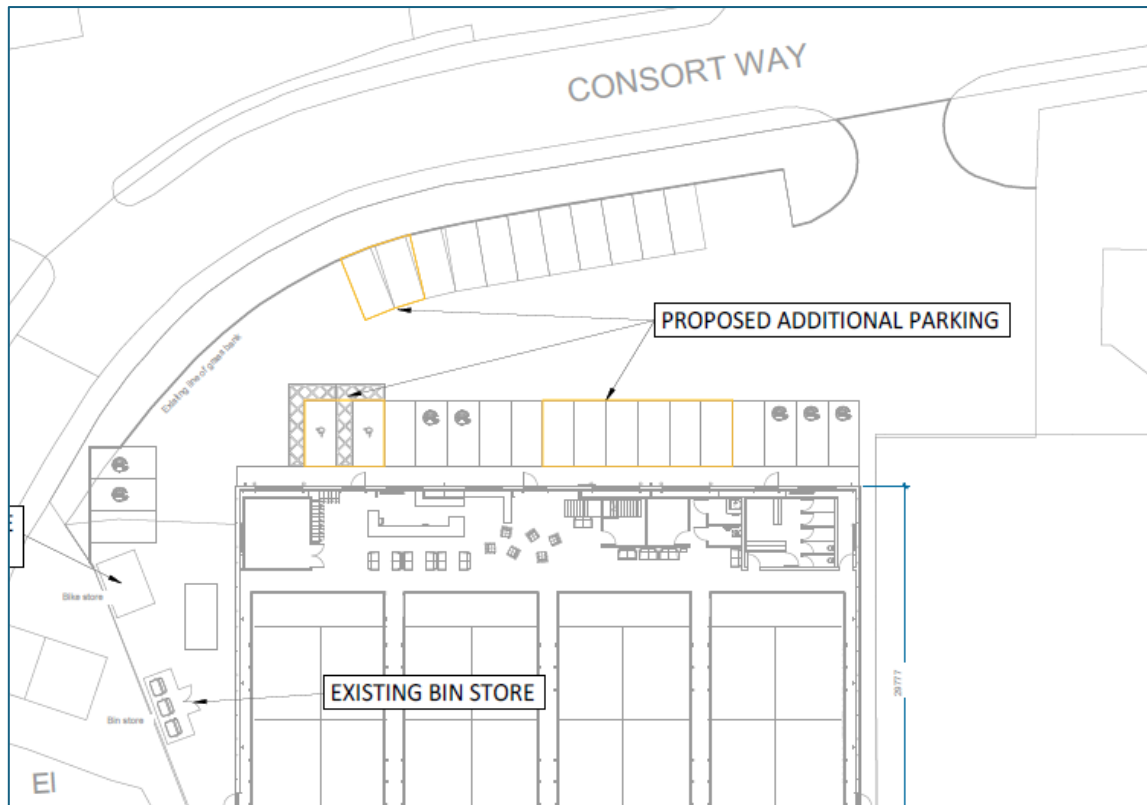
- 3.1. Planning permission was granted (reference BH/022/78) in April 1978 for the construction of a commercial building.
- 3.2. Planning permission was granted on 7th April 2025 ref (DM/24/2970) for the construction of a 1,346 m2 new commercial building with use Classes E(G), B2 and B8.

4. THE PROPOSAL

- 4.1. The application comprises a change of planning use class of the commercial building from E(G) to E(D) to facilitate a new indoor padel tennis facility.
- 4.2. There would be an increase in parking spaces numbers from 22No to 32No.
- 4.3. No physical alterations are proposed to the building which would increase the overall size, height or external appearance. The additional car parking spaces will be created by removing the loading/unloading bays immediately to the front of the double height roller shutter doors.
- 4.4. The proposed venue would comprise four indoor padel courts within a fully enclosed, weather-protected environment, supported by reception, café and lounge space, changing facilities, accessible WC provision, an exercise studio, and a treatment or rehabilitation room. The scheme would also support inclusive and physically accessible use, including wheelchair-accessible court provision and accessible customer areas.
- 4.5. Operationally, the new facility will be consistent with planning permission DM/24/2970 which states that the hours of operation shall not be used otherwise than between the hours of 07:00 to 23:00.



Proposed Internal Layout



Proposed Additional Car Parking

5. NEED FOR THE SCHEME

- 5.1. At a national level, padel tennis is recognised as one of the fastest-growing participation sports in the UK and is increasingly forming part of the country's indoor and outdoor leisure offer. In recent years, the sport has experienced a significant rise in popularity, transitioning from a niche activity to a mainstream recreational use. The number of padel courts in the UK has increased substantially since 2019, alongside a sharp rise in participation, with hundreds of thousands of players now regularly engaging in the sport.
- 5.2. This growth is being actively supported by Lawn Tennis Association, which has identified padel as a key strategic priority and is investing in new facilities across the country. The LTA's strategy highlights a clear need to increase court provision in order to meet existing and future demand.
- 5.3. Despite this rapid growth, there remains a clear shortfall in accessible, high-quality padel facilities, particularly within established urban and commercial areas. Existing provision is limited and unevenly distributed, resulting in unmet demand and restricted opportunities for participation
- 5.4. A detailed feasibility report was prepared by Oxygen Consulting in December 2025 to determine the demand for a new high quality, indoor facility within Burgess Hill. The findings of the report was that the provision is slowly increasing but indoor facilities are scarce.
- 5.5. In terms of demographic analysis, the report concluded that the Burgess Hill catchment provides a strong foundation for sustained padel participation. The local population is affluent, well educated, and physically active, with a growing number of residents in the key age range for padel: 10–79 years. Importantly, local participation data show an established but underutilised racquet-sport audience that padel can realistically convert into regular players. This is summarised in the table below:

Catchment Summary Table		
Dimension	Key Indicator	Implications for Padel Demand
Health & activity	67% adults are physically active; 86% rate their health good/very good	High engagement in active lifestyles supports early adoption.
Racquet participation	2.8% tennis in 28 days (circa 21k adults); 7.6% annually.	Large, irregular base of racquet players represents immediate conversion potential.
Income & employment	Above-average earnings; 66% economically active.	Supports sustainable pricing and recurring participation.
Accessibility	85%+ households with car; strong active-travel links.	Broad geographic reach and convenience for players.
Growth & regeneration	6,000 new homes; expanding business parks.	Expanding local population ensures long-term demand stability.

- 5.6. Burgess Hill is undergoing significant expansion, with around 6,000 new homes planned or under construction as part of the Burgess Hill Growth Programme. This will broaden the local population base and add younger, family-oriented households—demographics typically aligned with padel participation.
- 5.7. Despite the demographic makeup of the Burgess Hill catchment, there are currently no covered padel facilities which represents a significant gap in the leisure offering within the town. This proposal satisfies the identified need, providing significant health and well being offerings to the community.
- 5.8. Units A1, A2 and A3 were completed in February 2026 and to do, no formal marketing has been carried out for the currently consented uses. It has however it been established through the various technical reports commissioned that there is a distinctive requirement for a new padel facility within Burgess Hill and that it provides a number of community benefits in terms of improved access to healthy pursuits which currently do not exist and economic activity through job creation and gross value added. As discussed later in the Planning Statement, it also strongly accords with adopted planning policy.
- 5.9. In terms of establishing whether the padel facility is an acceptable use, there are useful precedents for leisure facilities within Victoria Business Park which are all within very close proximity to the proposed padel centre. These include the following:
- 5.9.1. Jumping Fun Inflatable Park – within 145m
 - 5.9.2. PHX Gym – within 160m
 - 5.9.3. Ultimate Training – 180m

All of the above business would fall within use class E(d) and it is therefore considered that the Mid Sussex District Council has accepted that Victoria Business Park is a suitable location for leisure facilities and as such, a new Padel facility would also be considered an acceptable use.

- 5.10. In 2019, Mid Sussex District Council approved a change of use for an existing retail store Unit B, 208–216 London Road, Burgess Hill to facilitate a new 24 hour gym - planning reference DM/19/1807. The building is located well within the boundary of Victoria Business Park so this also sets a useful precedent.

6. PUBLIC HEALTH AND ECONOMY

- 6.1. A detailed and comprehensive report has been prepared by Oxygen Consulting to fully analyse and consider the public health and economic benefits of the new padel facility. A copy of the report is provided as part of the application.
- 6.2. The report concludes that there would be a number of material benefits to Burgess Hill including:
 - 6.2.1. Widen access to year round physical activity to residents, schools, workplace groups, families, older adults and disabled users
 - 6.2.2. Provide a community facing indoor leisure facility with the potential to support wider well being, social connection and inclusive participation
 - 6.2.3. Generate practical local benefits through employment, contracted services and broader access to leisure and wellbeing opportunities
- 6.3. Overall the proposal's benefits go beyond the provision of indoor padel courts with a positive contribution to local objectives around healthier lifestyles, access to leisure and sporting facilities and the strengthening of community, health and recreation provision.

7. PLANNING POLICY

- 7.1. The relevant development plan for the area comprises the 'Adopted' Mid Sussex District Plan (2018) and the 'Made' Burgess Hill Neighbourhood Plan (2016).

Mid Sussex Local Plan

- 7.2. Policy DP24 explicitly supports the provision of new leisure and sporting facilities, including tennis and multi-use courts. The scheme will contribute to the Council's strategic objective of promoting healthy lifestyles and increasing participation in sport, responding positively to identified demand for modern recreational facilities such as padel tennis.
- 7.3. Policy DP25: Community Facilities and Local Services is also relevant, as the proposal would create a community-facing indoor leisure venue capable of supporting wider local participation, wellbeing, and community use. The policy supports the provision or improvement of community facilities and local services that contribute to sustainable communities.
- 7.4. Policy DP1 'Sustainable Economic Development' indicates that the Council will promote a full range of businesses, will help local enterprise to thrive and provide opportunities for people to live, work and play within their communities. In line with these objectives, the policy indicates that the Council will encourage inward investment and will support existing businesses.

Burgess Hill Neighbourhood Plan

- 7.5. Policy LR3 Burgess Hill Neighbourhood Plan which states that 'existing formal leisure and recreational facilities within Burgess Hill are important resources for the local community and should be retained. Support will be given to allocating new facilities or improving existing ones.'
- 7.6. The provision of a new leisure facility such as a Padel Centre is therefore encouraged by both district and neighbourhood plan policies.

8. TECHNICAL REPORTS

- 8.1. The application includes a number of technical reports which support the proposed and demonstrate the Padel centre will not have any detrimental impact on the surrounding environment. These include:

Noise Assessment

- 8.2. Policy DP26 of the District Plan refers to amenity and states that development proposals should 'not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.
- 8.3. A noise impact assessment has been produced by Acoustic South East Ltd providing potential noise levels from the Padel facility and is included within the planning application. The report concludes that based on the worst-case model results, 7db has been predicted at the North of the site at the Victoria Road receptor position.
- 8.4. The results of indoor padel would certainly not be audible at any of the nearest residential properties and furthermore, the sound from passing vehicles on and around the industrial estate would be such that the sound pressure levels from padel being played (internally) would be comfortably below background and ambient noise levels and not be audible.
- 8.5. The proposed padel centre is not cited close to any residential development with the nearest housing located on the fringes of the business park some 120m away with numerous buildings blocking the noise.
- 8.6. From a noise impact assessment perspective, there is no reason to refuse a change of use based on noise grounds

Transport Assessment

- 8.7. Apex Transport have prepared a Transport Statement (TS) and a copy of the report has been included within the planning application. Apex provided the Transport Statement that accompanied planning permission DM/24/2970 in 2024.
- 8.8. The key changes that the TS considers is the change in car parking provision and levels of occupation with allowances for overlap between arrivals and departures.
- 8.9. A robust assessment of peak parking demand demonstrates that proposed parking provision is considered reasonable and in line with statutory guidance.
- 8.10. Electric vehicle charging provision and cycle parking provided under DM/24/2970 are both in line with adopted local plan and NPPF.
- 8.11. Section 5 considers trip generation and impacts on the surrounding network. The occupancy rates are based on the maximum capacity of the proposed courts (4

player x 4 courts = 16 players). A dwell time of 1 hour from arrival has been applied to generate the forecast departures together with an assessment of peak and non peak times.

8.12. The proposed padel courts are forecast to generate low levels of vehicle and multi modal trips with peak hour impacts remaining minimal and outside traditional commuter peak times.

8.13. The conclusion of the report is that trip generations can be accommodated by the existing local highway network without any capacity issues or mitigation. As such, the traffic generated by the proposals would not have an unacceptable impact on road safety or impact on the highway network.

Flood Risk Assessment

8.14. A new flood risk assessment has been prepared by HBPW which considers the impact of the known flooding risk against the proposed change of use and impact of the enhanced drainage infrastructure constructed including rainfall collection tank and attenuation tank formed by hydrocell crates

8.15. The report notes that site sites within Flood Zone 1, however there is a risk of surface water flooding.

8.16. Section 4 of the report reviews the impact of the change of use and concludes it does not increase the amount of impermeable areas or existing drainage infrastructure and consequently, does not increase or decrease the flood risk.

8.17. The flood risk was considered acceptable as part of DM/24/2970 and as no physical changes are proposed it is recommended that the Lead Local Flood Authority should have no objections to the proposed change of use.

Ecology and Biodiversity Net Gain

8.18. The change of use application will not change the level of hardstanding or green open space. As such given the negligible ecological value of the land, there is no requirement to provide bio diversity net gain as part of the proposal.

9. ASSESSMENT OF THE PROPOSAL

- 9.1. The technical assessments provided to support the change of use application confirm that there are no technical reasons to prevent the scheme from being approved.
- 9.2. There is an evidenced need for a new covered Padel facility within the Burgess Hill area which has the potential to impact 1100-1500 individuals per annum with positive health outcomes and community benefits.
- 9.3. There are a number of precedents for leisure facilities within a very close proximity to the site including gyms and indoor soft play.
- 9.4. There are a number of evidenced health and wellbeing benefits along with economic benefits from 18 full and part time jobs which align with major planning objectives within the adopted Mid Sussex Local Plan, Burgess Hill Neighbourhood Plan and NPPF.
- 9.5. In consideration of the above, the scheme represents a well-considered, well-researched proposal which will have significant community and economic benefits to Burgess Hill as well as according with planning policy. As such planning permission should be approved.