

Planning, Design and Access Statement – Ryde Lawn Tennis & Croquet Club.

1. INTRODUCTION

Full planning permission is being sought to create two all-weather Padel tennis courts at Ryde Lawn Tennis & Croquet Club.

2. SITE AND LOCATION

Ryde Lawn Tennis & Croquet Club is situated in Playstreet Lane, Ryde on land owned by the club, and is to the south of Ryde Academy, with which the club shares its northern and western boundaries.

3. PROPOSED WORKS

Overview

The proposal is to introduce two all-weather Padel tennis courts on an unused, level grassed area to the west of what is known as the Clockhouse, a small timber chalet situated near the northern boundary of the club (see site location plan submitted).

Padel tennis is currently one of the fastest growing sports in the UK and is already a major player in Europe and the Americas. It can be played by young and old, experienced or novice, and would go hand in hand with the current offer at Ryde Lawn Tennis & Croquet Club. It would be the first Padel tennis courts on the IOW and will appeal beyond the current club membership, which in turn will help to make the club a social hub for the community and help to sustain the existing facility.

The Isle of Wight is the only county in England that doesn't have at least one Padel court. Padel is a slower paced, contained and more social version of Tennis and will help increase the membership across all categories within in the club, but amongst two key demographics - Juniors and those over the age of 65. Padel will also open the club up for increased 'Pay and Play' opportunities for Ryde/IOW residents and holiday makers, whilst further strengthening ties with local schools and local/national youth and charity groups.

Perhaps most importantly it will provide a transition sport for some of the club's older players who now find tennis too strenuous and a new outlet for year-round activity for the existing croquet members. The aerobic benefit derived from Padel, alongside the continued habit of sport amongst the club's adult members especially those over 65, who in many cases miss out on one of their main social outlets for 5 months of the year

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(during end of Autumn, winter and early spring) will have an outsized positive impact on their overall health.

The cost of the project will be £150,000 (inclusive of a 10% contingency). The club will look to secure a £47,000 contribution from the LTA in the form of a 0% interest loan, the club will contribute £88,000 made up of fundraising, a restricted offering of life-memberships and transfers from the club reserves. A £15,000 grant from Sport England would enable the club to move ahead with this project this year, aided by the granting of Planning permission.

The increased revenue generated will allow Ryde Lawn to move to pursue Phase 2 of its development plan, the construction of the Isle of Wight's first and only indoor purpose-built tennis facility, a project Sport England and the LTA had previously supported, before COVID-19 forced the club to put plans on hold. This steppingstone project, backed up by the statistics below will have an impact many times greater than its financial input – improving the health, wellbeing and economy of Ryde and the local area.

Supporting Info

The IOW has a high percentage of those over the age of 65 at 26.1% of the total population. 1 in 6 households on the Isle of Wight are occupied by a single person over the age of 65. There are approximately 50 retirement homes with sheltered accommodation many of which provide activities for the residents. The club's current croquet member's attendance is monitored throughout the summer months. Over 80% play at least twice a week. No play is available throughout the winter months, thus breaking a habit of activity and socialisation. Padel would enable many these members to continue their activity during the winter months.

Padel Tennis provides a great social outlet (the sport is played with four players), much needed on the Isle of Wight, which has a very high proportion of single parent families and widowers. It also gives a great workout for all ages. It provides aerobic activity over the extended period it is played. Being able to continue this sport throughout the winter would go a long way to reducing instances of depression seen in this demographic.

The project would provide an economic boost to the club through increased membership numbers, ensuring that its facilities can be maintained to the highest standard. More importantly it will provide an economic boost to the local community. This will occur initially during the building stage but will continue into the long term as it allows the club to retain extra coaches and more help in the bar, kitchen, and grounds. Through the coaches' mentoring programme, the club will also help teens and young adults gain their coaching qualifications in Padel – which is the fastest growing sport in Europe. Much of the Ryde area and many parts of the Island have a low socioeconomic

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status, helping these teens and young adults gain a world recognised coaching qualification would give them a potential source of income and future employment.

The direct costs of physical inactivity on the IOW is £2.6m a year. It is estimated that nearly 1,000 new cases of type 2 diabetes could have been prevented if all Isle of Wight adults were physically active and over £1m savings could have been made in preventable cases of emergency admissions of patients with coronary heart disease.

The proportion of physically inactive adults locally 33.2% is significantly higher than the national average 22.7%. Less than 1/5 Year 6 pupils are physically active, and by Year 10 this drastically reduces to less than 1/10. Only 5.6% of Year 10 girls are physically active compared with 14% of boys – both worryingly low numbers. Padel Tennis is an ideal sport for teenage girls, with its mix of high levels of social interaction and reduced playing area it has helped increased memberships in this category across clubs in Europe.

Isle of Wight adults participating in sport at least once a week has decreased from 2013/14 31.2% to 2014/15 30.5% which is lower than the national average of 35.8% and the trend has remained in 2016/17 when the last data was available (Joint Strategic Needs Assessment IOW Council and NHS) – while many people took up sport during COVID-19, the cost of living crisis over the last two years has hurt the Isle of Wight and Ryde Town with people eschewing gym and club memberships due to rising costs. Padel, along with the provision of club funded equipment would enable the club to increase access via an updated pay and play system thus reducing the cost barrier to physical activity.

On completion of the project the club will put in place a number of new community and all island programmes designed to increase participation in sport and maintaining a year-round habit of activity across the island. The club will also install a new gate access system allowing non-members easier access to our facilities and the ability utilise club provided equipment. This will also enable the club to monitor its participating numbers more effectively, over the long term. The project is sustainable in the future from the current membership base with a minor increase of the subscription cost of less than 5%, and this will allow it to cover loans and maintenance. However, from the data provided by the LTA and its own research it expects to see a significant increase in membership and pay and play numbers.

Proposed Court Specification

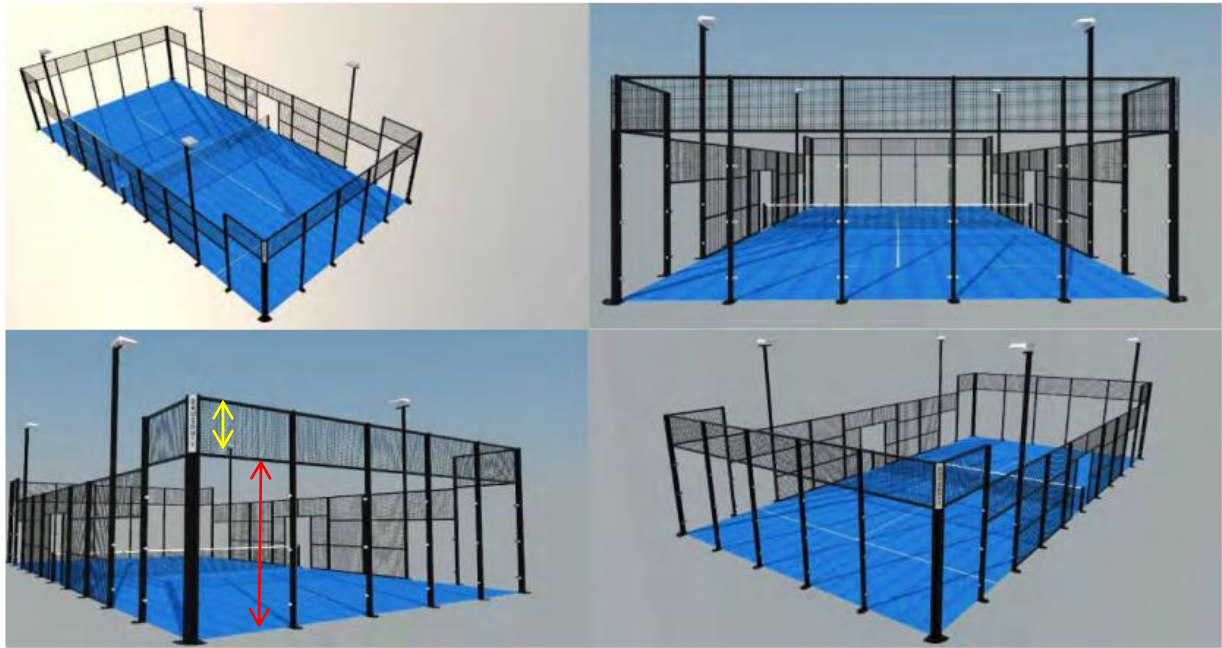
The two free-draining all weather padel courts will be constructed as follows:-

- Excavate circa. 350mm over an area of 41m x 10m (two courts end to end).

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- Install a reinforced concrete ring beam around the perimeter to support the enclosure.
- Lay a 250mm free draining sub-base (Type 3 or similar aggregate).
- Finish with a 65mm top layer of porous asphalt.

Proposed Enclosure Specification



The two courts will be enclosed by perimeter rebound walls consisting of 10mm or 12mm toughened glass between metal posts connected to the perimeter concrete ring beam, up to a height of 3m (red arrow above) above the playing surface, and then the upper 1m (yellow arrow above) consisting of metal weld mesh, totalling 4m overall. The weld mesh sections of the surround walls will be made up of rhomboids or squares, simply twisted or soldered with voids (diagonally measured) no less than 5cm and no larger than 7.08cm, with the recommended thickness being between 1.6mm and 3mm. On each court there will be 4 no. floodlights integrated into the metal enclosure posts (method 1 in LTA data sheet), set 4m in from each corner. These floodlights will be 6m in height, which is significantly less than the 10m height of the existing floodlights on the adjacent tennis courts. A flux diagram is provided in the attached specification document produced by the Lawn Tennis Association which shows minimal light spillage. The rebound walls are set higher at each end and at each corner, then reduce centrally on each of the longer sides, as can be seen in the illustrations above. There are openings on the side for player access. In the attached LTA data sheet there is the option of constructing an out of court area, 8m x 2m on each of the longer sides, for higher levels of play, however the club is not considering this option.

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The minimum lighting performance required for what is envisaged as only recreational rather than competition standard is 300 lux (E av) with 0.5 uniformity. The accompanying LTA Padel data sheet includes a light spill diagram.

4. PLANNING POLICY CONTEXT AND COMPLIANCE STATEMENT

So, with the above in mind, we strongly assert that the proposed padel tennis courts carry wide ranging policy support as laid down under the National Planning Policy Framework (NPPF) 2023 and the Island Plan Core Strategy (IPCS) 2012:-

Paragraph 8 confirms the three overarching objectives for sustainable development: Economic, Social and Environmental.

Paragraph 11 applies a presumption in favour of sustainable development and approving development proposals that accord without delay unless up-to-date development plan policies (or where out of date policies of the Framework) provide a clear reason for refusing the development proposed or any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.

Paragraph 96 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

Paragraph 97 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as meeting places, sports venues, cultural buildings) and other local services to enhance the sustainability of communities and residential environments; take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community and ensure that established buildings and facilities are able to develop and modernise, and are retained for the benefit of the community.

Paragraph 127 in promoting effective use of land, requires LPAs to take a positive approach to applications for alternative uses of land currently developed but not allocated for any specific purpose.

Paragraph 135 sets out the standards of design, requiring development to, inter alia, be sympathetic to the local character, optimising the potential of the site to accommodate an appropriate mix of development and create a high standard of amenity for existing and future users.

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Policy DM7 of the IPCS refers to ‘Social and Community Infrastructure’ and states that the Council will support proposals that improve leisure and community facilities. It specifically states that development will be expected to create opportunities to provide multi-use facilities for greater community benefit; ensure that provision is accessible by cycling and walking and, wherever possible, public transport; and is located within a defined settlement boundary. This site is within the defined settlement boundary for the Ryde Key Regeneration Area.

5.	CONCLUSION
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It is felt that being the first club on the Island to introduce Padel tennis, particularly on a pay and play basis, will provide significant health and wellbeing benefits to a multitude of people, particular the younger and older generation, whilst significantly adding to the sustainability of Ryde Lawn Tennis and Croquet Club going forward by attracting new members that will provide additional income to the Club to maintain it’s excellent facilities to the best possible standard benefitting the Island community as a whole.

Being situated within the grounds of a long-established tennis club including multiple floodlit enclosed courts it is our assertion that the creation of the proposed facility will sit at ease within the site and cause no harm to the character and appearance of the surrounding area. The proposed courts are situated a considerable distance away from neighbours meaning that the use of the padel courts, their enclosure and flood lights will not be detrimental. The installation would be over 80m from Roma House to the south-east and over 100m from properties on the southern side of Playstreet Lane.

Overall, the proposed development will fully accord with the NPPF and IPCS policies which promote and support growth in local businesses and the economy; health and well-being as well as supporting sustainable growth in the community.

We would ask that planning permission be granted at the earliest opportunity.