

Parish:	Heacham	
Proposal:	Construction of floodlit padel tennis courts, associated bar and clubhouse facilities, and formation of car park extension	
Location:	Land At Heacham Manor E567837 N338621 Hunstanton Road Heacham Norfolk	
Applicant:		
Case No:	25/01420/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 30 October 2025 Extension of Time Expiry Date: 5 June 2026

Reason for Referral to Planning Committee – Called in by Cllr Parish

Neighbourhood Plan: Yes

Case Summary

The application seeks planning permission for the construction of four padel tennis courts and bar and clubhouse facilities at Heacham Manor, Hunstanton Road, Heacham. The plans also include the construction of a car park extension and a nature walk area.

Heacham Manor is Grade II Listed, although the application is largely shielded from the Listed Building by more modern development.

The site is within the Heacham Neighbourhood Plan area and those policies therefore also apply.

Since submission of this application, lighting reports and noise impact assessments have been provided in support of the scheme.

Key Issues

- Principle of Development
- Design
- Impact on Neighbours
- Highway Safety
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks planning permission for the construction of four padel tennis courts and bar and clubhouse facilities at Heacham Manor, Hunstanton Road, Heacham. The plans also include the construction of a car park extension and a nature walk area.

Heacham Manor is Grade II Listed, although the application is largely shielded from the Listed Building by more modern development, following construction of the club house approved under 18/01429/FM and the earlier permissions dating back to 07/00437/FM which granted consent for the creation of the golf hotel complex including hotel, spa, holiday accommodation and golfing facilities.

The site is within the Heacham Neighbourhood Plan area and those policies therefore also apply.

Since submission of this application, lighting reports and noise impact assessments have been provided in support of the scheme.

The padel courts are proposed as open air courts positioned outdoors and would be hard surfaced and enclosed with a combination of glazed screens and wire mesh fencing, to a total height of approximately 4m. Four light columns are proposed on each court.

The club house/multi-use space with toilets and plant room is proposed as a small contemporary flat roof building (formed out of a converted shipping container) positioned to the rear (south) of the padel courts alongside an associated wellness area which would include outdoor cold tubs. Seating areas are proposed around the padel courts. Behind the clubhouse is an area of proposed green space to be utilised as a nature walk. A small bar, also proposed formed from a converted shipping container, is proposed to the north of the courts.

The proposed extension to the car park would be located to the south of the existing parking area, providing an additional 29no. car parking spaces laid out to ensure the existing drainage swale can be retained.

SUPPORTING CASE

This application proposes the construction of 4no. floodlit padel tennis courts, associated clubhouse and bar facilities, and a proportionate extension to the existing adjacent car park. The single storey 'clubhouse' comprises a storeroom, two W.C. cubicles, and a small multi-use area of c. 13.5 sqm (similar to a standard double bedroom). The doorways all open towards the padel courts and therefore away from neighbouring properties. The proposals represent additional, much requested, facilities which will support a long-standing local tourism and leisure business and will be available for the healthy use and enjoyment of the whole community.

The applicant has been grateful to work with the Case Officer on the refinement of this scheme over almost 18 months since the submission of a pre-application enquiry in January 2025. Advice from the Case Officer along with the Council's Ecologist, Conservation and Arboricultural Officers, helped to guide the development to its proposed position on the wider Heacham Manor site. In response to other feedback at that early stage, a swimming pool forming part of the original proposal was removed and revisions were made to the scheme's

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layout including the addition of a nature walk buffer area between the development and neighbouring properties.

There are no objections to the submitted scheme from Officers in respect of Emergency Planning, Environmental Quality, Ecology, Conservation, Public Rights of Way, or the Historic Environment, or from Natural England.

The Community Safety and Neighbourhood Nuisance (CSNN) Officer requested further information on potential noise and lighting impacts. In response, an exterior lighting design and impact assessment was submitted. The applicant has since worked closely with both the Case Officer and the CSNN Officer to ensure the scheme is acceptable in respect of noise impact, making several amendments at their request. These include removing the rooftop terrace and seating from the 'clubhouse', reducing the number of outdoor spectator tables, shortening the hours of use, and committing to preparing a Noise Management Plan.

The final scheme, as amended by the changes noted above, has been thoroughly examined by a detailed Noise Impact Assessment prepared by a specialist acoustic consultant and Associate Member of the Institute of Acoustics (AMIOA). The assessment modelled noise sources including the padel activity itself and patron noise. This was set against the existing ambient noise climate at the proposal site and surrounding areas and receptors (houses and holiday cottages). The assessment confirms that the projected noise impact meets the Council's criteria of new development noise sources not exceeding the pre-development background noise level by more than 5dB. Following the revisions to the scheme, accompanied by a detailed assessment of noise impact, the CSNN Officer concluded that the scheme aligns with council policy and there are no grounds to object.

Over 30 supportive public comments show strong and consistent support for the proposal from local families, residents and young people. The comments highlight the lack of local sports provision, noting that the nearest padel courts are around 20 miles away and frequently oversubscribed. Padel is widely recognised as an inclusive, sociable sport suitable for all ages, abilities and fitness levels, offering clear physical and mental wellbeing benefits and helping reduce social isolation. Supporters consider the courts a valuable community asset, providing opportunities for young people, accessible exercise for older adults, and a safe, outdoor activity for families in an area with a clear lack of current provision serving Hunstanton, Heacham and nearby coastal communities. The scheme directly addresses this gap and will generate social and economic benefits by attracting residents, visitors, community groups, and hotel guests, increasing activity on site and supporting local spending and healthy lifestyles.

Appropriate hours of operation are essential to ensuring the facility meets real patterns of use. Older people are most likely to play in the morning and daytime, while younger adults and working age players typically use courts in the evening. Allowing operation across these times, while remaining within the parameters initially suggested by the CSNN Officer, ensures the courts will be financially viable and remain genuinely accessible to all user groups and maximise the community value of the development.

The proposal has been thoroughly refined through extensive engagement with officers, resulting in a well-designed scheme with no outstanding statutory objections. It responds directly to a clear lack of local sports provision and enjoys strong community support, offering meaningful health, social and economic benefits for residents and visitors. With impacts fully addressed and significant public value demonstrated, the development represents a positive and policy compliant use of the site, and accordingly we hope that members are able to conclude that positive consideration of the application is fully justified.

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PLANNING HISTORY

19/01087/F: Application Permitted: 09/08/19 - Variation of condition 3 of planning permission 18/01429/FM: Golf Club House, Function Rooms and 4 Hotel Rooms including formalisation of car parking area - to provide an additional 3 hotel rooms - Heacham Manor 90 Hunstanton Road – DELEGATED DECISION

18/01429/FM: Application Permitted: 11/04/19 - Golf Club House, Function Rooms and 4 Hotel Rooms including formalisation of car parking area - Heacham Manor – DELEGATED DECISION

16/02224/F: Application Permitted: 23/03/17 - Variation of Condition 23 attached to 07/01718/F to allow for amended scheme for earthworks/mounding to be approved - Heacham Manor – DELEGATED DECISION

07/01718/F: Application Permitted: 16/09/16 - Variation of condition 31 of application 07/00437/FM - Hotel, self contained holiday cottages, leisure club and spa, golf course and clubhouse - Manor Farm - COMMITTEE DECISION

07/00437/FM: Application Permitted: 31/05/07 - Hotel, self catering holiday cottages, leisure club and spa, golf course and clubhouse - Manor Farm - COMMITTEE DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECTION due to noise nuisance from the Padel Courts, which are very close to nearby properties and the tree/hedge planting will take some time to grow enough to dampen the noise.

Local Highway Authority: NO OBJECTION subject to access being provided via the main access track and not to Mulberry Place.

Environmental Health & Housing - Environmental Quality: NO OBJECTION regarding contaminated land.

Ecologist: NO OBJECTION subject to BNG conditions.

Natural England: NO OBJECTION. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

PROW: No OBJECTION

Norfolk County Council Minerals and Waste: 'While the application site is partially underlain by a Mineral Safeguarding Area (Carstone), it is considered that as a result of the site area it would be exempt from the requirements of Policy MP11-Mineral Safeguarding Area and Mineral Consultation Areas of the adopted Norfolk Minerals and Waste Local Plan (NM&WLP). A full list of exemptions is contained in Appendix 4 of the adopted NM&WLP.'

Secured By Design – Designing Out Crime Officer: Provided in depth comments regarding designing out crime principles. These comments have been made available to the Agent for consideration.

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Historic Environment Service: NO OBJECTIONS SUBJECT TO CONDITIONS controlling archaeological investigations.

Conservation Officer: NO OBJECTION The site of the proposed padel courts is surrounded by other modern development such as the modern clubhouse and car parks. While it would increase the amount of built form on the site, it would be in relation to other structures and would not result in any additional harm to the significance of the listed building.

I therefore do not object to this application subject to a condition that states that the surface colour should be green and retained as green.

Development that encroaches into the open space to the north of the site would be harmful and should be discouraged.

CSNN: NO OBJECTION SUBJECT TO CONDITIONS

Summarised comments following various discussions, with most recent comments dated 15th May 2026: (earlier comments are available in full on the application file)

The submitted Noise Impact Assessment (NIA) concludes that the proposed development complies with the Council's noise criteria. Background noise levels across the site were measured at 31–39 dB LA90, and the predicted worst case operational noise from all court and patron activities would result in a noise impact between –4 and +4 dB at the nearest residential receptors. This remains within the Council's requirement that new noise sources do not exceed existing background levels by more than 5 dB. Predicted maximum ball strike noise levels are 34 dB LAf,max at the nearest dwelling façades and 36 dB LAf,max in gardens.

The NIA also considers the nearby holiday lets, which are closer to the courts than the permanent dwellings. The predicted maximum noise level at these units is 39 dB, which is 5 dB below existing ambient levels, and therefore not expected to result in adverse effects.

The assessment is based on assumed operating hours of 07:00–22:00 daily. It concludes that noise from the development would be “potentially noticeable but not intrusive” in planning terms.

Having reviewed the Noise Impact Assessment and its subsequent iterations the CSNN team confirmed that given the control measures stated, the opening times for the proposed development of padel courts and associated seating areas should be:

Monday to Saturday = 08:00 to 21:30

Sundays, Bank and Public Holidays = 09:00 to 20:00

Additional recommended conditions include:

- Limiting external tables and chairs to eight tables and thirty two chairs, with soft surfacing or padding and no stacking.
- Restricting court lighting to times of low natural light and only when courts are in use, with automatic switch off within five minutes of booking end times. No additional external lighting without prior approval.
- Prohibiting music, amplified speech, or tannoy systems.
- Installing signage reminding users to minimise noise.

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- Prohibiting competitions, trials, or similar events that could attract larger crowds than assessed.
- Requiring a detailed Noise Management Plan to be approved and adhered to for the lifetime of the development.
- Prohibiting external plant unless full acoustic details are submitted and approved in advance.

REPRESENTATIONS

TWENTY-SIX letters of **OBJECTION** (received in total over two rounds of formal consultation), summarised as follows:

- Noise impacts as a result of use of padel courts, particularly during the evening, disputing conclusion of Noise Impact Assessment
- Inaccurate Noise Impact Assessment which excludes closest residential uses
- Detrimental impacts from floodlights, dark skies impact
- Impact on ecology
- Request for additional tree screening
- Need for clubhouse given use of existing facilities elsewhere on site
- Alternative locations within the site would have a lesser impact on residents
- Impact on the countryside
- Overdevelopment of commercial site
- Request for conditions controlling automatic shut off of lights etc if approved
- Cost of court usage would make them unavailable to local youth
- Request consideration of prevailing wind direction

THIRTY-ONE letters of **SUPPORT** (received in total over two rounds of consultation), summarised as follows:

- Health and community benefits
- Need for padel courts as growing in popularity
- Economic and local business benefits
- Suitable location within the setting
- Noise impact assessment rules out impacts
- Noise likely to be constrained within the site

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP07 - The Economy (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

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LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy 5: Design Principles

Policy 11: Green Infrastructure

Policy 13: Dark Skies

Policy 15: Settlement Breaks

Policy 16: Heritage Assets

Policy 17: Reducing Flood Risk

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Design
- Impact on neighbours
- Highway safety
- Other material considerations

Principle of Development:

The application site is within the wider countryside for the purposes of the Local Plan, being outside of but adjacent to the development boundary which runs along the rear of properties fronting the road to the east.

The principle of expansion of existing businesses, and leisure and culture facilities, within the countryside is supported by paragraph 88 of the NPPF (2024) and Policy LP07 of the Local Plan.

Policy LP07 states:

'Retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough and contribute to the regeneration and growth of the area.'

Paragraph 8 of Policy LP07 goes on to set out criteria that rural employment generating uses should satisfy, namely:

- a. it should be appropriate in size and scale to the local area;
- b. it should be adjacent to the settlement;

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- c. the proposed development and use will not be detrimental to the local environment or local residents.'

It is evident that the application site immediately adjoins the existing leisure development around Heacham Manor, it is considered that the location of the development therefore complies with the aims of Policy LP07 and the NPPF in regard to sustainable locations of employment generating uses or leisure uses. The padel courts would form an extension to the existing varied provision on site and, subject to detailed amenity considerations discussed below, could be considered to comply with the requirements of LP07.

Policy 5 of the Heacham Neighbourhood Plan similarly requires development proposals to (amongst other things) deliver high quality design, be sensitive to their surroundings and to respect and protect designated and non-designated heritage assets and their settings.

The principle of the expansion of an existing business and leisure facility in this position is therefore acceptable, subject to detailed consideration which takes place in the below report. The principle of development accords with Policy LP07 of the Local Plan and Paragraph 88 of the NPPF.

Design:

Policies LP18, LP20 and LP21 of the Local Plan each set out requirements for good design which takes into account local distinctiveness and the historic and natural environment. This is consistent with Paragraph 135 of the NPPF (2024).

Policy 5 of the Neighbourhood Plan states that development proposals should ensure there is no unacceptable impact (visual or otherwise) on the area's landscape and proposals for development will be expected to demonstrate how they have minimised landscape impacts on the open countryside and coastline. It also requires that development proposals incorporate adequate landscaping to mitigate the visual impact of the development and to ensure that proposals are in keeping with the existing village context.

Policy 13 sets parameters to safeguard dark skies, setting out that external lighting should be designed to minimise light spillage.

Policy 15 of the Neighbourhood Plan also applies, which relates to the important strategic gap between Heacham and Hunstanton. The policy states:

'Development proposals outside the development boundaries of Heacham...will only be supported where they: - do not cause unacceptable harm to the landscape setting and distinct identity of Heacham - do not detract from the visual separation of Heacham from Hunstanton - do not detract from the views or settings of the Norfolk Coast AONB.'

New development must not result in the coalescence of Heacham with Hunstanton to the north.'

This is not within the National Landscape, nor is it within any Conservation Area or European protected site.

Policy 16 is consistent with the statutory duty, the NPPF and Policy LP20 of the Local Plan in regard to development proposals preserving or enhancing the Conservation Area.

The application site is surrounded on three sides by existing development - either existing buildings around Heacham Manor, or residential development towards Hunstanton Road.

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The location of the development is therefore such that the wider countryside would not be adversely affected by this proposal, nor would the existing gap between Heacham and Hunstanton.

The proposed works will introduce more built form outside of the historic footprint of the farm complex adding to the cumulative erosion of the sense of space that once surrounded these buildings, and impact on the buildings original feelings of isolation, however it is evident that this area of the site has previously been subject to contemporary additions/works through moderns additions within the grounds. In regards to impacts on the setting of Heacham Manor as a heritage asset no harm has been identified.

As a result of site context and its position contained by existing, predominantly modern, built form, the proposal would not result in a wide expanse of built form in this gap between Heacham and Hunstanton and the proposal would comply with Policy 15.

Neighbour comments refer to the scheme being overdevelopment of the commercial site. This is not considered to be the case given the scale of development in the locality and the scale of the development proposed.

It is proposed that the padel courts and car park would be equipped with floodlights to provide widened opportunities for recreation and social use. No other external lighting is proposed. The installation of lighting around each padel court and within the car park will increase the visual impacts on this current open countryside setting, however it is acknowledged that the application site is adjoining existing car parking areas with existing lighting columns, and the lighting report submitted in support of this application has not drawn objections from the CSNN team nor the Ecologist on light spill grounds. For the same reasons, the proposal would not be at odds with the Heacham Neighbourhood Plan Dark Skies Policy 13.

The visual impacts from lighting can be controlled through conditions ensuring compliance with the details. Overall, the proposed design would not harm the heritage asset and would comply with Policies LP07, LP18, LP20 and LP21 of the Local Plan and Policies 5, 13, 15 and 16 of the Heacham Neighbourhood Plan.

Impact on Neighbours:

The need for development to respect neighbouring amenity is established within policies throughout the NPPF, the Local Plan and the Heacham Neighbourhood Plan, namely paragraphs 135, 187 and 198 of the NPPF, Policies LP07, LP18 and LP21 of the Local Plan and Policy 5 of the Heacham Neighbourhood Plan.

Paragraph 187 of the NPPF states:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;...*

Paragraph 198 states: *'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including*

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cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life*
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*

Following requests, a Noise Impact Assessment (NIA) and a Lighting Assessment were provided to support this application. The Lighting Assessment has not drawn objection from the CSNN team and can be controlled via condition.

The Noise Impact Assessment was amended at the request of the CSNN team. Following this, a raised seating area (proposed on the roof top of the proposed clubhouse) was removed from the scheme and the proposed operating hours were agreed to be reduced. An assessment has also been made as to the impacts on the holiday lets which are in third party ownership and positioned to the north of the proposed site.

The Padel Courts are open air courts, surrounded by a combination of glazed barriers and wire mesh fencing. The use of these courts, as well as the use of the surrounding land for seating/viewing, and in association with the bar and multi-use building and the proposed wellness area with cold tubs, could lead to noise impacts particularly during busy periods. The need for the Padel Courts to be operational throughout the day and into the evening has been established throughout the submission, to ensure that the courts can be used by customers in the evenings and outside of 'typical' working hours.

The Noise Impact Assessment submitted includes the prediction of noise emission from the padel courts at the nearby noise-sensitive properties, based on noise level data from activities measured at existing courts and existing noise levels measured on site.

The NIA sets out that main characteristics of noise associated with Padel courts are stated to be that of the Padel hitting the ball and the specific action of deliberately and powerfully hitting the ball at the rear glass panel of the court to rebound it over the net. The main noise from observation is however said to be from voices/raised voices both during games and between matches. The irregular or impulsive nature of the noise has been accounted for within the assessment.

The NIA sets out that on site monitoring took place to understand background noise levels; and off-site monitoring has also taken place to gain an estimate of noise from a similar padel courts elsewhere. This approach was agreed by the CSNN team.

The NIA concludes that the noise from the development would be potentially noticeable but not intrusive and would result in 'no observed adverse effect'. It should be noted that this conclusion is made based on the 'worst case' situation between 7:00-22:00 daily and therefore does not incorporate the reduced hours of operation which are recommended to be controlled via condition.

Following a response from CSNN, the Agents agreed to the originally proposed operating hours of 08:00 and 21:30 Monday to Saturday, and between 09:00 and 20:00 Sundays.

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Given the existing use of the wider site, the submission of a Noise Impact Assessment (NIA) which has been conducted on a worst case scenario, and the redesign of the scheme to remove the raised terrace area and reduce the outdoor seating which occurred during this application, these proposed operating hours are considered acceptable and reasonable and are, as agreed by the CSNN team, likely to prevent adverse impacts on the amenity of surrounding sensitive uses.

It is the LPA's view that an Operational Management Plan, combining the matters raised by CSNN plus the operating hours condition recommended on 27th November is sufficient to control the scheme's impacts on residents given the conclusions of the Noise Impact Assessment.

On the basis of the submitted NIA, with the comments from CSNN taken into account and with additional controls provided by condition, it is not considered that any significant adverse effect as a result of noise impacts can be substantiated, and the overall noise impacts of the scheme are therefore considered acceptable. Separate controls apply in regard to statutory nuisance and licensing legislation.

Subject to conditions, the proposal would comply with Paras 135, 187, 198 of the NPPF (2024), Policy LP07 and LP21 of the Local Plan and Policy 5 of the Neighbourhood Plan.

Highway Safety:

Access is proposed via the existing access point to Hunstanton Road, and the Local Highway Authority raise no objection on that basis. The expanded car parking area provided parking in line with the required standard for the expanded leisure use proposed under this application and no other highway safety implications have been identified.

The extended car park provides 29 additional spaces within the red line area. Conditions are recommended to ensure that the parking area is laid out, surfaced and drained in line with the approved plan, and thereafter retained in line with those details.

No impact is likely to occur to the nearby Public Right of Way at Manor Road (Heacham RB9) which spans between Hunstanton Road and the A149 to the east.

Overall, the proposal would comply with the NPPF, Local Plan and Neighbourhood Plan in regard to highway safety, in particular Policies LP13 and LP14.

Biodiversity Net Gain and Ecology:

The site proposes to deliver net gain on-site. The combination of retention and creation of habitats on site would result in a net change in Habitats Units of 0.29. This will result in an overall 21.79 % Biodiversity Net Gain in Habitat Units. The proposed development plans do include the creation of hedgerows around the car park and padel courts, but these do not form part of the delivery of Biodiversity Net Gain, though they will add ecological value to the site.

The Lighting Design and Impact Assessment makes reference to the Bat Conservation Trust and design recommendation in accordance with them which is acceptable. Mitigation and enhancement measures are also recommended for breeding/winter birds, hedgehogs, invertebrates, reptiles and amphibians within the Mitigation Strategy outlined in Section 8 and Section 6 of the GCN and Reptile report

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The Ecological information is of a very high standard and subsequently the Biodiversity Net Gain delivery has been well thought out and compliments the proposed use and design of the development which is welcomed. The Biodiversity Net Gain proposed meets the definition of onsite significant and will need to be secured via the deemed Biodiversity Net Gain condition and supported by a Habitat Management and Monitoring Plan which outlines how habitats will be managed across a 30 year period.

Other material considerations:

Archaeology – There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the application site and that their significance would be affected by the proposed development. If planning permission is sought and granted, conditions are recommended to control a programme of archaeological mitigatory work in accordance with National Planning Policy Framework (2024) paragraph 211 and Policy LP20 of the Local Plan.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required.

Flood Risk – The car parking area is proposed in Flood Zone 2. Given that this is an existing business proposed to be expanded, and considering the siting of the padel courts, clubhouse, and bar in Flood Zone 1, the sequential test is deemed passed and the siting of part of the development in Flood Zone 2 would not warrant refusal on those grounds. An informative is recommended to ensure the operators are aware of potential flood risk. The proposal would not be at odds with Policy LP18 of the Local Plan nor Policy 17 of the Heacham Neighbourhood Plan in regard to flood risk or drainage.

Surface Water – The application proposes padel courts with artificial grass which allows infiltration. Permeable gravel is proposed within the car park areas. No significant impact is therefore likely to occur given the limited amount of impermeable area proposed (the roof of the club house and proposed pathways). The Flood Risk Assessment sets out that this runoff can be readily absorbed into the surrounding landscape area, including the existing swale within the car park area.

Contamination - No significant potential sources of contamination are known or identified by the applicant.

LP06 – As well as being an existing edge of settlement site accessible via footpath link and bus routes, the application proposes various elements of green infrastructure through creation of the nature walk and associated planting. This is in line with Policy LP06.

Secured By Design – The Designing Out Crime Officer at Norfolk Constabulary provided in depth comments in regard to crime prevention measures which could be implemented into the design and day to day running of the site. The comments primarily set out matters which relate to the operations of the business and are not considered relevant to this planning application (CCTV usage etc.). The comments have been made available to the Applicant for their review and consideration as part of the proposal.

Specific comments and issues:

Response to Parish Council - The Parish Council referred to the tree/hedge planting taking a long time to grow and soften the noise. It should be noted that trees and hedgerows are not intended to provide noise attenuation and nonetheless would not provide any noise attenuation properties.

Response to Third Parties – The primary reason for third party objections relates to nuisance impacts from noise and lighting which have been assessed above. In so far as comments on additional tree screening, given the Biodiversity Net Gain requirements, this would not be considered necessary.

In so far as the use of alternative locations, this application must be determined on its own merits. It is not in the LPA's remit to ask for fundamental changes to a scheme, particularly given in this case the potentially more significant impacts on the countryside and historic landscape of Heacham Manor if the proposed works were positioned to the north in the gap between Heacham and Hunstanton.

Given the existing scale of tourism/leisure uses on site, the provision of two w/cs on site would not be considered to result in any foul drainage impacts.

A neighbour comment referred to the cost of court rental making them unavailable to local youth. The price of the facilities is not something which the LPA can consider. The Public Sector Equality Duty (PSED) does not directly apply to private facilities or dictate how they price their service.

Natural England Raise no objection to the proposed scheme and no impacts on protected sites have been identified.

CONCLUSION:

All applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application proposes the expansion of an existing business site through creation of 4 padel courts with associated facilities and would contribute to the economic vitality of the local area.

No harm has been identified to Heacham Manor as a Grade II Listed Building.

Throughout this application, amended plans have been received to remove raised outdoor seating and the application has been supported by Noise Impact Assessments and Lighting Impacts Assessments which allow the assessment of nuisance impacts. On balance, despite the conflicting views of CSNN on the proposed operating hours, it is considered that the proposal could be made acceptable subject to conditions restricting the use of the site in accordance with an Operational Management Plan.

Therefore, subject to conditions the proposal is considered to comply with the requirements of the NPPF, Policies LP07, LP13, LP14, LP18, LP20 and LP21 of the Local Plan, and the aims of the Heacham Neighbourhood Plan and the proposal is therefore recommended for approval.

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RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Exterior Lighting Plan Rev 1 - dated 14/010/2025, provided as part of the Exterior Lighting Design and Impact Assessment by Miller Goodall - Report Number 103393
 - Site Plan Proposed, 750-P101 Rev L
 - Plans Sections and Elevations Proposed, 750-P120 Rev F
 - Site Elevations Proposed, 750-P122 Rev A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Excluding the extended car parking area shown on the approved plan, the padel courts, nature walk, wellness area, clubhouse, bar and external seating/spectator areas hereby permitted shall only be used between the hours of 08:00 and 21:30 Monday to Saturday, and between 09:00 and 20:00 Sundays, Bank or Public Holidays.
- 3 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 4 Condition: Prior to the first use of any part of the development hereby approved, an Operational Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The management plan should include:
 - The measures to be put in place to protect residential amenity, including in particular impacts from noise and lighting, the use of external areas, deliveries and refuse, any music/tannoy usage etc.
 - An identified process to manage and address complaints about the site's operation, should they arise
 - Details of a process for the review of the Operational Management Plan.

The development shall be operated in full accordance with the management plan approved.
- 4 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 5 Condition: The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Metric V4 (Polly Godfrey [Philip Parker Associates], 18/07/2025).

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- 5 Reason: To ensure the development delivers a Biodiversity Net Gain on site in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and policy LP19 of the Kings Lynn and West Norfolk Borough Council Local Plan.
- 6 Condition: The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP and thereafter retained in the conditions specified to serve the intended purpose. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
 - (b) Habitat creation and enhancement works as set out in the HMMP have been completed.
6. Reason: To ensure the development delivers a Biodiversity Net Gain on site in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and policy LP19 of the Kings Lynn and West Norfolk Borough Council Local Plan.
- 7 Condition: Vehicular access to the development hereby permitted shall be via the main entrance to Heacham Manor only, as shown edged red on the submitted Site Plan - As Proposed (drawing no. 750-P101 Rev. L).
- 7 Reason: For the avoidance of doubt and in the interests of highway safety, whereby an access via Mulberry Place may have adverse impacts from lack of visibility splays which would be at odds with the requirements of the Local Plan, the NPPF and the Heacham Neighbourhood Plan.
- 8 Condition: Prior to the first occupation/use of the development hereby permitted the proposed on-site car and cycle parking/turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF (2024).

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- 9 Condition: No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and
- 1) The programme and methodology of site investigation and recording,
 - 2) The programme for post investigation assessment,
 - 3) Provision to be made for analysis of the site investigation and recording,
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation,
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation
 - 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and
 - 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required

No demolition/development shall take place other than in accordance with the written scheme of investigation approved and any addenda to that WSI covering subsequent phases of mitigation

- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 10 Condition: The development shall not be occupied or put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 9 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: Notwithstanding the details which accompanied this application, prior to the installation of any air source heat pump(s), air conditioning units or other external plant or machinery, including extraction/ventilation systems, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the sound power levels of the proposed unit(s)/plant, the siting of the unit/s or plant and distances to boundaries, and provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 11 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 12 Condition: Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations

associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 12 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF, Policies LP06, LP18 and LP21 of the Local Plan and the Heacham Neighbourhood Plan.
- 13 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 13 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF, Policies LP06, LP18 and LP21 of the Local Plan and the Heacham Neighbourhood Plan.