Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/2294
Storrington Lawn Tennis Club , Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:

Replacement of existing floodlight units, on courts 1 to 7 inclusive, with energy efficient LED floodlight units mounted on the existing lampposts.

RELEVANT PLANNING HISTORY:

DC/21/1177	Upgrading of floodlights on courts 6 and 7 and installation of new floodlights on court 8	Application permitted on 15.09.2021
DC/20/2253	Upgrading of floodlights on courts 6 and 7 and installation of new floodlights on court 8.	Application Refused on 12/01/2021
DC/18/0574	Erection of a single storey detached storage unit	Application Permitted on 02/05/2018
DC/11/2529	Construction of single mini tennis court	Application Permitted on 30.01.2012
DC/11/1576	Variation of Condition 2 (The floodlighting hereby approved on Courts 6 and 7 shall only be illuminated from 16:00 to 20:00 Monday to Friday and from 16:00 to 18:00 Saturdays and Sundays) of planning permission DC/08/1892 (Installation of floodlights on Courts 6 and 7 to include the erection of 6.5m poles and 1000w lights) to extend hours to 22:00 weekdays and weekends	Application Permitted 16/11/2011
DC/08/1892	Installation of floodlights on Courts 6 and 7 to include the erection of 6.5 metre poles and 1000 watt lights	Application Permitted 23/10/2008

SITE/SURROUNDS AND DESCRIPTION

Storrington Tennis Club is found approximately 67m west of Greyfriars Lane and set behind the dwellings fronting this highway. The site is accessed by means of a shared single-track passage (to the east of the main pavilion).

The Club is bounded by residential development to the north and east. The Club falls within the defined ‘built-up area’ of Storrington, which follows the boundary of the Tennis Club to the west and south. The Club is nearly fully encompassed by the Storrington Conservation Area, which comprises of dwellings fronting Greyfriar and School Lanes to the north and east, together with surrounding fields to the west and south. The site itself is not though conservation area land and presently contains 8 courts, in addition to a single ‘mini-tennis’ court, and two pavilion structures.

This application pertains to courts 1-7 so excludes court number 8 to the southernmost part of the site. The site is encompassed by relatively established vegetation to the south, east and west, which

delineates the site from surrounding countryside and garden land. The existing lampposts would be retained which are 6 metres in height overall in galvanised steel. The proposal does not seek to re-site the lights, but rather replace the light boxes themselves and replace them with more energy efficient LED lights.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Storrington, Sullington and Washington Neighbourhood Plan (2019):
Policy 1 – A Spatial Plan for the Parishes
Policy 8 – Countryside Protection
Policy 12 – Recreation Facilities
Policy 14 – Design
Policy 15 – Green Infrastructure and Biodiversity

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Conservation: Please determine as you see fit.

HDC Environmental Health: There are no objections in principle to this application.

However, given immediate proximity to adjoining residential properties and the location on the edge of the Storrington Conservation Area, it is important that the lighting scheme is managed to avoid obtrusive light impacts. LED lighting can subjectively appear much brighter due to the different colour temperature and intensity compared to the existing lighting. If the application is approved the conditions below should be applied. The council's ecology consultant may also have recommendations regarding the lighting impacts on foraging bats etc.

1. Prior to commencement of development a lighting scheme, including a schedule of luminaires to be used, must be submitted for the approval of the Local Planning Authority in accordance with

the Institute of Lighting Professional's Guidance notes for the reduction of obtrusive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light" reference GN01-21.

2. Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light" reference GN01-21. The validation report shall be submitted to and approved by the local planning authority and the approved details and attenuation measures shall be permanently retained and maintained in working order for the duration of the use and their operation.

Parish Comments:

Members support the transition to low energy floodlights in the understanding that this would not have a detrimental effect on biodiversity or nearby dwellings.

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The proposal seeks to replace the existing lights within the posts for courts 1-7 to LED lighting.

Policy 43 of the Horsham District Planning Framework (HDPF) (2015) in addition to Policy 12 of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) (2019) afford support, in principle, to the enhancement and improvement of community and recreational facilities, particularly where development would satisfy an identified need.

The proposal would be within the context of an existing tennis leisure facility and would represent an improvement to the existing facilities. It is considered that the proposal would not be contrary to policy 43 of the HDPF or Policy 12 of the SSWNP, with compliance with such policy deemed to weigh in favour of the grant of planning permission.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development which is of high quality and design, and is sympathetic to the distinctiveness of its surroundings. Development should protect, conserve and

enhance landscape character, taking account of the natural environment, landscape and landform pattern to which it forms part.

Policy 34 of the HDPF seeks to ensure that development preserves and enhances the setting of heritage assets, requiring that development, inter alia, takes account of the special character of affected heritage assets. Policy 34, further, requires that development preserves an appreciation of distinctive vernaculars and character, whilst retaining and improving the setting of heritage assets, including views and landscape features.

Policy 14 of the SSWNP seeks to ensure that the scale, density, layout and landscape design of all development proposals reflect the character of their surroundings.

The site is effectively surrounded by the Storrington Conservation Area and is in close proximity to a number of listed buildings, the South Downs National Park and corresponding International Dark Skies Reserve (which falls approximately 80m south-east and 300m south of the application site). The site, therefore, is considered to influence an appreciation of the Storrington Conservation Area in views towards Storrington, while further being located in sufficient proximity to the National Park, including its corresponding designation as an International Dark Skies Reserve, to influence its setting within landscape views.

The proposal would result in a modest change to the site by replacing the existing lights, and although no information has been provided with regards to the lighting specification, this can be secured by condition. It is therefore considered that subject to the inclusion of a condition pertaining to the lighting details, the proposal would not harm the landscape views or visual appearance of the Conservation Area, particularly in respect of views of the St Marys Church.

The proposal is considered acceptable in terms of the impact on the character of the conservation area, is not considered to harm the nearby listed buildings and would not disrupt views into the South Downs National Park. Overall, there are no objections to the proposal in this regard.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

There are a number of dwellings in proximity to the site, including Ivy Cottage and Ashton House (approximately a distance of ~20m and ~35m respectively). There is mature high vegetation present on site between the courts and neighbouring dwellings and subject to the inclusion of a condition pertaining to a lighting scheme, would not be considered to result in significant glare or light trespass such that it would harm the amenities of the neighbouring properties. A consultation has been received in respect of the application and they have stated that they have no objections subject to the inclusion of suitably worded conditions regarding the specifications of the lighting.

In considering all relevant matters the information available to the Local Planning Authority is considered sufficient to demonstrate that the proposed lighting would not result in unacceptable harm to the living conditions of nearby occupiers when considering that there is existing court lighting present already within the site. It is considered that only a condition regarding the lighting schedule is necessary demonstrate that the proposal would not have an unacceptable impact on neighbouring amenity.

Conclusions:

The proposed development would support the development and continued vitality/viability of an existing community and recreational facility. In accordance with Policy 43 of the HDPF, in addition to Policy 12 of the SSWNP, compliance with such policy is deemed to weigh in favour of the grant of planning permission. The proposal, furthermore, would result in a minor reduction in resource use and would

mitigate against the effects of climate change in accordance with HDPF policies 35, 36 and 37, further weighing in favour of the proposal.

It is considered that the additional floodlighting columns would have an acceptable impact on visual amenity, with the character and appearance of surrounding heritage assets preserved and having no adverse impacts on the special qualities of the National Park. The application is accompanied by sufficient information to enable an assessment on the effects of the proposal on neighbouring amenity and dark skies conditions, with no unacceptable impacts identified.

The proposal is considered to accord with relevant planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: Prior to commencement of development a lighting scheme, including a schedule of luminaires to be used, shall be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obtrusive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light" reference GN01-21.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area and to safeguard the amenities of local residents in accordance with Policies Policy 31, 32 and 33 of the Horsham District Planning Framework (2015) and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

4 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The floodlights hereby approved shall be angled and/or suitably shielded so as to illuminate courts 1-7 only.

Reason: To safeguard the amenities of local residents in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The floodlighting hereby permitted on Courts 6, 7 and 8 shall only be illuminated from 16:00 to 22:00 weekdays and weekends.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policies 25, 30 and 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in

determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/23/2294
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	Existing Lamposts & Units on courts 1,2, & 3	D/02 REV 0	19.12.2023
Details plan	Existing Lamposts & Units and Lamps Courts 6 & 7	D/03 REV 0	19.12.2023
Location plan	Location Plan	L/22 REV 1	19.12.2023
Block plan	Site Plan	L/02 REV 0	18.12.2023
Layout plan	Courts 1 to 7 Floodlight Post & Unit Layout	L03 REV 0	18.12.2023
Details plan	Existing Lamposts & Units Courts 4 and 5	D/01 REV 0	19.12.2023

DELEGATED

Case Officer sign/initial Hannah Darley Date: 10/06/2024

Authorising Officer sign/initial Tamara Dale Date: 17/06/2024