



## Planning Statement

Prepared by Hayden Dicker Bsc Msc MRTPI

Erection of 6x floodlights  
Chipperfield Tennis Club, The Common, Chipperfield, WD4 9BS

**October 2021**

## CONTENTS

1.0	INTRODUCTION .....	1
2.0	SITE & CONTEXT ANALYSIS.....	3
3.0	RELEVANT PLANNING HISTORY .....	5
4.0	POLICY CONTEXT .....	7
5.0	DESCRIPTION OF DEVELOPMENT.....	8
6.0	CONSULTATIONS .....	10
7.0	PLANNING CONSIDERATIONS.....	11
8.0	CONCLUSIONS .....	14

## 1.0 INTRODUCTION

### 1.1.0 Background

1.1.1 This report relates to a planning application for the erection of 6x floodlights for the front court of Chipperfield Tennis Club, Chipperfield.

### 1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report incorporating a Design and Access Statement. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; Section 5 sets out the details of the proposal; and Section 6 details the consultations undertaken prior to the submission of the application. All these sections inform the evaluation of the proposal in Section 7 against the identified planning policy framework. The overall conclusions are set out in Section 8 and which are summarised below at paragraph 1.3.0.

### 1.3.0 Summary

1.3.1 The proposals would be in accordance with Paragraph 145 (b) of the NPPF, therefore there is no reason against the principle of the development.

1.3.2 The proposals would bring significant social benefits to the Club and the local community including:

- Increased court usage
- Increased peak court time
- Increased social tennis
- Increased coaching
- Enabling competitive tennis vs other local clubs
- Increased membership
- Removes opportunities for crime and antisocial behaviour
- Increased school use

1.3.3 The proposals, as demonstrated in the accompanying lighting report, would have a minimal to no impact with regards to light spillage on neighbouring properties and their occupants.

1.3.4 The tennis club has taken on board the pre-application advice given by the council and are willing to limit floodlight usage (incorporating a 9pm finish time) in addition to reducing the height of the floodlights in line with the back court. Retractable floodlights were researched, however the cost of these would be almost 4x the cost of permanent floodlights at £65,000+VAT. This will place an unacceptable burden on the club's finances, a fee that is completely unreachable for the non-profit nature of the club.

- 1.3.5 The proposed floodlights are the same height and scale as the approved floodlights on the back courts but would utilise the latest LED floodlighting. The floodlights would be located adjacent to the existing poles which support the fence surrounding the court. These would be coloured green in order to blend in with the existing fencing and landscape behind the courts. The proposed floodlights would not have a significant impact on the street scene.
- 1.3.6 The application consists of a revised lighting scheme following withdrawn application reference 21/00643/FUL. The accompanying Building Research Establishment (BRE) report confirms *“there is no risk of glare to drivers on either lane of the adjacent highway.”*
- 1.3.7 As demonstrated in the Inspectors decision reference APP/X0415/w/18/3203978 in favour of a similar scheme in a neighbouring District, the public benefits of improving an existing local facility for sporting, recreation and social benefits are sufficient to outweigh the less than substantial caused by the development.

## 2.0 SITE & CONTEXT ANALYSIS

### 2.1.0 Location

2.1.1 The site, shown in Figure 1 below, is located to the south west of the centre of Chipperfield Village. This area of the village has a range of differing uses that surround the site. To the north is the village primary school, to the north east is a small cluster of residential dwellings, the Church and the common are to the south, Blackwells Café is to the south west, and allotments are to the north west.



Figure 1 - Site location

### 2.2.0 Application Site

2.2.1 The application site consists of the front court only of Chipperfield Tennis Club. Chipperfield Tennis Club is a village club run entirely by a dedicated team of volunteers as a non-profit organisation that seeks to primarily promote social tennis. The club currently has approximately 370 members, consisting of 105 family memberships, 40 Adults, 12 Students and 2 Juniors. The Club also provides coaching sessions and is regularly used by the adjacent primary school. It holds club competitions and designates court time for mixed social tennis of all abilities during the summer months

### 2.3.0 Planning Constraints

2.3.1 The Dacorum Council proposals map, pictured in Figure 2 below, shows the site is washed over by the Metropolitan Green Belt and is within the Chipperfield Conservation Area. The

site is also shown as abutting the outside of the boundary of Chipperfield village. However, as noted by the Inspector in recent appeal decision APP/A1910/W/19/3233263, sites located outside the boundary that have a functional relationship with the village can still be considered within the village. As the site is located within immediate vicinity to the village hall, School, allotments, common, Church, and various pubs, it would therefore be classified as being within Chipperfield Village. The site is not within Flood Zones 2 or 3, and the closest Listed Building is St Pauls Church which is 50m to the south east.

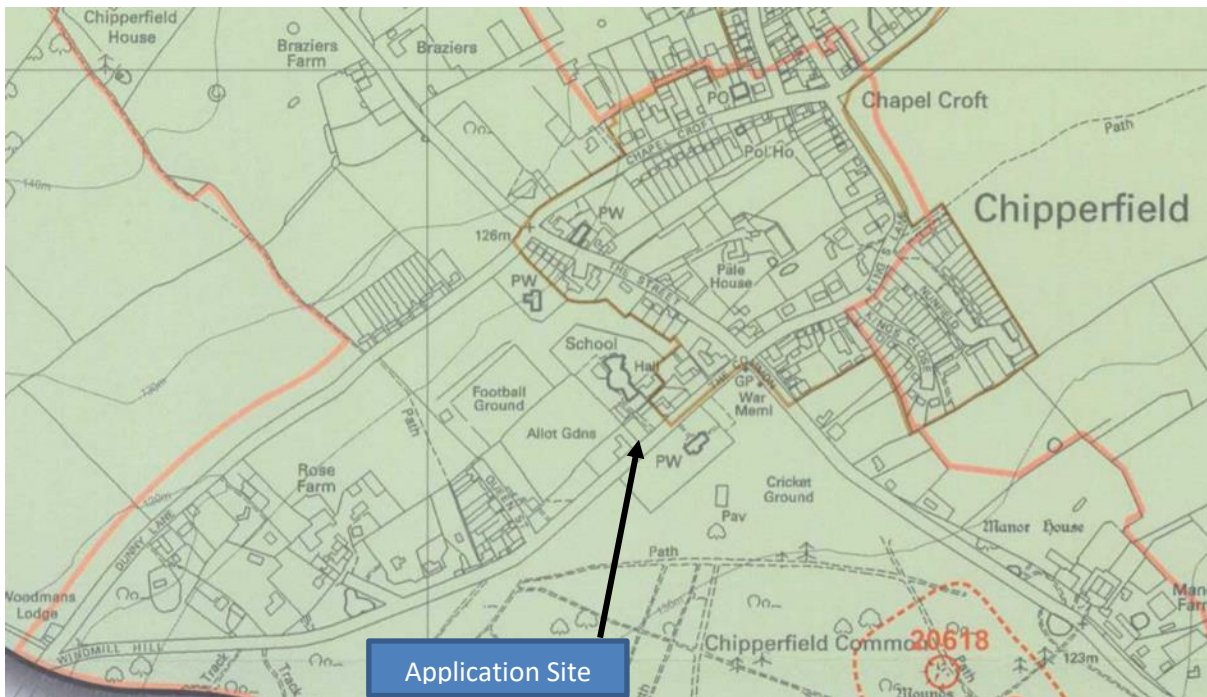


Figure 2 - Site within the Dacorum proposals map

## 3.0 RELEVANT PLANNING HISTORY

### 3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised in Figure 3.1.0 below.

LPA Ref	Proposal	Outcome
21/00643/FUL	Erection of 6 floodlights	Withdrawn
4/01146/09/FUL	Six replacement floodlights	Approved
4/00380/99/FUL	Erection of floodlights on no2 court	Approved
4/00619/98/FUL	Floodlighting of two tennis courts	Refused

### 3.2.0 4/00619/98/FUL

3.2.1 In 1998 an application was refused for the erection of floodlights on the two tennis courts at Chipperfield Tennis Club. The Officers Report stated *“It is considered the floodlights would adversely affect the appearance of the conservation area. The box of light which is really unavoidable will be alien in this generally dark landscape”*. However, it is important to note that a significant number of factors have changes since this refused application. These changes include:

- The back tennis courts have permanent floodlights approved under 4/00380/99/FUL.
- The application was made over 20 years ago now. Since then, substantial improvements to floodlighting have been made to minimise the impact of light spillage as well as limiting the appearance of the floodlights in terms of scale.
- In 1998, Blackwells was vacant and had been for a number of years prior. In circa 2006 Blackwells came back into use and the building now has a number of fixed external lights, as well as internal lights during some evenings, thereby introducing lighting into the immediate vicinity.
- Security lighting has become far more commonplace than in the 1990’s. In the immediate vicinity the School, the ‘small hall’, Blackwells, and nearby dwellings all have various forms of lighting (whether motion sensed or permanent for security) within the area.

### 3.3.0 21/00643/FUL

3.3.1 An application was submitted in February 2020 for the erection of 6x floodlights at Chipperfield Tennis Club. This application was withdrawn as Herts Highways raised issues with the lighting causing glare to the adjacent highway. The lighting scheme has been revised, with the help of BRE, who commissioned a study which concluded *“The calculation results indicate that there is no risk of glare to drivers on either lane of the adjacent highway.”*

3.4.0 **Appeal reference APP/X0415/w/18/3203978**

3.4.1 On the 16<sup>th</sup> April 2019 an appeal was allowed for the erection of floodlights at Penn and Tylers Green Football Club. Although not within Dacorum, this appeal was for the neighbouring authority of Chiltern District Council, and as it was for floodlights for a sporting club there are some similarities to take from the Inspectors decision. Despite the site being located within an AONB, as well as the Green Belt and Conservation Area, therefore additional constraints apply, the Inspector made the following assessments:

*“the floodlights do constitute ‘appropriate’ facilities for outdoor sport, for the purposes of the Framework.”*

*“I have found that the floodlights would preserve openness and do not conflict with the purposes of including land within the GB. Therefore, the development would not be inappropriate development in the GB, as assessed against the Framework.”*

*“I conclude, therefore, that the development would not harm the landscape and scenic beauty of the AONB. Consequently it would conserve it.”*

*“the floodlights would be seen in the general context of existing sporting facilities...At night, notwithstanding the absence of street lighting, given the existing floodlights, other lighting at the site and tennis courts in the conurbations beyond, the effects would be relatively limited.”*

*“I am satisfied that the club offers an important sporting and recreational community facility...It also acknowledges that sports facilities can enable and support healthy lifestyles and advance the well-being of communities.”*

*“Therefore, the proposed floodlights are important to the Club’s continued success and role as a sporting, recreational and social facility for this rural community and the surrounding area. I consider that those public benefits are sufficient to outweigh the ‘less than substantial’ harm that the development would cause”*



## 4.0 POLICY CONTEXT

### 4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework (NPPF) 2019, sets out the Government's planning policies for England. Chapters 8 (Promoting health and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places) and 13 (Protecting Green Belt land) are particularly relevant to this application.

### 4.2.0 Dacorum Borough Core Strategy 2006-2031

4.2.1 The Dacorum Core Strategy was adopted in September 2013.

Policy No.	Title
CS5	Green Belt
CS6	Selected Small Villages in the Green Belt
CS12	Quality of Site Design
CS23	Social Infrastructure

### 4.3.0 Dacorum Local Plan 2004

4.3.1 The Dacorum Local Plan was adopted in April 2004. Many policies from the Local Plan were superseded as part of the adoption of the Core Strategy in 2013. Below is the list of saved policies that are relevant to this application.

Policy No.	Title
74	Provision of Leisure Space in Other Villages
75	Retention of Leisure Space
113	Exterior Lighting

### 4.4.0 Supplementary Planning Guidance / Documents

4.4.1 Chipperfield village design statement – Adopted December 2001

## 5.0 DESCRIPTION OF DEVELOPMENT

### 5.1.0 Use

5.1.1 The proposals would retain the existing D2 use of the site, however the proposed floodlights would allow for better use of the facility as it would allow for more tennis to be played during the later afternoon and evenings of the autumn, winter, and early spring months. It is proposed that a condition be enforced to limit the hours of light usage in the same manner as the back court (usage would cease at 9pm).

### 5.2.0 Layout

5.2.1 The proposed site layout is shown in Figure 3 below. The proposed floodlights would be evenly distributed around the court, matching the existing floodlights on the back court. There would be 2x lights located in line the base line, 2x lights located in line with the net, and 2x lights located on the far base line.

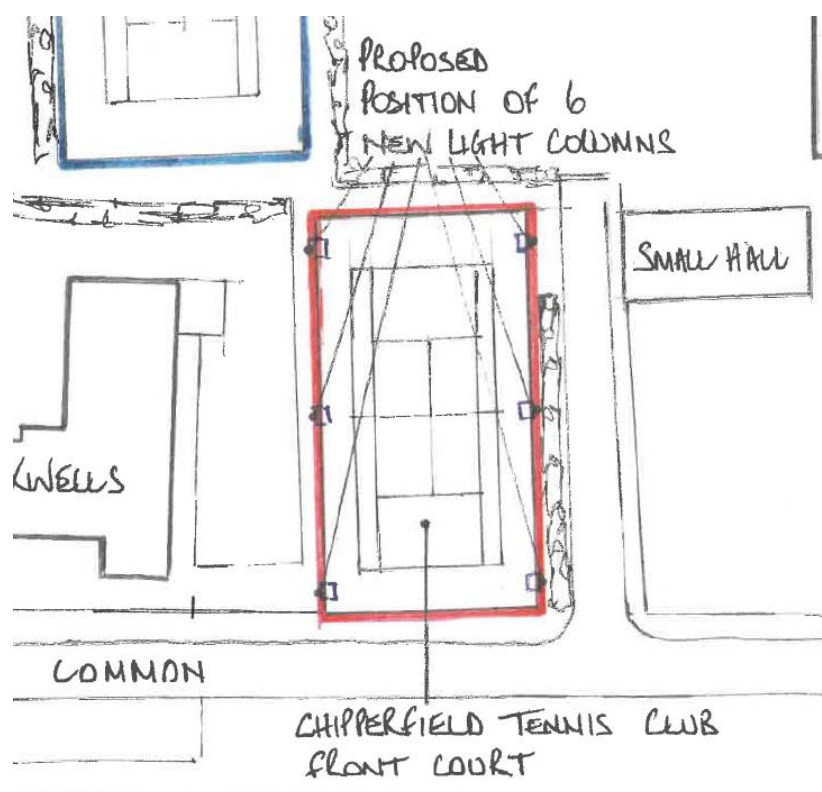


Figure 3 - Proposed site layout

### 5.3.0 Appearance & Scale

5.3.1 The proposed floodlights would be HiLux Match Slim LED floodlights as per the accompanying lighting design report. The lights would measure 6.7m in height and would be green in appearance, matching the back tennis courts, to blend in with the courts landscaped background from the street scene. The floodlights, shown in Figure 4 below, would be located in close proximity to the existing steel poles supporting the fence that surrounds the court making them less obtrusive. The proposals would also include a retractable vinyl

curtain fixed to the fence closest to the road elevation that would be pulled out for each usage when the lights are on.

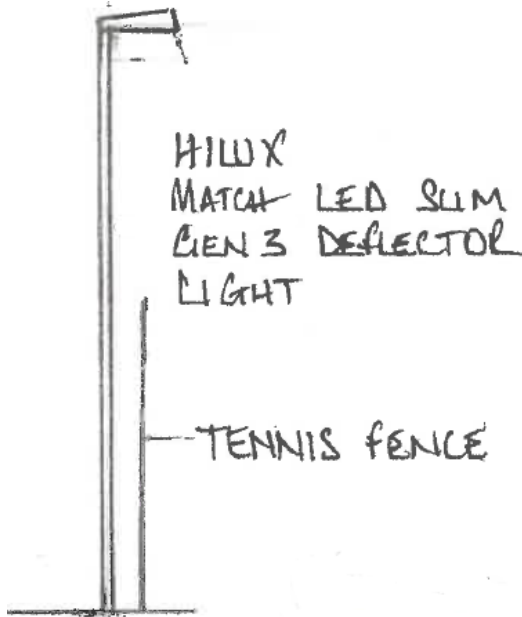


Figure 4 - Proposed floodlight

#### 5.4.0 Landscaping

5.4.1 The proposals would see no changes to the landscaping of the site.

#### 5.5.0 Access

5.5.1 The proposals would see no changes to the access of the site.

## 6.0 CONSULTATIONS

### 6.1.0 Pre-application Enquiry – 4/01328/19/PRE

6.1.1 On the 7<sup>th</sup> November 2019 a written response was received from Dacorum Borough Council for pre-application advice regarding the erection of 6x foldable floodlights on the front tennis court. The report stated, *“it is the Officers opinion that foldable floodlights of limited height and with a restriction on operating hours to match the lights on the back court may be acceptable and would support use of the sporting facility”*. This advice, received by the applicant, has led to a suggested reduction in height of the floodlights combined with a time constraint to match the back court as suggested. Research has been conducted into the use of retractable lights, however, as shown in Appendix 1, the costs involved would be substantially higher (almost 4x the price of having permanent lights). This is a cost that a non-profit organisation would be unable to afford.

### 6.2.0 Lighting design assessment

6.2.1 To accompany this application a lighting specialist was consulted to review any proposed impact that the lighting might have on the surrounding area. Figure 5 below is taken from the accompanying lighting design report which demonstrates the impact the proposed lighting would have in the vicinity. As shown in Figure 5, there would be minimal to no light spillage affecting the neighbouring occupiers of Blackwells, the School, the Church grounds, or any nearby residential premises. Furthermore BRE were also commissioned to produce a study to assess the impact any light spill or glare would have on highway safety. The accompanying report concluded *“The calculation results indicate that there is no risk of glare to drivers on either lane of the adjacent highway.”*

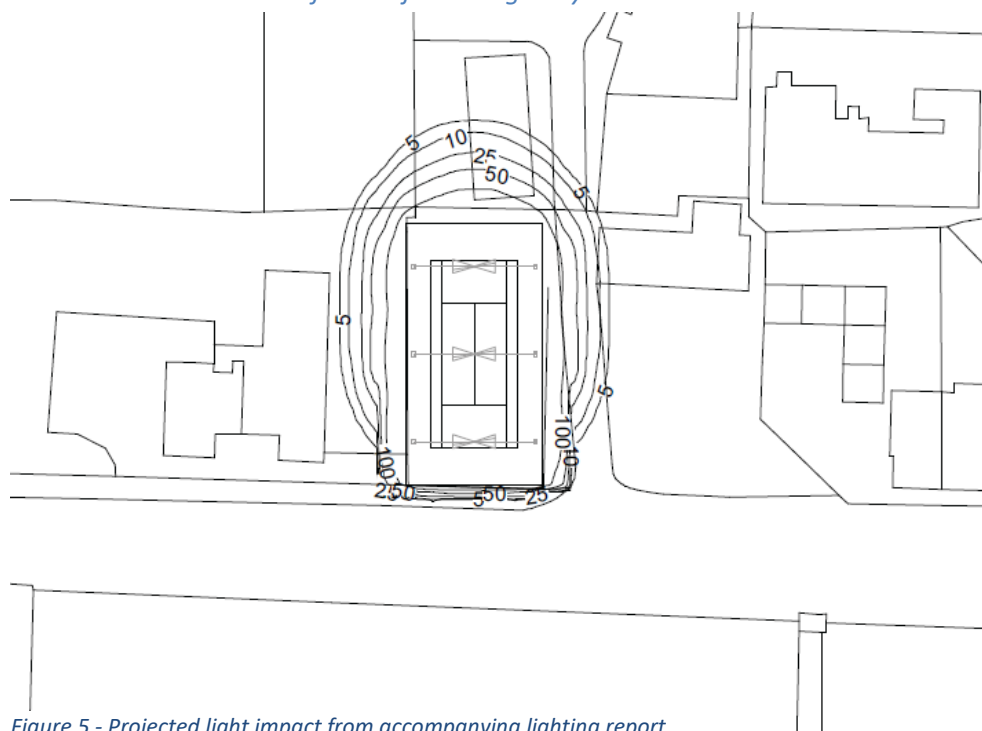


Figure 5 - Projected light impact from accompanying lighting report

## 7.0 PLANNING CONSIDERATIONS

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle
2. Benefits
3. Layout & Design

### 7.1.0 Issue No 1: Principle

7.1.0 The site is located within the Metropolitan Green Belt thereby planning constraints apply. Paragraph 143 of the NPPF states that within the Green Belt most new development is considered to be inappropriate and there is a general presumption against such development. However, the NPPF does state in Paragraph 145 (b) that an exception to this is *“145 (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with purposes of including land within it”*. As the proposal is to facilitate an existing use in relation to outdoor sport and recreation through the erection of structures of an appropriate scale, the proposals would not be considered as inappropriate development in the Green Belt. There is therefore no objection with the principle of the development.

### 7.2.0 Issue No 2: Benefits

7.2.1 The proposed floodlights will bring a number of significant benefits that would help the long-term running of the non-profit organisation and therefore is of value to the community. These benefits would include, but not be limited to, the points as set out below:

1. Increased court usage – The proposed floodlights would significantly increase the amount of tennis played on the front court. Currently due to a lack of floodlights, the front court is severely limited in terms of its use from September-April.
2. Increased peak court time – The proposals would not simply enable additional court time, but it would also significantly increase the peak court times (4pm-9pm) in which the majority of tennis is played during the week.
3. Increased coaching opportunities - Currently, due to high demand for one court during peak hours, coaching opportunities at the club are limited. The proposals would allow a greater number of coaching sessions for players of all ages and abilities (including after-school activities/coaching), in Autumn, Winter and early Spring.
4. Enabling of club social tennis events – currently, as there is only one court with lights, social tennis is seasonally restricted, usually only running up until September due to the light. The new floodlights the front court would allow for social tennis to operate all year round.

5. Enabling competitive tennis – Due to a lack of floodlights at Chipperfield, the club cannot facilitate competitive tennis vs other local clubs. If the proposed lights were erected, the club could then allow Chipperfield to play home matches vs various other local teams.

6. Increased membership – If the proposed floodlights were to be approved, it would allow the Tennis Club to significantly increase its capacity for new membership as a result of the increase in peak court time available. Currently, membership at the club is capped due to high demand and the club being unable to facilitate front court tennis during peak hours for the majority of the year. It is that membership would increase by 20% if the proposed lights were erected.

7. Reducing opportunities for crime and anti-social behaviour – As the proposed floodlights would allow for the courts to be in use during the evening hours for large portions of the year, this would allow for increased passive surveillance to help reduce opportunities for anti-social behaviour and vandalism, not only to the tennis club itself, but the neighbouring occupiers of Blackwells, the small hall, and the primary school.

8. Increased school use – Having two courts with flood lights will mean the club will be able to support more children’s tennis in conjunction with the neighbouring primary school, St Paul’s. This will be an opportunity to promote more tennis and exercise for children in the local community.

7.2.2 In summary, the proposals therefore would bring a number of social benefits, such as increased community cohesion, promotion of sport and well-being, and facilitating social interaction. These benefits are similar to those noted in the Inspectors decision for a similar scheme in a neighbouring District as demonstrated in Chapter 3.3.0 of this report. The Inspectors decision stated *“Therefore, the proposed floodlights are important to the Club’s continued success and role as a sporting, recreational and social facility for this rural community and the surrounding area. I consider that those public benefits are sufficient to outweigh the ‘less than substantial’ harm that the development would cause”*.

### 7.3.0 Issue No 3: Layout & Design

#### 7.3.1 Impact on lighting

The proposed floodlights have been designed in order to have a minimal impact in terms of street scene and light spillage. There is currently a number of existing external lighting sources in the vicinity of the site, as shown in Appendix 2, however the latest LED technology for the proposed floodlights will be utilised providing directional lighting only on to the court to reduce light spill. This is demonstrated in further detail in the accompanying lighting design report. The accompanying BRE report also assess any potential impact on Highway Safety, with the accompanying report concluding *“The calculation results indicate that there is no risk of glare to drivers on either lane of the adjacent highway.”* Furthermore, it is

proposed a lighting condition being imposed to match the back courts, in order to limit the floodlight use until 9pm.

### 7.3.2 **Impact on Street Scene**

The proposed floodlights have been sensitively designed in order to limit any potential impact they may have on the street scene. The floodlights are the HiLux Match Slim LED, and are designed to be thin in appearance as not to have any overbearing impact. The height of the floodlights matches the approved floodlights on the back tennis court in order to not to have a dominating impact in terms of height. The proposed floodlights would be coloured green to blend in with the existing landscaping that surrounds the tennis courts as well as the existing green fencing that encloses the court. The proposed floodlights would also be located in close proximity to the existing fencing and the steel poles that support it, thus further screening any potential visual impact. The proposed vinyl curtain will be on a retractable mechanism meaning it will only be used when the floodlights are on, thus not having a durable impact on the street scene. For the reasons stated above it is therefore considered that if any harm to the street scene occurs, the proposals have been sensitively designed in order to limit such harm. In any case, any potential impact must be evaluated against the overwhelming benefits that the proposed floodlights would bring to the club and the local community. These benefits were outlined in Paragraph 7.2.0 of this report.

### 7.3.3 **Conclusion**

As set out in the points above, the proposals would be in accordance with Policy 113 of the Dacorum Local Plan. Policy 113 states that proposals for new exterior lighting will be permitted provided it can demonstrate that there is no significant adverse impact on the following:

- a) The amenity of residential areas – As demonstrated in the accompanying lighting assessment there would be no light spillage to any residential dwellings.
- b) The visual character and the natural and historic environment – As demonstrated in 7.3.2 above, any potential harm to the character of the street scene has been reduced where possible and, in any case, such harm would not be considered significant adverse impact to the area.

The Policy goes on to state all lighting schemes should avoid dazzle and disturbance to drivers, minimise glare and light spillage, and create uniformity to avoid shadowed areas, all of which the proposals comply with.

## 8.0 CONCLUSIONS

### 8.1.0 Background

8.1.1 This report relates to a planning application the erection of 6x floodlights for the front court of Chipperfield Tennis Club, Chipperfield. The proposal is promoted in the following circumstances:

- The proposals would be in accordance with Paragraph 145 (b) of the NPPF, therefore there can be no objection against the principle of the development.
- The proposals would bring significant social benefits to the Club and the wider community including:
  - Increased court usage
  - Increased peak court time
  - Increased coaching
  - Increased social tennis
  - Enabling competitive tennis vs other local clubs
  - Increased membership
  - Reduces opportunities for crime and antisocial behaviour
  - Increased school use
- The proposals, as demonstrated in the accompanying lighting report, would have a minimal to no impact in terms of lighting to the neighbouring occupiers.
- Following pre-application advice from the Council, the Tennis Club has taken this on board through being open to a condition limiting the time the floodlights would be allowed on until as well as having a reduced height of the floodlights to match the back courts. Retractable floodlights were looked into, however the cost of these would be close to 4x the cost of permanent floodlights at £65,000+VAT. This fee is completely unreachable for the non-profit volunteer run club.
- The proposed floodlights are the same height and scale as the approved floodlights on the back courts. The floodlights would be located adjacent to the existing poles which support the fence that surrounds the court, as well as being coloured green in order to blend in with the existing fencing and landscaping behind the courts. The proposed floodlights would not have a dominating impact on the street scene.
- As demonstrated in the Inspectors decision reference APP/X0415/w/18/3203978 for a similar scheme in a neighbouring District, the public benefits of enabling a local facility for sporting, recreation and social benefits are sufficient to outweigh the less than substantial harm caused.



## 9.0 APPENDICIES

### 9.1.0 Appendix 1 – Fee quote for lighting options

# ***luminance pro*** ***lighting systems***

info@luminancepro.co.uk  
www.luminancepro.co.uk

Tel: 01276 855 666

Fax: 01276 855 999

F.A.O. Alan Rees

Project No:

Ref: MH/02

Date: 21<sup>st</sup> October 2020

Dear Mr Rees

#### **Re: Chipperfield Tennis Court - Lighting and Electrical Works**

Thank you for the opportunity to provide a quotation, please see the following:

Install a lighting system to a Multi Use Games Area, as follows:

1. 6 x HiLux Match LED Luminaires (Powder coat finish RAL6005).
2. 6 x Fully shielded deflectors
3. 6 x HiLux 6.7m columns (Paint finish RAL6005 to match luminaires).
4. 1 x Modifications/additions to existing Lighting Distribution board within Feeder Pillar
5. Associated cabling to facilitate new lighting.
6. 1 x Keypad type switch located on the side of the Feeder Pillar.
7. Testing & Commissioning to BS 7671 and NICEIC.

Works in soft ground are assumed to be soil type G630 'good' as BS5649. Works in soft ground will be back filled with excavated material and compacted. No costs have been allowed for reseeded or re-turfing.

Costs assume columns and cable routes will be installed in the grassed area of the Blackwells Bistro outdoor seating area.

Works in hard stand areas will be re-instated in concrete, self-colour.

Please note the following items are required to be carried out by the client;

1. Provide 2 parking spaces.
2. Provide a suitable water source.
3. Provide an off road area suitable for a skip
4. Provide an area for mixing concrete, local to the courts
5. Provide security/site fencing if required
6. Provide toilet / hand washing facility & all welfare facilities as required by CDM.

Cost as per our specification above:

£17,430.00 plus vat.

After obtaining up to date costs for the specialist telescopic columns, air compressor and other associated control items the cost was in excess of £65,000.00 + vat.

Cost shown will be subject to site inspection.

**Warranty** - 5 years 'limited' warranty on HiLux LED luminaires. '

Yours sincerely,

Matthew Haskins  
(Design Manager)



**HiLux**



Luminance Pro Lighting Systems Ltd PO Box 1345, Woking, Surrey, GU24 9WL

Registered in Cardiff Company No. 05035233 VAT No. 846 8855 66

## 9.2.0 Appendix 2 – Existing external lighting within the vicinity of the site



The above shows the immediate vicinity and the yellow spots denote some form of external lighting. As shown the site is surrounded by numerous existing external lights.

There are 6 floodlights for the rear tennis court, the Small Hall has 4 external lights, the primary School has 2 external lights, the Gate at the entrance of the churchyard has a light, and the dwelling nearest to the tennis courts has 2 external lights. Blackwells has a number of lights in its car park and marquee, plus numerous on the front of the building as well as further lights to the rear facing onto the front tennis court.

Within 100m of the site there is the Two Brewers which also had a number of external lights on the front of the building, as well as lighting the car park and rear of the building. There are also a number of other dwellings that have some form of security lighting.

The 11 pictures below demonstrate that there already exists a significant portion of lighting in the vicinity and it is therefore not considered a 'dark environment'.

## Blackwells



1. Blackwells Car Park – Light on side of building, light from food hut, lights on and in the marquee, lights in the wooded area



2. Blackwells front. Lights all along the 2 projecting front gables, a number of lights under the jumbrella, a number of further external lights



3. Side of Blackwells facing front court. 4x external lights



4. Car Park and adjoining land of Blackwells

School and Small Hall



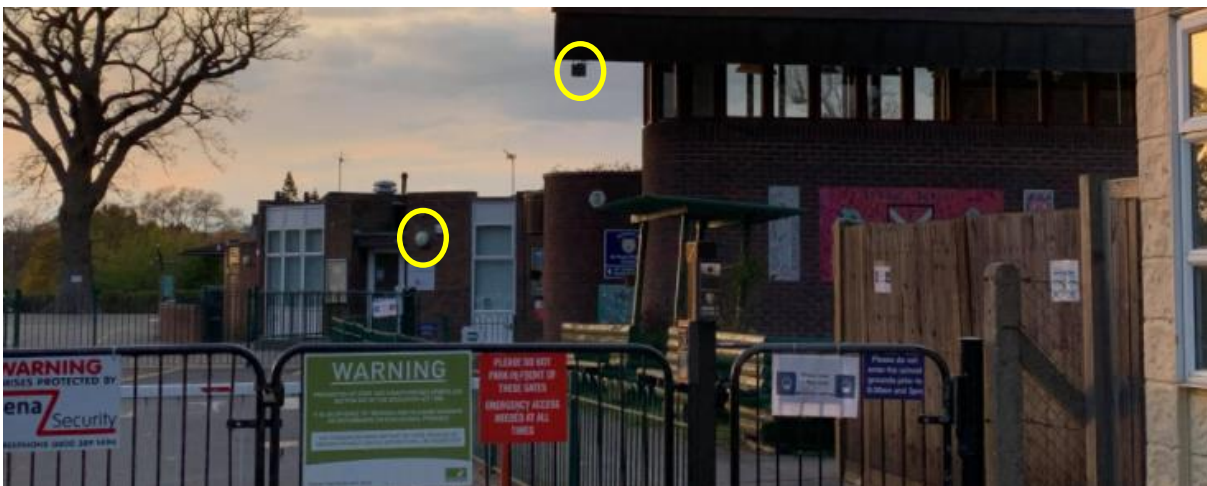
5. 2x external lights at entrance of the Small Hall



6. External light further along the Small Hall



7. External light on side of the Small Hall



8. Primary School with 2x external lights

## Housing with external lighting



9. House closest to the front tennis court with 2x external lights

## The Two Brewers



10. The Two Brewers with 8x external lights



11. Rear Car Park of the Two Brewers with 2x street lamps and 2x external lights on the building