

**Tennis Courts,  
Dyke Road Park, Dyke Road  
BH2024/00798**

**2nd October 2024**



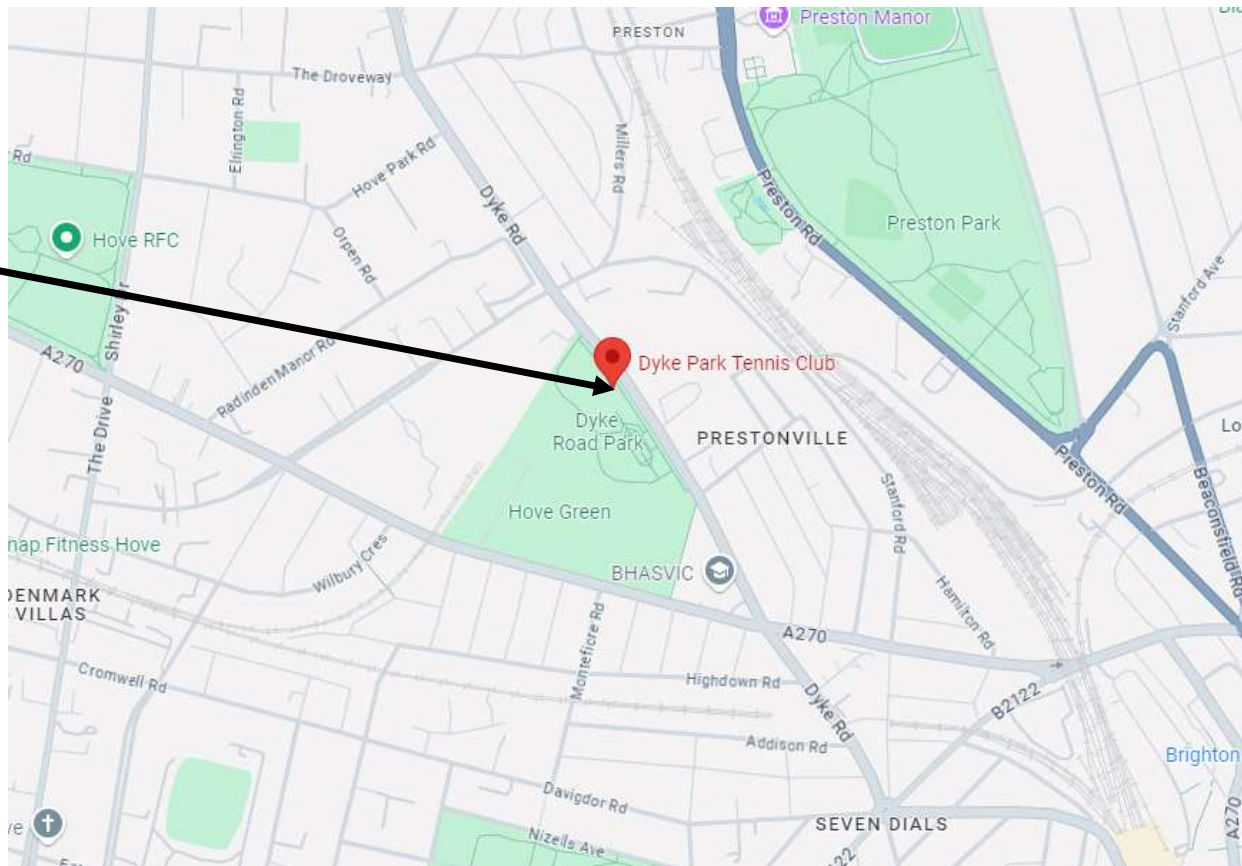
**Brighton & Hove  
City Council**

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# Application Description

- ▶ The erection of ten, 8 metre high lighting columns with ten floodlight illuminaires to three of the existing six tennis courts.
  
- ▶ The site sits within the locally listed Dyke Road Park.

# Map of application site





# Aerial Photo of Site

Application relates to southern three courts

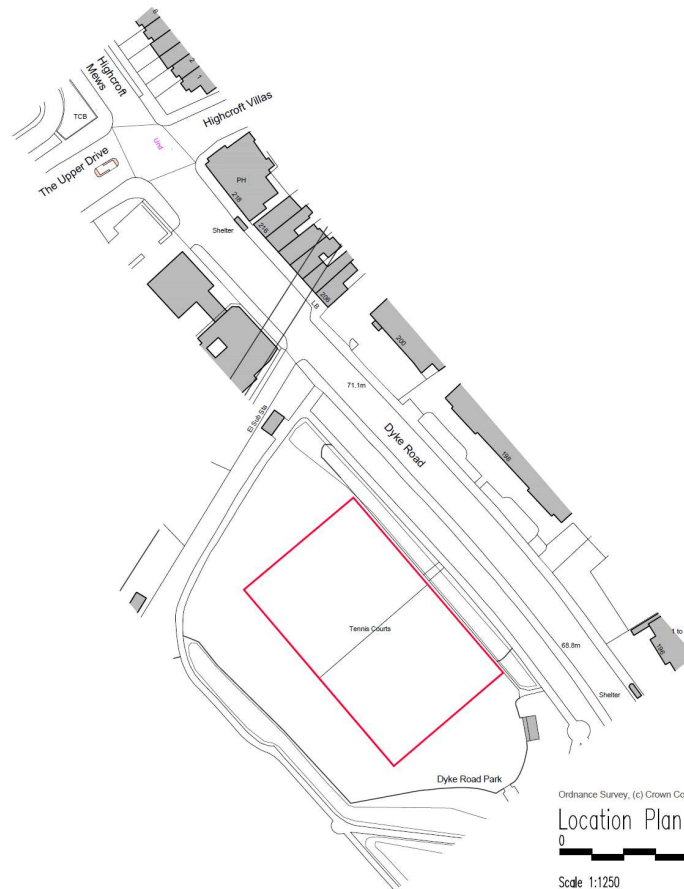




# 3D Aerial Photo of Site

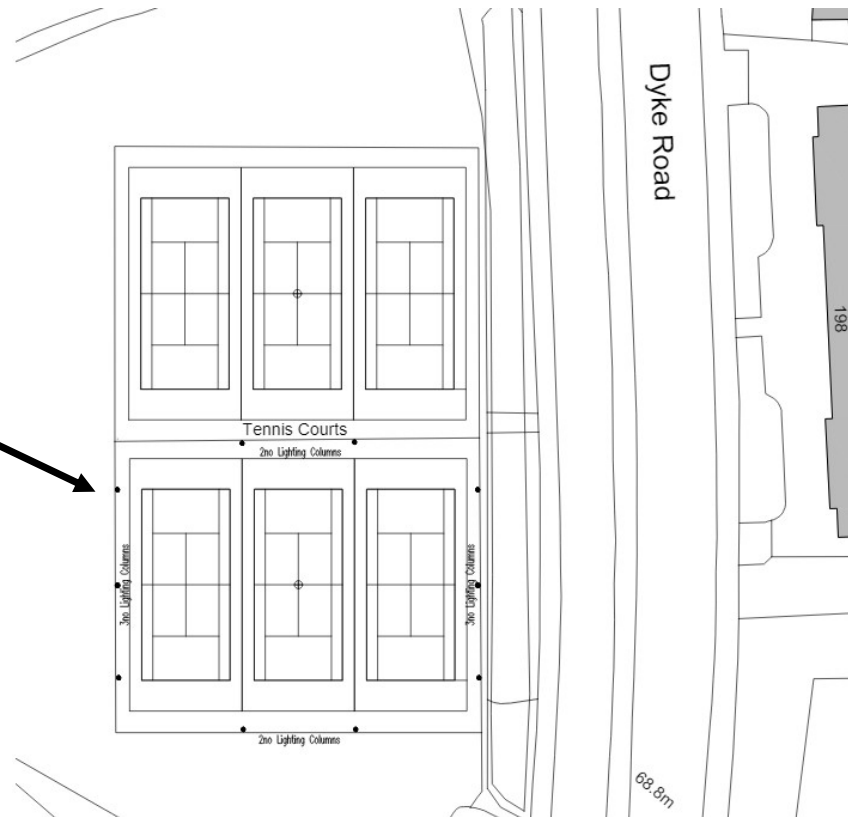


# Existing Location Plan



# Proposed Site Plan

Dots indicate proposed location of lighting columns



02 c



# Photos of Site



Facing north



Facing north-west



# Photos of Site



Facing north



Facing south

# Photo of Site

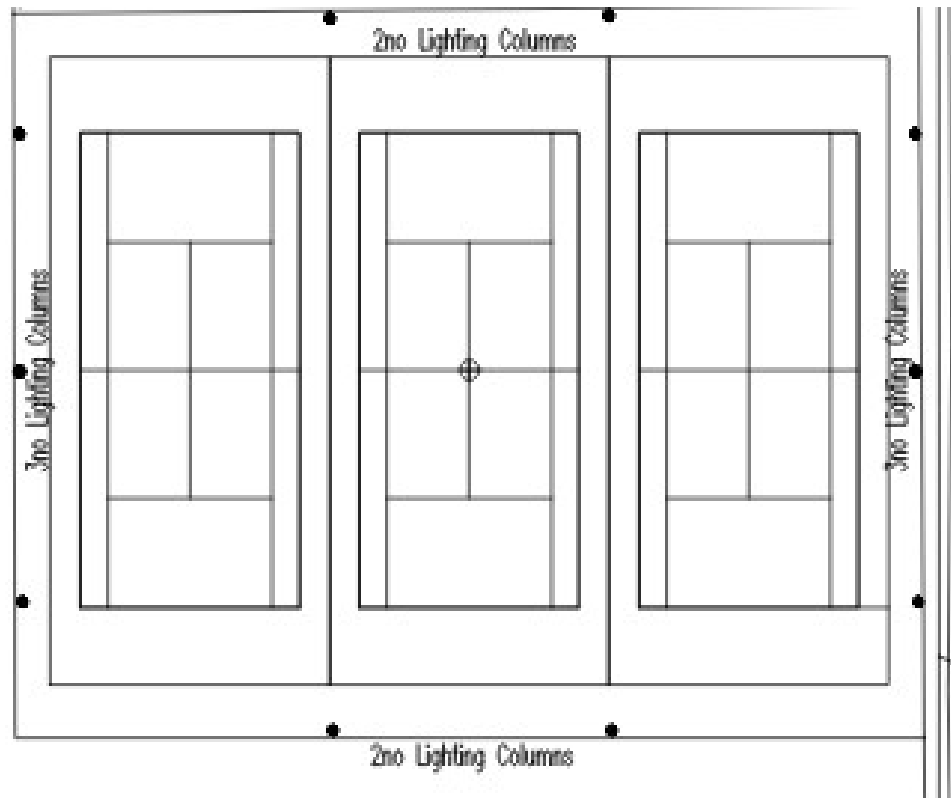


Facing west



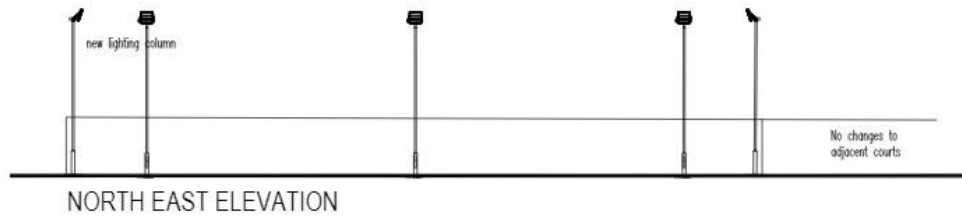
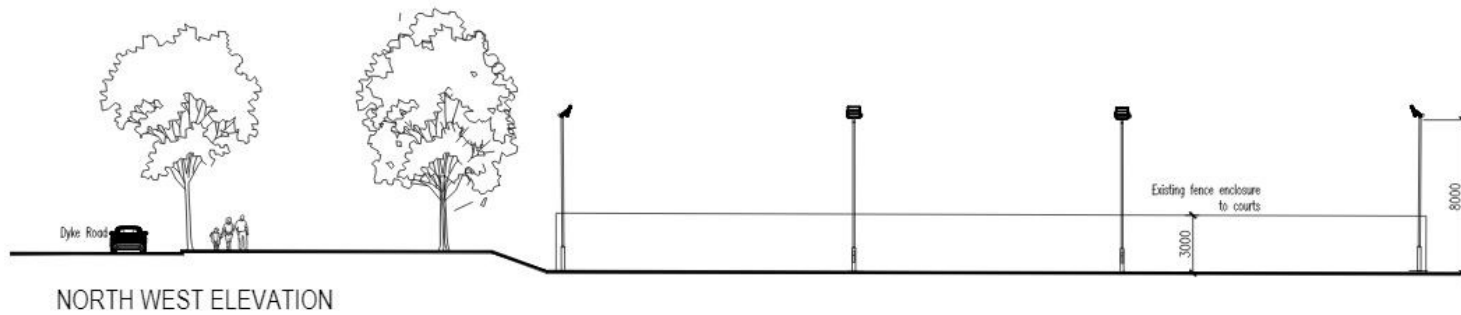
Facing east

# Proposed column placement X 10





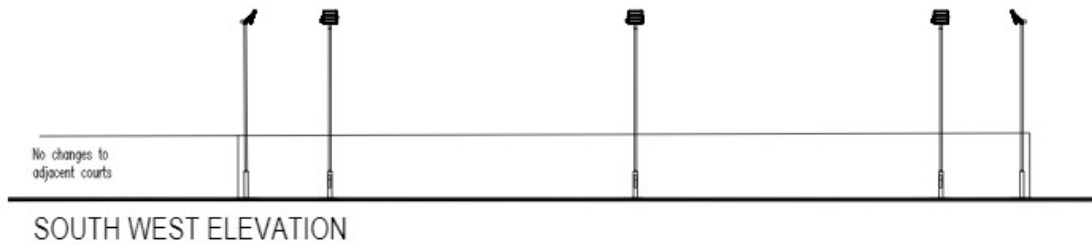
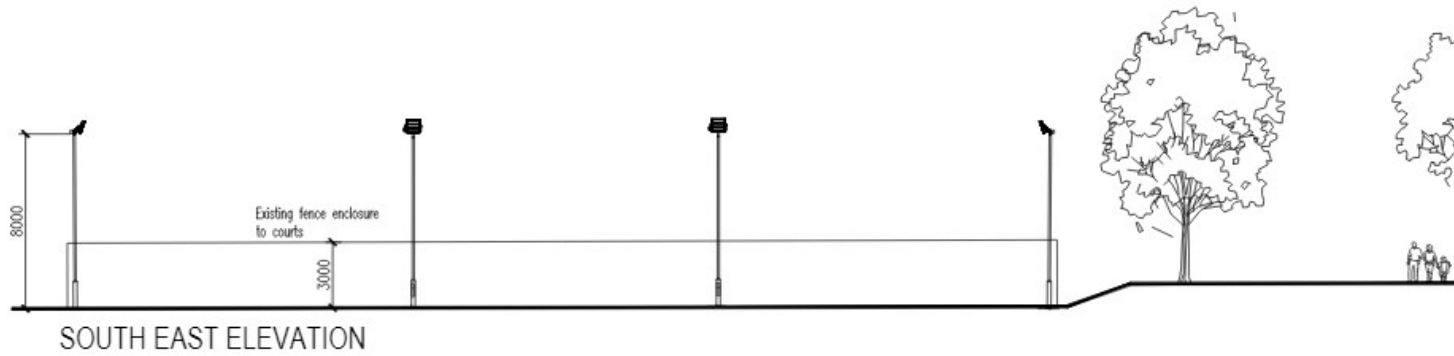
# Proposed Elevations



PRELIMINARY  
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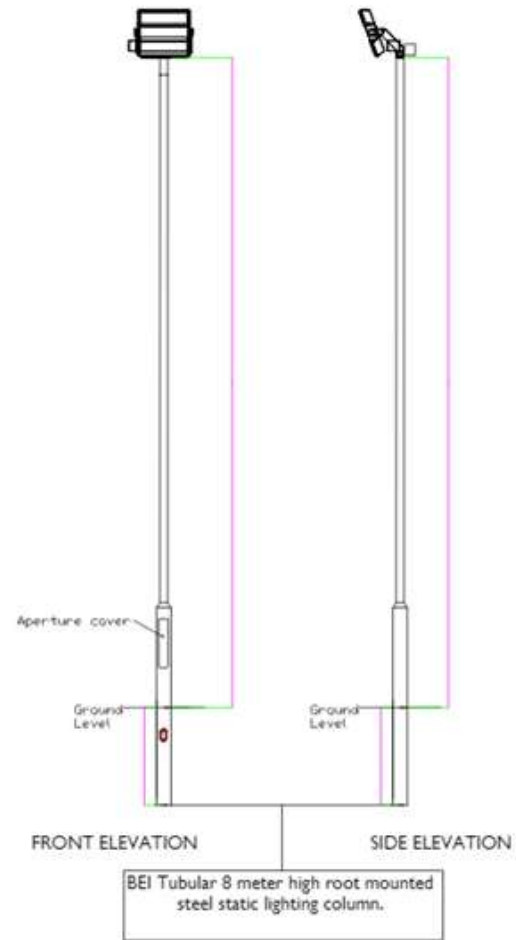


# Proposed Elevations – 8m tall lights



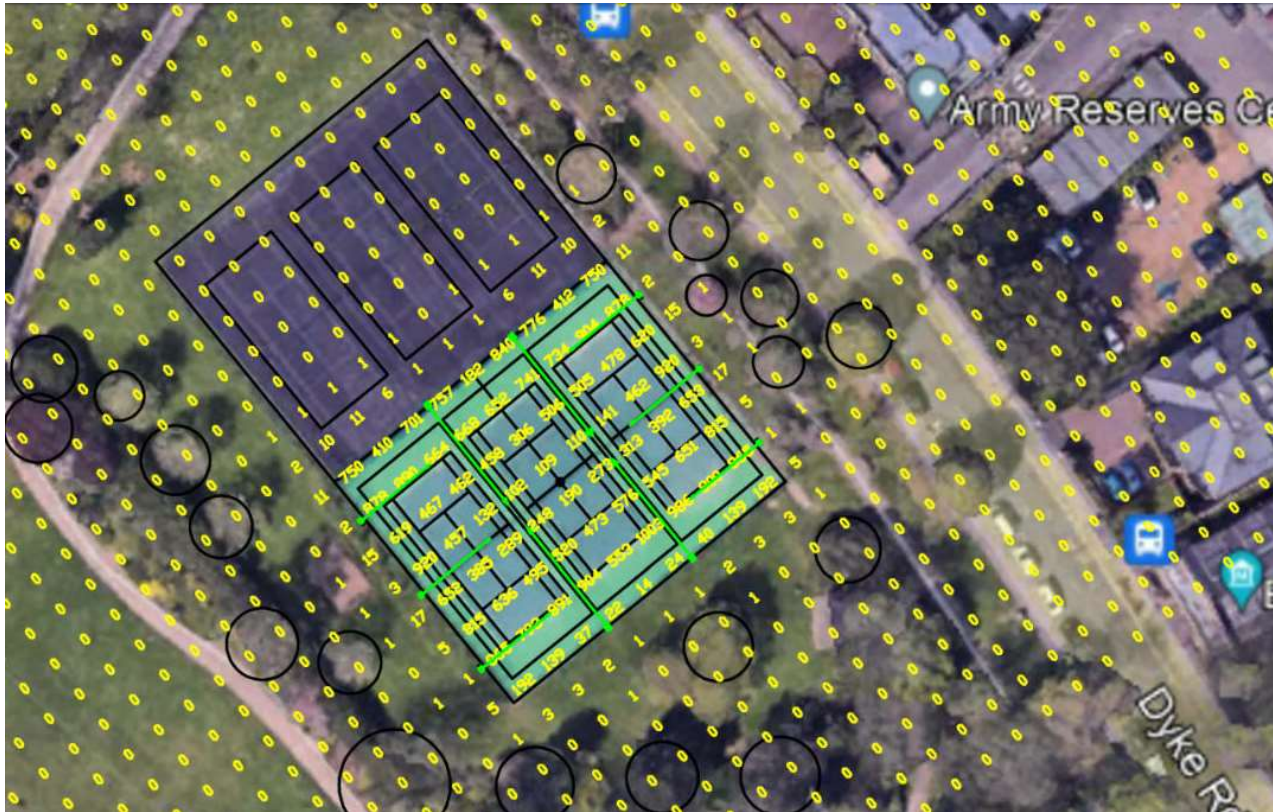
03 A

# Proposed lighting column





# Light Spillage figures



# Light Spillage Contours



# Representations – Original Scheme

## Original Scheme: 8 Columns

- ▶ **13 Objections, issues raised:**
  - ▶ design,
  - ▶ light pollution
  - ▶ ecological impacts.
- ▶ **41 representations in support noting:**
  - ▶ design
  - ▶ health improvements
  - ▶ Community benefit
- ▶ **One comment:**
  - ▶ Light pollution must be mitigated
  - ▶ Health benefits noted.
- ▶ **Support** from the **Lawn Tennis Association (LTA)** noting floodlights will significantly enhance the development tennis in local area, increased access for local community.



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# Further Representations – Revised Scheme

## Revised Scheme: 10 Columns

### ▶ Two objections, issues raised:

- ▶ design,
- ▶ noise,
- ▶ light pollution,
- ▶ use of courts should stop at 9pm
- ▶ ecological impacts.

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# Key Considerations

- ▶ Appearance and impact on locally listed park
- ▶ Amenity impacts – light and noise
- ▶ Biodiversity and Ecology
- ▶ Health and community benefits

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# Conclusion and Planning Balance

- ▶ Design suitable, minimises light, site well screened by existing foliage from the rest of the locally listed park. Heritage officers consider the scheme acceptable.
- ▶ No significant impacts on neighbouring properties from light spillage, and the noise created from use of the courts is existing. Use of the courts and lighting would cease at 9pm each day at the latest (by condition).
- ▶ No ecological concerns. Additional planting secured by condition.
- ▶ Would have significant community benefits through extended operating hours - physical and mental health improvements and expanded opportunities for use by those who work during day.
- ▶ Overall, the impacts of light spill have been shown to have been minimised to an acceptable level through careful design, so the impact on the character of the area, neighbours and ecology is considered acceptable, with the benefits of the scheme to health and the community weighing into the planning balance for the scheme.

**Recommend: Approve subject to conditions.**