

**Tennis Courts,
St Anns Well Gardens,
Somerhill Road
BH2025/01757**

5th August 2026



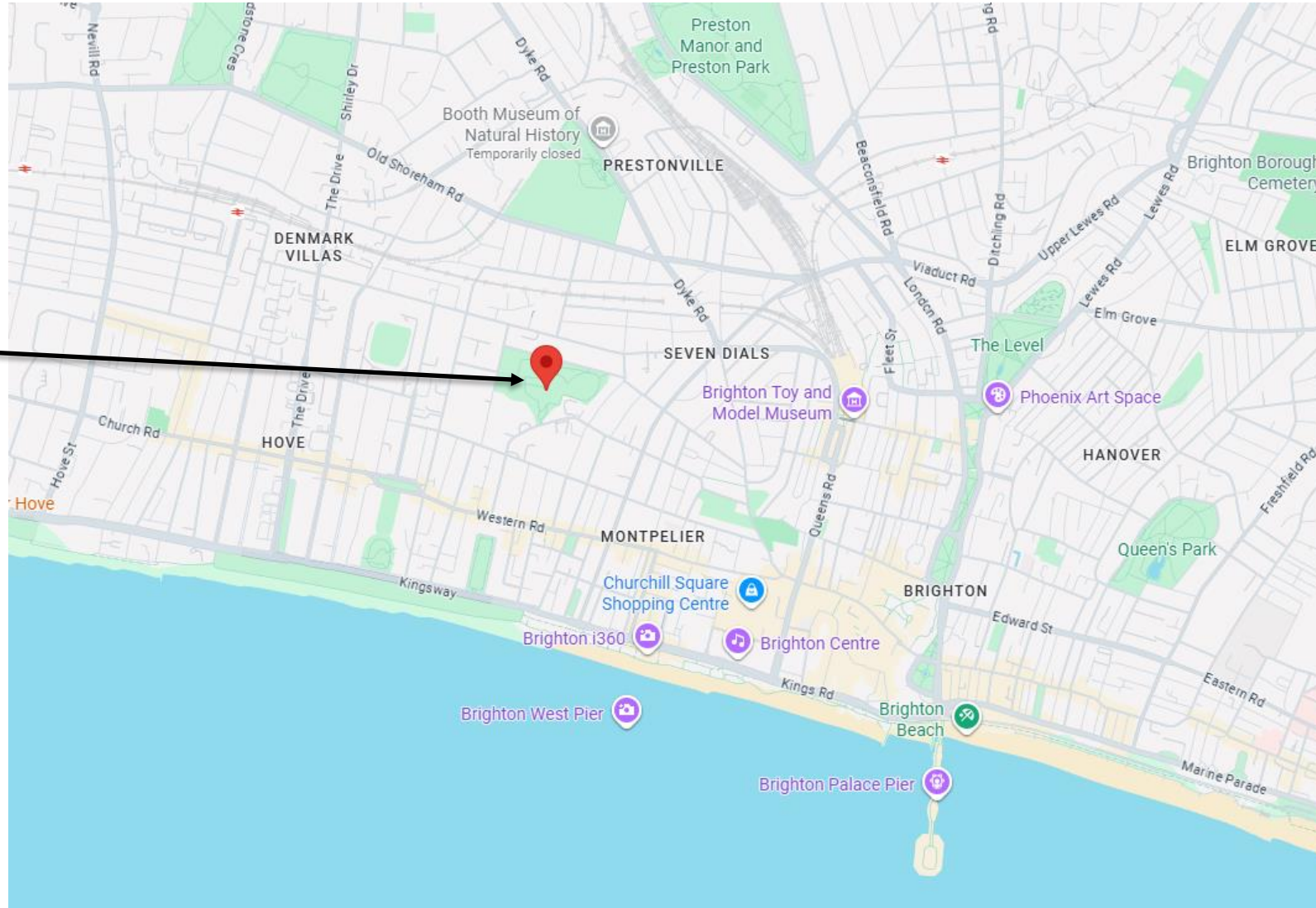
**Brighton & Hove
City Council**

Application Description

- ▶ Erection of 15no lighting columns with luminaires to provide floodlighting to 8no tennis courts and erection of 2no single storey storage buildings.
- ▶ The site sits within the locally listed St Ann's Well Gardens.

Map of Application Site

Site



Aerial Photo of Site

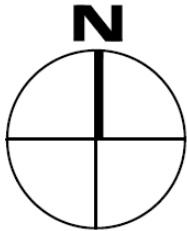
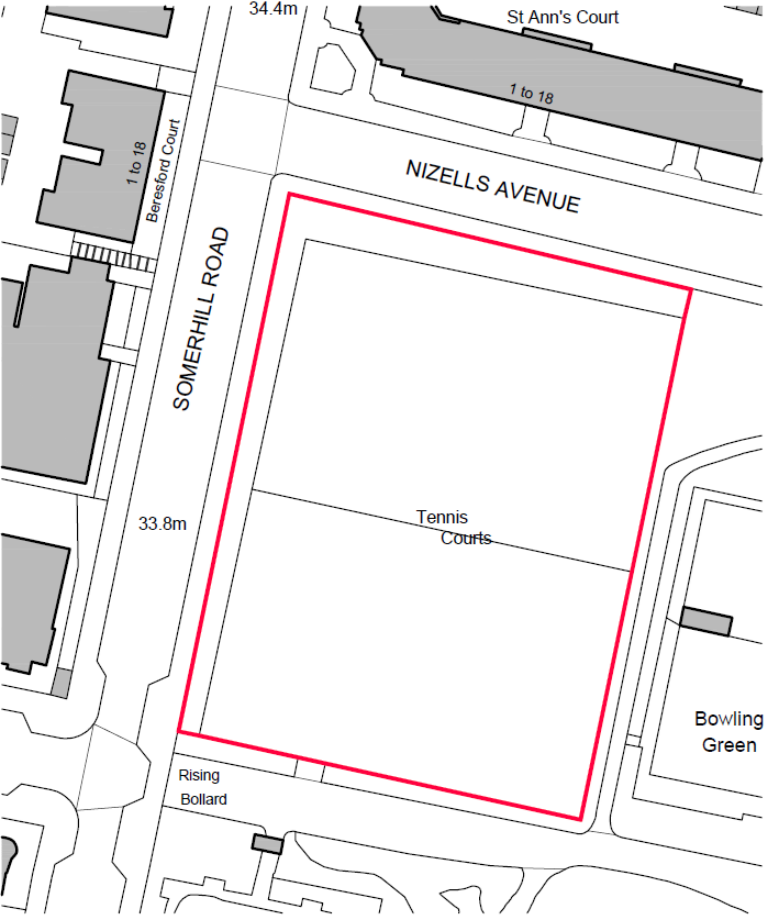


Site

3D Aerial Photo of Site

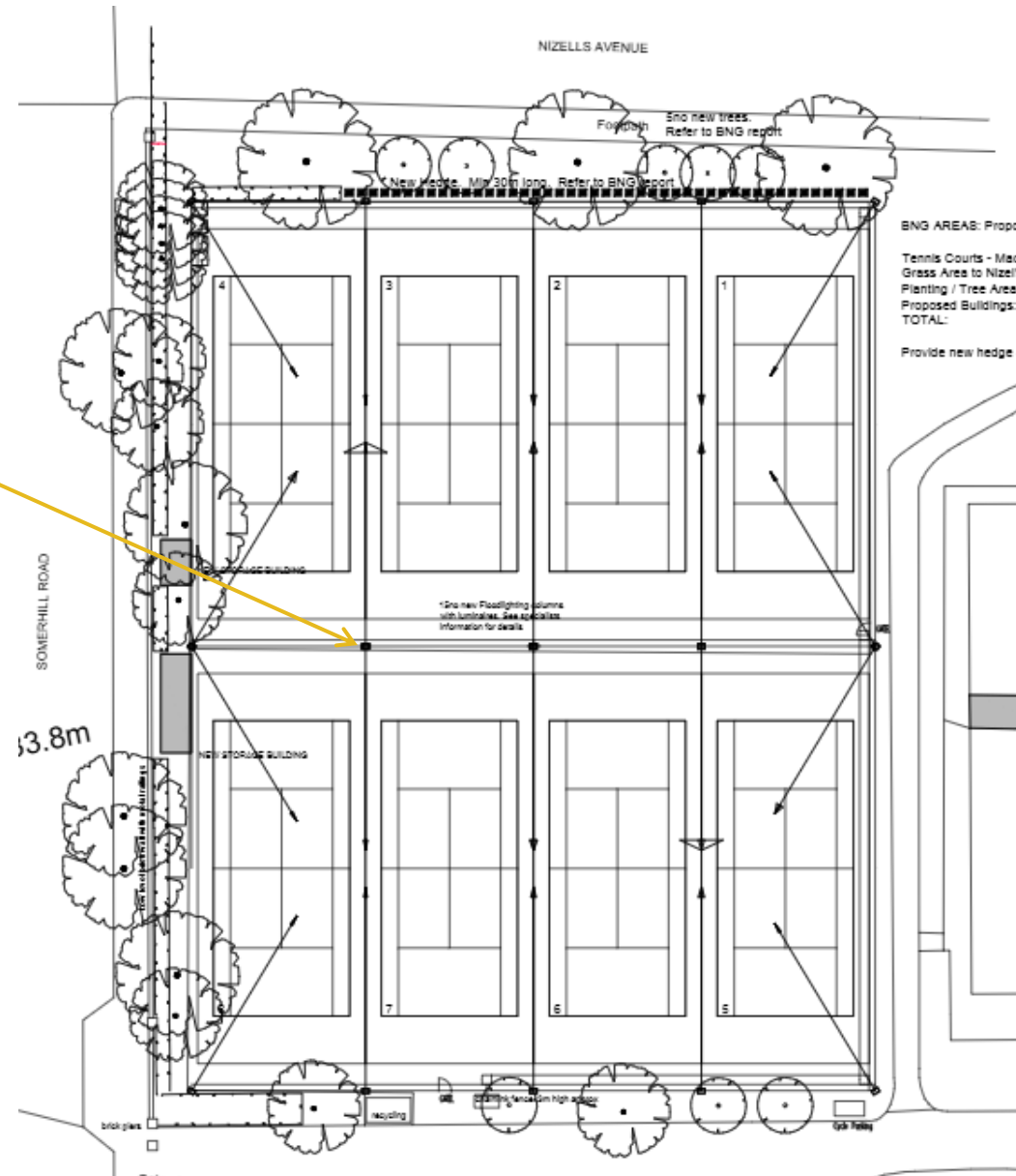


Existing Location Plan



Proposed Site Plan

Dots indicate
proposed
location of
lighting
columns



North of site – looking south east and south



North and east side of Site – looking south

29



South side of site (looking west and north)



Somerhill Road – Looking north and south - site to east

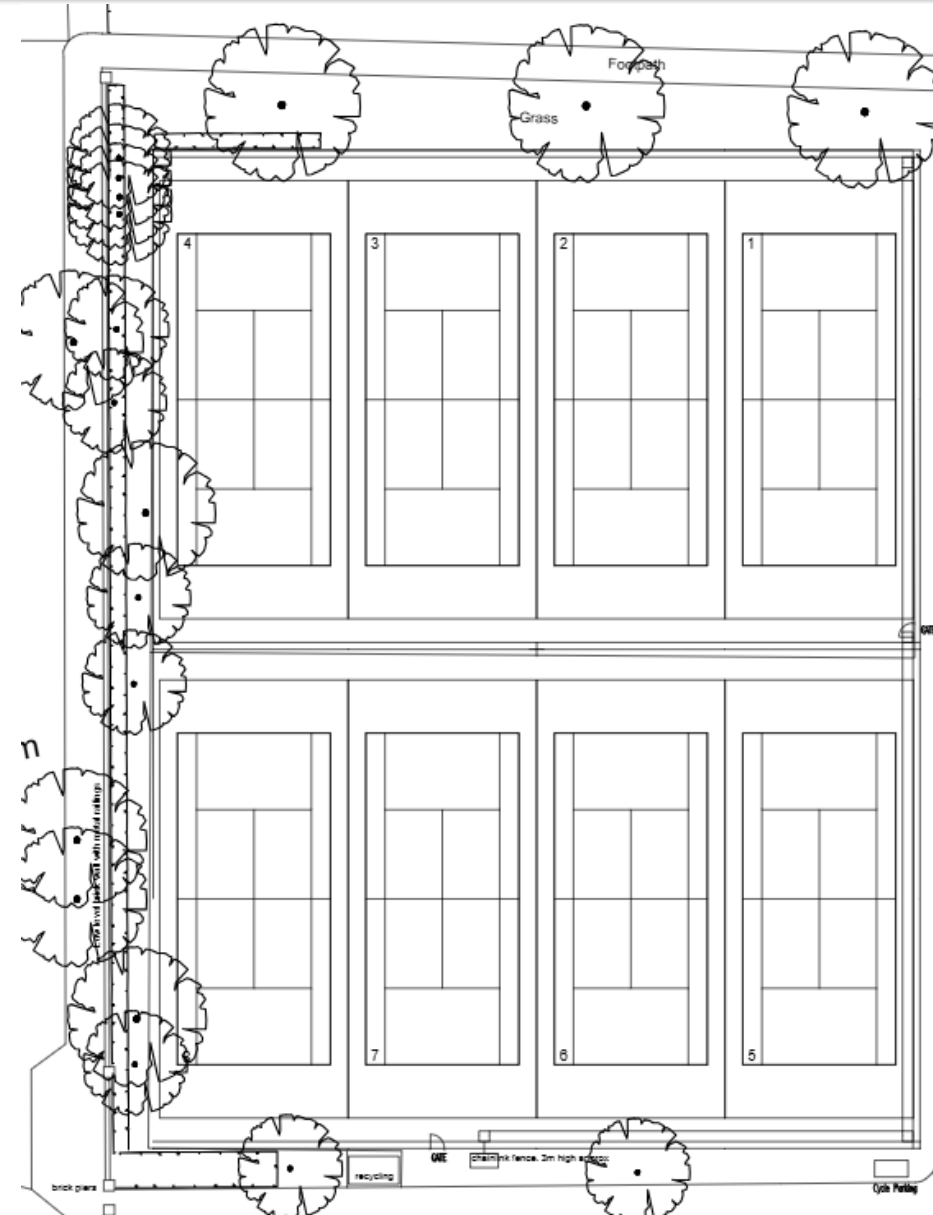
31



Nizells Avenue – Looking east – site to south (right)

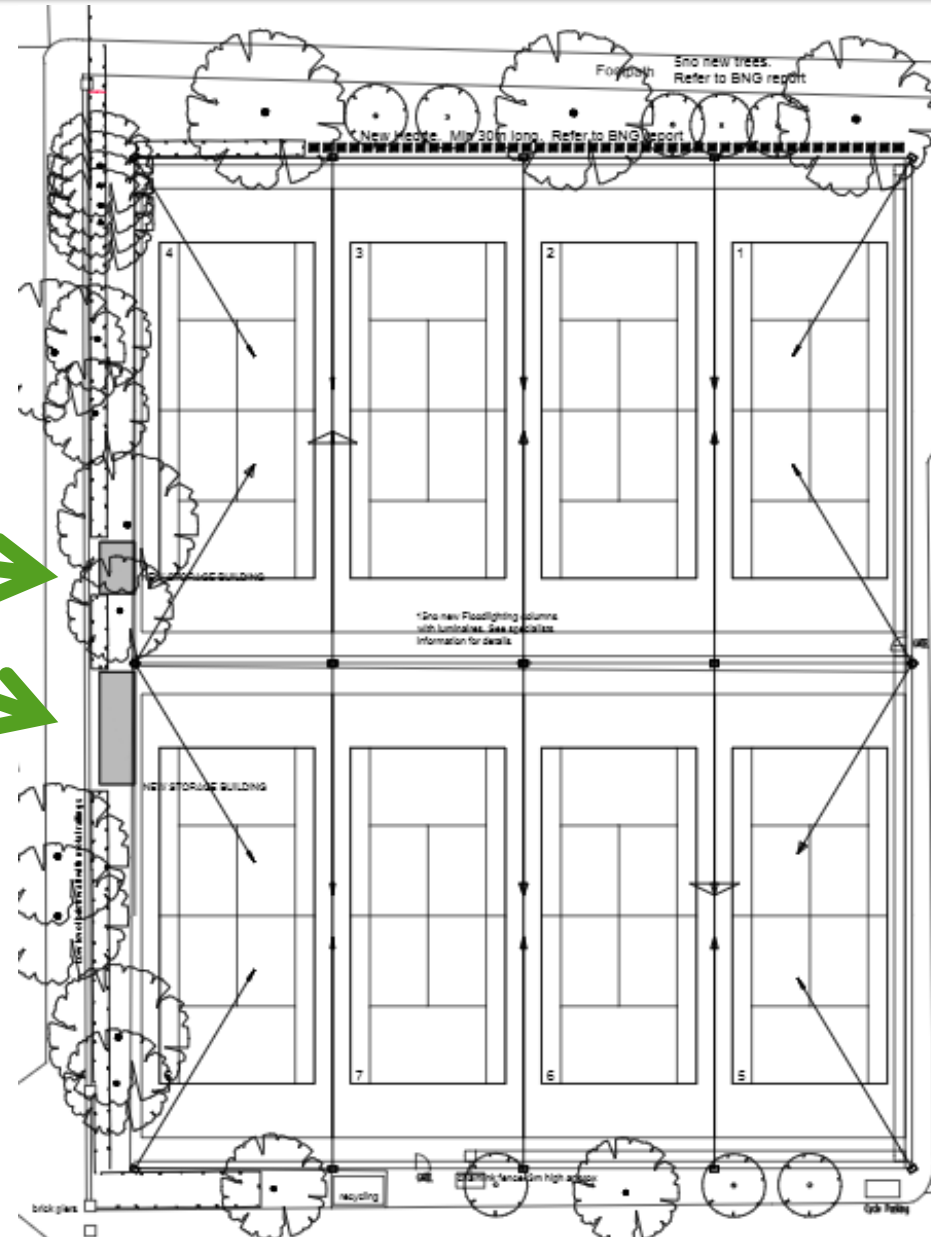
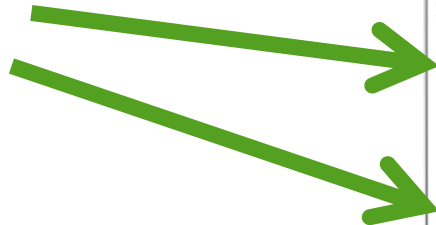


Exisitng Plan



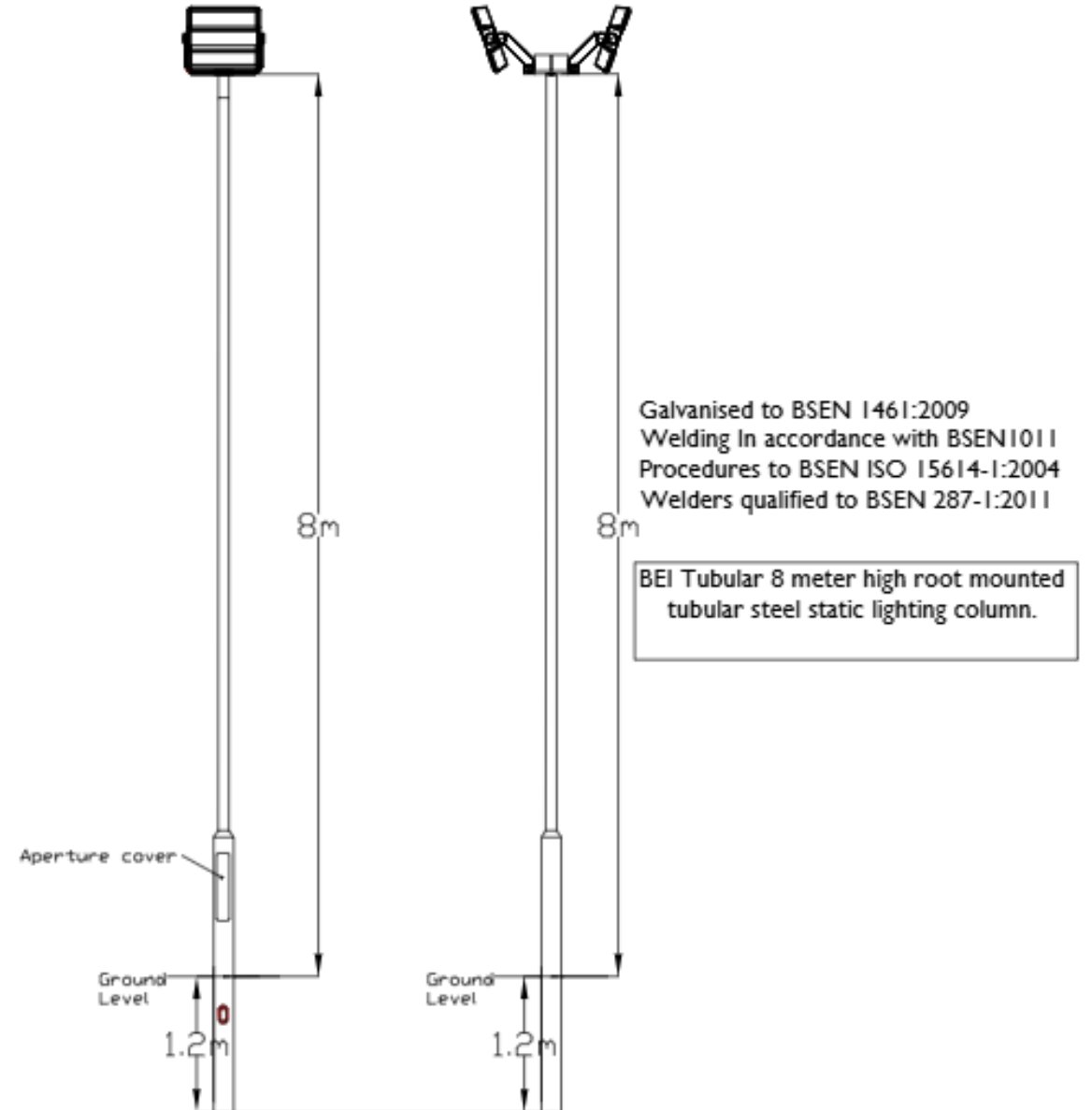
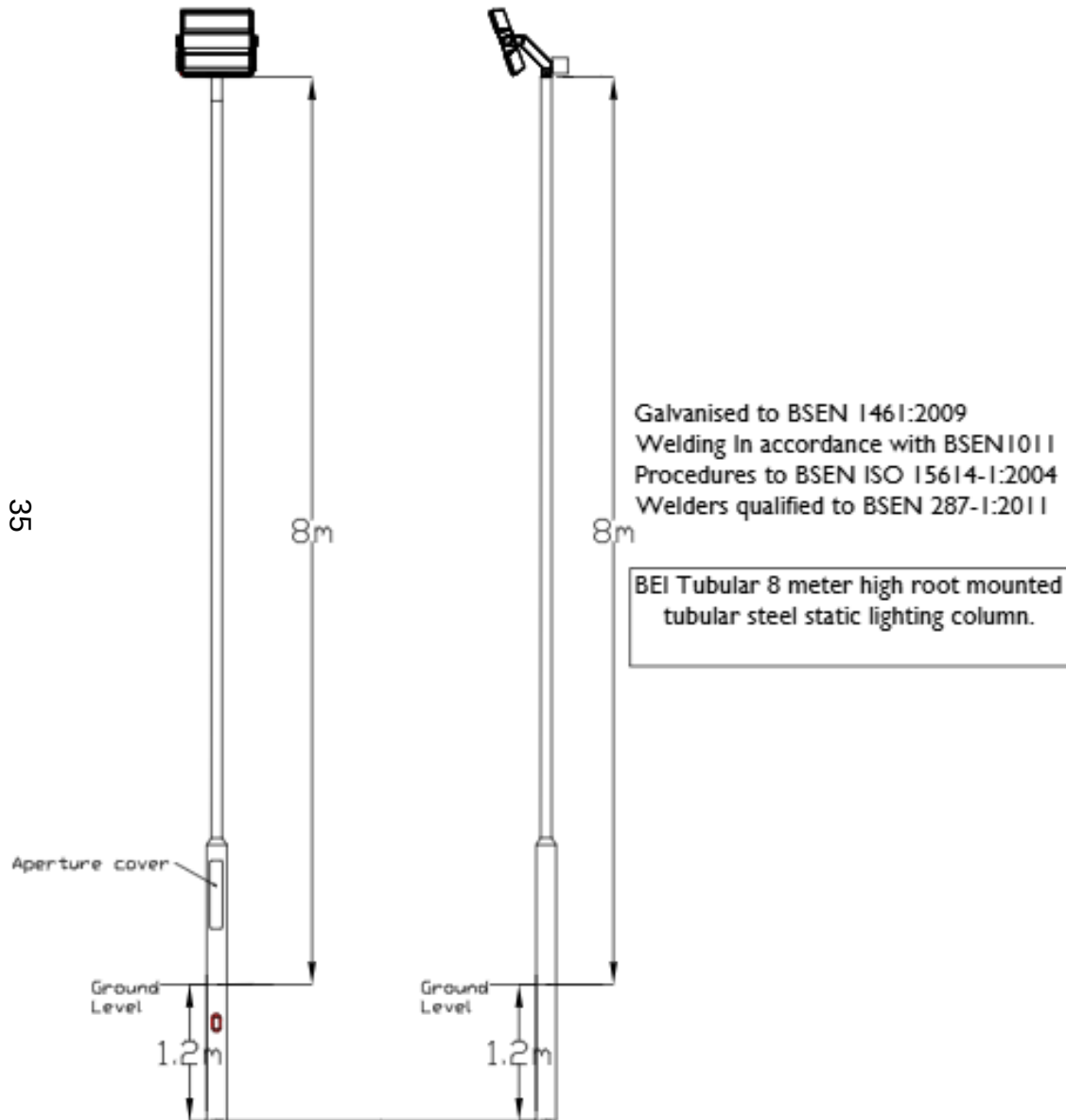
Proposed Plan

Proposed
location of
store buildings

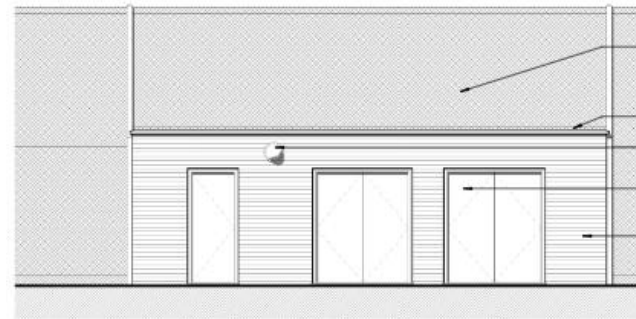


Proposed floodlights

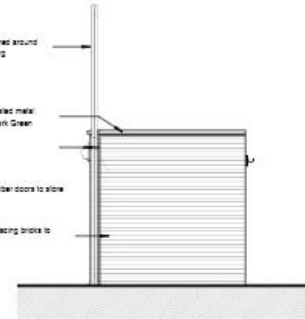
35



Proposed building elevations (south building)



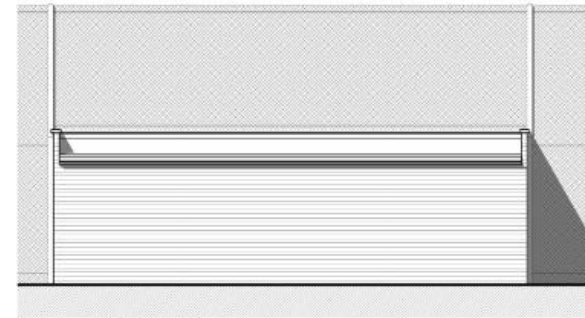
Proposed East Elevation
1:50



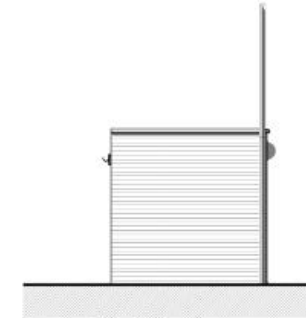
Proposed North Elevation
1:50



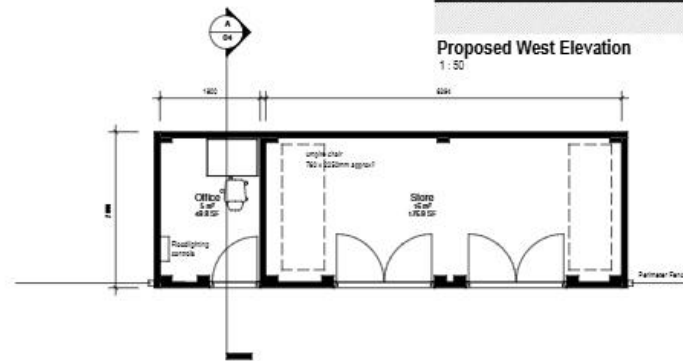
Proposed Section A-A
1:50



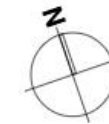
Proposed West Elevation
1:50



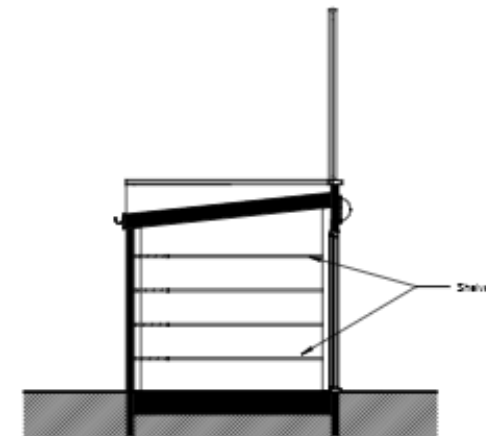
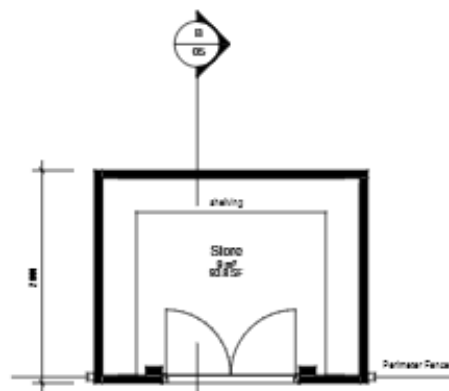
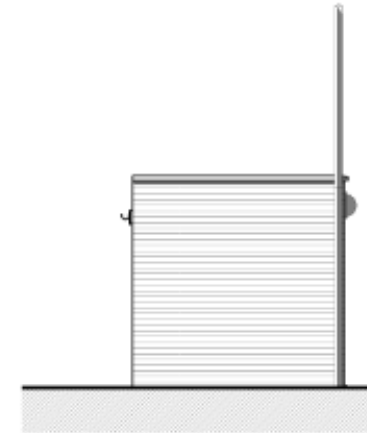
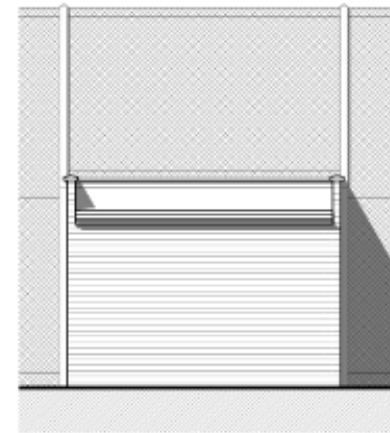
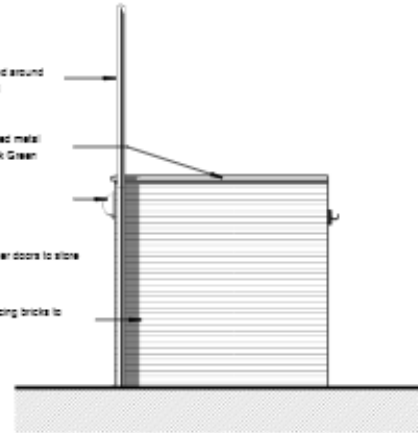
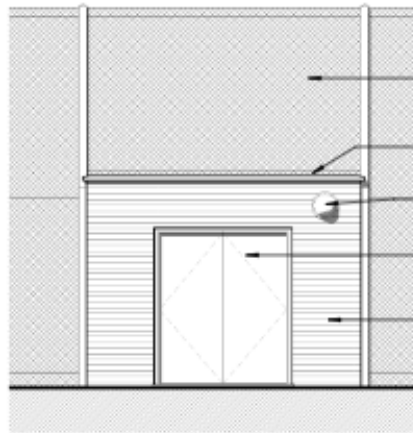
Proposed South Elevation
1:50



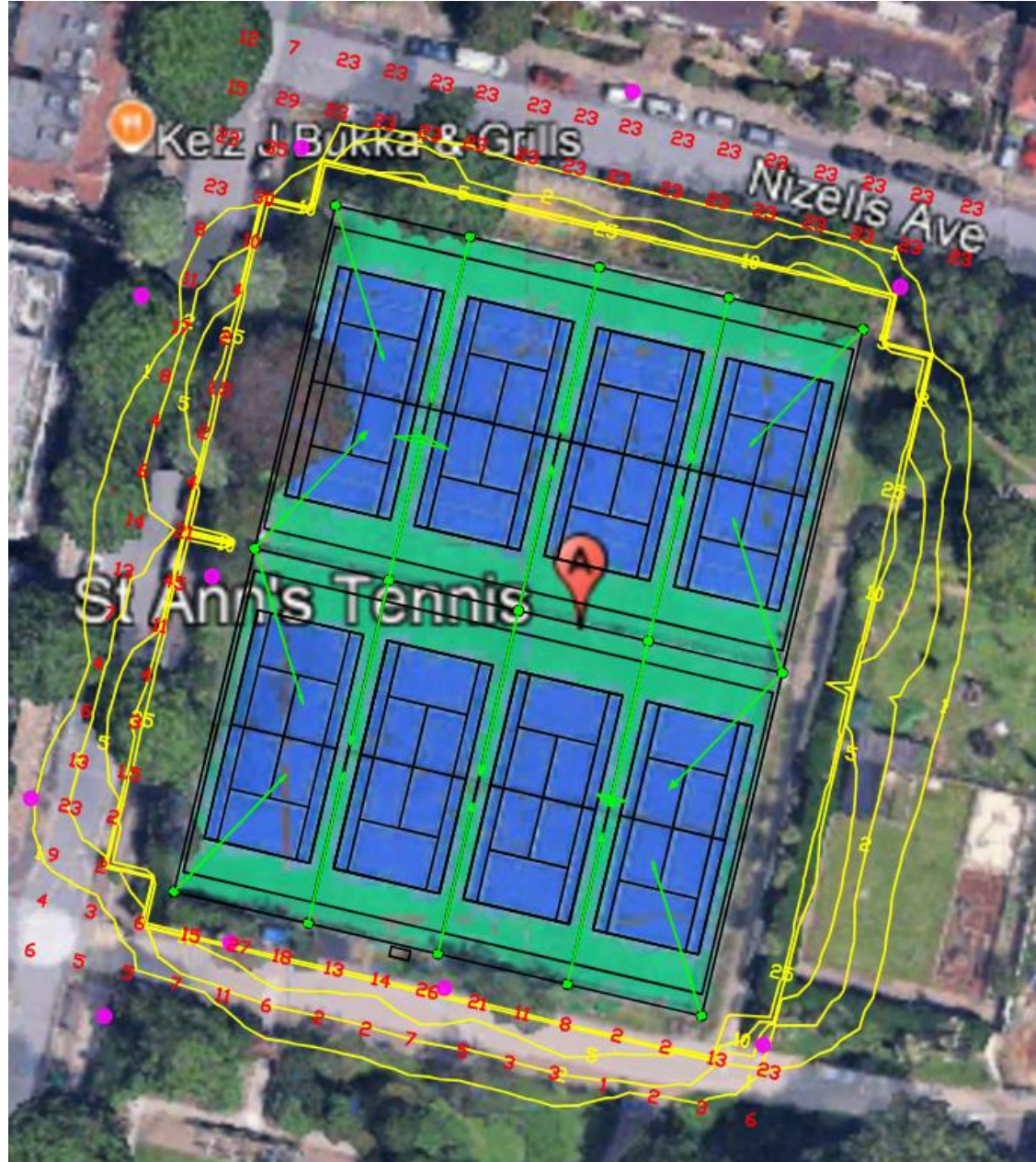
Proposed Floor Plan
1:50



Proposed building elevations (north building)



Horizontal Light Spillage contours. (red figures are from existing streetlights)



Representations

- ▶ **63 Objections, issues raised:**
 - ▶ Design
 - ▶ Traffic/parking
 - ▶ Light/noise pollution
 - ▶ Ecological impacts
- ▶ **54 representations in support noting:**
 - ▶ Design
 - ▶ Health improvements
 - ▶ Community benefit

Key Considerations

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

Conclusion and Planning Balance

- ▶ Design suitable, minimises light, site screened by existing foliage from majority 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 (by condition).
- ▶ No ecological concerns, following updates to lighting. 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, so the impact on the character of the area, neighbours and ecology is acceptable, with the benefits of the scheme to health and the community weighing into the planning balance.

Recommend: Approve subject to conditions.