

Design & Access Statement

East Grinstead Tennis, Squash & Racketball Club

Full Planning Application:

Replacement LED floodlighting and replacement of four lighting columns on courts:

1-2 & 4-5



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1. Introduction & Summary

This Design and Access Statement has been prepared by Ensolve Solutions Ltd., a consultant with expertise in sports lighting solutions. Ensolve Solutions has been instructed by East Grinstead Tennis, Squash & Racketball Club to assist with the submission of a full planning application dated 30 September 2026.

The proposal comprises the replacement of the existing metal halide floodlighting on Courts 1-2 and 4-5 with modern LED luminaires, together with the replacement of 4 no. existing lighting columns.

3 no. 9m hexagonal flange-plated columns on Courts 4-5, which have been condemned following an independent inspection, should be replaced with 3 no. 9m tubular flange-plated columns. The existing anchor kits should be retained, with no change to the existing ground conditions.

In addition, following observations raised on 1 no. existing 8m root-mounted tubular column on Courts 1-2, the Club has opted to replace it on a like-for-like basis. This replacement will require only minimal localised groundworks.

The number and positions of the columns will remain unchanged, and each replacement column will be the same height as the column it replaces. The proposal does not introduce new courts, additional columns or any increase in the footprint of development, and it does not alter the established layout of the site.

The proposal therefore represents a like-for-like modernisation of existing sporting infrastructure. It resolves a structural safety matter and replaces ageing, energy-intensive metal halide lamps with LED luminaires that offer significantly reduced obtrusive light spill, improved light control, lower energy consumption and reduced maintenance.

The established hours of floodlit use will remain unchanged, with lights being switched off at 21:00.

This Design and Access Statement should be read in conjunction with *East Grinstead Tennis Squash & Racketball Club_Report v4.0 PA*, which provides detailed technical specifications for the proposed luminaires and includes an assessment of potential obtrusive lighting effects on neighbouring properties.

The lighting assessment and design have been carried out by Ensolve Solutions, a member of the Institution of Lighting Professionals (ILP). The assessment evaluates the lighting levels achieved on the court surfaces and considers the potential impact on surrounding residential properties, ensuring that the proposal accords with relevant guidance and recognised best practice.

2. Reasons for the Proposed Works on Courts 1-2 & 4-5

The proposed works on Courts 1-2 and 4-5 are driven by a combination of safety, operational and environmental considerations which demonstrate the clear benefits of the proposal.

Structural Safety

Following inspection, the 3 no. 9m hexagonal flange-plated columns on Courts 4-5 have been condemned and cannot be retained. Observations were also raised in respect of the 8m root-mounted tubular column on Courts 1-2. Replacing these columns is necessary to ensure the continued safe operation of the floodlighting and the safety of members, coaches, visitors and neighbouring occupiers. Retaining the existing anchor kits on Courts 4-5 allows the new columns to be installed without alteration to the existing ground conditions.

Maintaining the Club's Floodlit Provision

Courts 1-2 and 4-5 are the only floodlit courts at the Club and are therefore the only courts available for play during the evening, particularly in the autumn and winter months. Without replacement of the condemned columns, the floodlighting on Courts 4-5 could not continue to be used, halving the Club's floodlit capacity and significantly restricting coaching, team matches and member play.

Replacing Outdated Metal Halide Technology

The existing metal halide floodlights are an older, less efficient technology. Their light output reduces over time, they require a warm-up period before reaching full output, and replacement lamps and gear are becoming increasingly difficult to source as the industry moves away from discharge lamp technology. Modern LED luminaires provide more uniform and consistent playing conditions with instant switching.

Supporting the Club and its Community Role

Founded in 1882, East Grinstead Tennis, Squash & Racketball Club is one of the oldest tennis clubs in the UK and continues to play an important role within the local community, offering coaching, social tennis and competitive team play for players of all ages and abilities. Safe and reliable floodlighting is essential to maintaining year-round participation, supporting the retention and growth of membership and the long-term financial sustainability of the Club.

Minimising Impact on Neighbouring Properties

The Club is mindful of neighbouring residential properties and the potential concerns relating to light spill and glare. The proposed LED luminaires use precise asymmetric optics with flat glass, directing light onto the court surfaces and minimising upward light, spill and glare compared with the existing metal halide floodlights.

The lighting design has been developed in accordance with the Institution of Lighting Professionals (ILP) Guidance Note 01/21: The Reduction of Obtrusive Light. Across all assessed residential windows and façades at 1-10 Elmstead - 13 Portland Road, 15 Portland Road, 1-31 Dennison Court and 32-35 Dennison Court, the calculated vertical illuminance is below 10 lux, with a maximum of 9.67 lux. These results are based on a maintenance factor of 1.0, representing a conservative, worst-case assessment.

A detailed assessment of light spill is provided within *East Grinstead Tennis Squash & Racketball Club Report v4.0 PA*, particularly on pages 8-15, within Annex I (pages 17-31) and within Annex II (pages 33-37).

3. Character and Appearance of the Site

East Grinstead Tennis, Squash & Racketball Club is a long-established private members' club located on Ship Street, East Grinstead, within a predominantly residential area. The club grounds are enclosed by perimeter fencing and boundary vegetation, which provide a degree of visual screening from neighbouring properties and surrounding streets.

Key Features of the Site

- The Club comprises eight outdoor tennis courts together with three squash courts, a clubhouse with changing facilities and bar, and on-site parking.
- The outdoor courts comprise a range of playing surfaces, including three artificial clay courts, three Poraflex all-weather courts and two hard courts. Courts 1-2 and 4-5 are equipped with column-mounted metal halide floodlighting to facilitate evening use, and these form the subject of this application.
- The floodlighting columns are an established feature of the site. The proposal retains the existing number and positions of the columns, and each replacement column matches the height of the column it replaces.
- The replacement columns on Courts 4-5 are of a tubular profile, which is visually comparable to the existing hexagonal columns. All columns will have a galvanised finish to match the existing installation.
- The surrounding residential properties are separated from the courts by fencing, vegetation and the internal layout of the club grounds, which reduces direct visual interaction between the courts and neighbouring gardens.

Modern LED luminaires are typically more compact than the metal halide floodlights they replace and, with flat glass optics, present less visible brightness when viewed from surrounding properties.

As a result, the proposal maintains the existing character and appearance of the sports facility and does not alter the visual character of the site within its setting.

4. Access

The proposed replacement of the floodlighting and lighting columns on Courts 1-2 and 4-5 will not result in any permanent changes to access arrangements across the site.

Key Access Considerations:

- **Vehicle Access:** All contractor vehicles and access equipment required for the column and luminaire installation will be accommodated within the Club's grounds and existing car park, ensuring that there is no disruption to local traffic or residential driveways.
- **Pedestrian Access:** Pedestrian routes around the courts and clubhouse will remain unobstructed throughout the works, with working areas around each column safely cordoned off during installation.
- **Inclusive Access:** The site will remain fully accessible to all users during the works. The installation will be carefully managed and programmed to minimise any disruption to Club members, visitors and the surrounding community.

The completed works will not affect the existing circulation or accessibility within the Club, and all areas will remain fully usable and inclusive.

5. Sustainability and Energy Efficiency

The replacement of the existing metal halide floodlighting on Courts 1-2 and 4-5 with modern LED luminaires will improve the playing conditions on the Club's floodlit courts while reducing environmental impact.

Key Benefits of the Proposal:

- **Energy Efficiency:** LED luminaires consume significantly less energy than the existing metal halide floodlights, helping to reduce operational costs and the Club's overall carbon footprint.
- **Longevity and Maintenance:** LED luminaires are virtually maintenance-free, with a long lifespan, reducing waste and the need for regular lamp replacements.
- **Instant Control:** Unlike metal halide lamps, LED luminaires require no warm-up period, so the floodlights need only be switched on when courts are in use and can be switched off immediately after play.
- **Targeted Lighting:** Precise LED optics focus light directly onto the court surfaces, minimising light spill and disturbance to neighbouring properties.
- **Reuse of Existing Infrastructure:** Retaining the majority of the existing columns, the existing anchor kits for the replacement flange-plated columns and all existing column positions avoids the need for new foundations and minimises ground disturbance, reducing the embodied carbon of the works.
- **Policy Alignment:** The adoption of energy-efficient LED lighting supports broader sustainability objectives, in line with the aims of local planning policy to reduce carbon emissions and promote environmentally responsible development.

Through this upgrade, the Club will secure the safe, long-term operation of its floodlit courts while taking a proactive approach to energy efficiency and environmental responsibility.

6. Summary

The proposed replacement of the floodlighting and lighting columns on Courts 1-2 and 4-5 represents a carefully considered, like-for-like solution that will:

- Resolve a structural safety matter by replacing 3 no. condemned columns on Courts 4-5 in their existing positions and at their existing heights, retaining the existing anchor kits with no change to ground conditions. Replacing 1 no. root-mounted column on Courts 1-2 like-for-like will require only minimal localised groundworks.
- Provide improved, more consistent playing conditions for Club members, coaches and junior participants, enabling East Grinstead Tennis, Squash & Racketball Club to continue serving as a valuable community asset all year round.
- Minimise the impact on neighbouring properties through modern LED optics, with vertical illuminance across all assessed residential windows and façades below 10 lux.
- Support the long-term sustainability of the Club while aligning with local planning policy objectives on energy efficiency and carbon reduction through the use of modern, low-energy LED luminaires.

East Grinstead Tennis, Squash & Racketball Club respectfully requests that the Council approve this application, allowing the Club to maintain safe and reliable floodlit facilities while continuing to maintain strong relationships with the local community.

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