



**LRJ PLANNING**

Planning, Design and Development

# **PLANNING STATEMENT**



**Stow Park LTC**

**FULL PLANNING PERMISSION FOR THE REPLACEMENT OF THE EXISTING  
LIGHT FITTINGS WITH LED LIGHTING ON TWELVE EXISTING LIGHTING  
COLUMNS SERVING THREE OF THE SIX TENNIS COURTS (COURTS 4, 5 AND 6)  
AT STOW PARK LAWN TENNIS CLUB, WOODVILLE ROAD, NEWPORT, GWENT,  
NP20 4JB**

**FEBRUARY 2026**



## **1.0 Introduction**

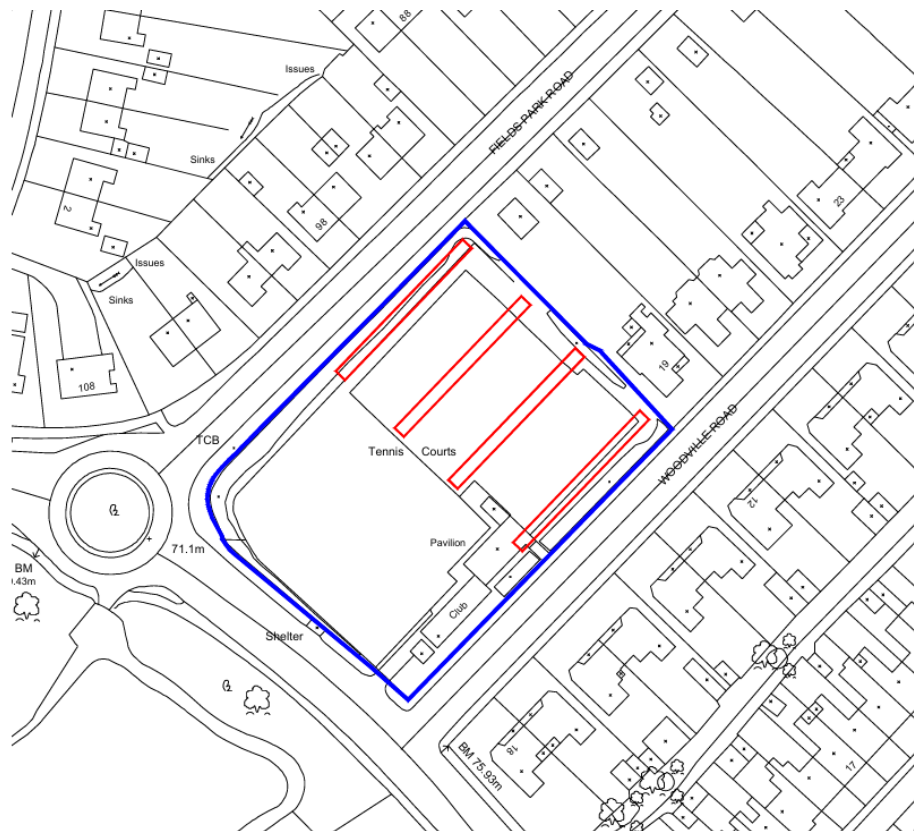
- 1.1 This Statement has been prepared by LRJ Planning Ltd to accompany the full planning application for the replacement of the light fittings on twelve existing lighting columns serving three of the six tennis courts (4, 5 and 6) at Stow Park Lawn Tennis Club, Woodville Road, Newport, NP20 4JB.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The remainder of this Statement is structured as follows:
- Section 2: Site Location and Description
  - Section 3: Background
  - Section 4: Development Proposal
  - Section 5: Planning Policy Context
  - Section 6: Planning Analysis
    - **A) The relationship with existing residential properties**
    - **B) The effect on the character and appearance of the area**
    - **C) Biodiversity**
  - Section 7: Conclusion

## **2.0 Site Location and Description**

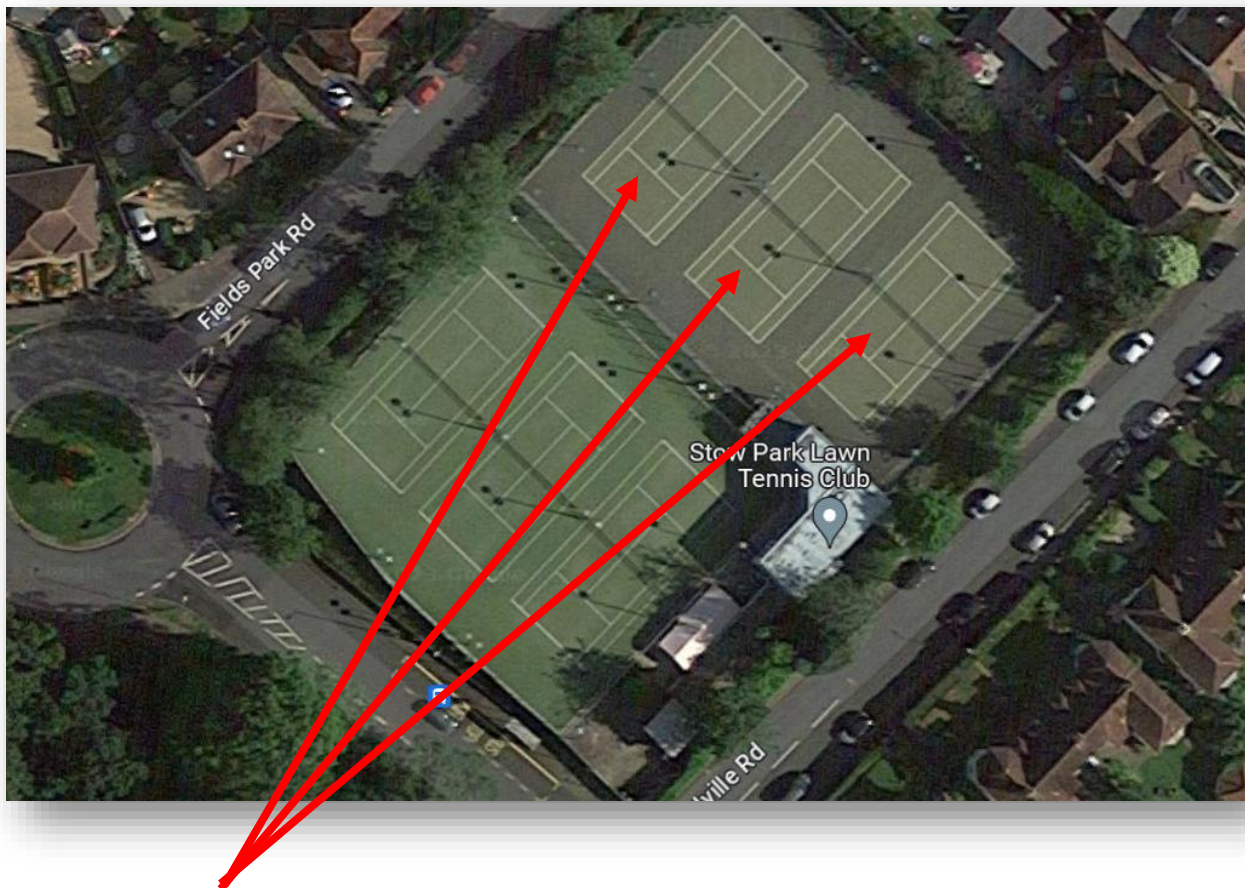
- 2.1 The application site comprises three existing tennis courts positioned to the north eastern part of the existing tennis club. The tennis club is positioned between three roads that include Risca Road to the west, Fields Park Road to the north and Woodville Road to the south. The lawn tennis club is an integral part of the local community.



- 2.2 The focus of this application is on the lighting that serves the three tennis courts. The current lighting serving these three courts have become unreliable, expensive to operate and are not energy efficient.
- 2.3 The twelve columns and existing light fittings that are positioned between and around the periphery of the three tennis courts have a maximum height of 7.036 metres.
- 2.4 The location of the tennis club is illustrated in Figure 1, below.



**Figure 1: Site Location**



**Figure 2: Aerial View of Site (Courts 4, 5 and 6)**

2.6 The site does not fall within a Conservation Area or adjacent to any Listed Buildings.

### **3.0 Planning History**

3.1 There is a history of operational and maintenance related developments within the Lawn Tennis Club including:

#### **Lighting Upgrades:**

- 2023: Replacement of existing light fittings with LED lighting on 12 existing lighting columns (23/0433) – Approved 20 July 2023.



- 2015: Proposed 12 lighting columns and floodlights to courts 3, 4, and 5 (14/0814) – Granted with conditions 10 June 2015.
- 1993: Erection of three lamp posts (~9m high) and lighting to one tennis court (93/0662) – Granted with conditions 1 November 1993.

- **Balcony Works:**

- 2017: Removal of existing balcony and proposed new balcony (17/0549) – Granted with conditions 20 July 2017.

- **Tree Works:**

- 2016: Works to trees protected under Order 6/81, including some felling, crown lift, and trimming (15/1411) – Granted with conditions 7 January 2016.
  - Earlier applications in 1993 (93/0495) and 1993 resubmission (93/0988) for tree works were refused.

- **Drainage Works:**

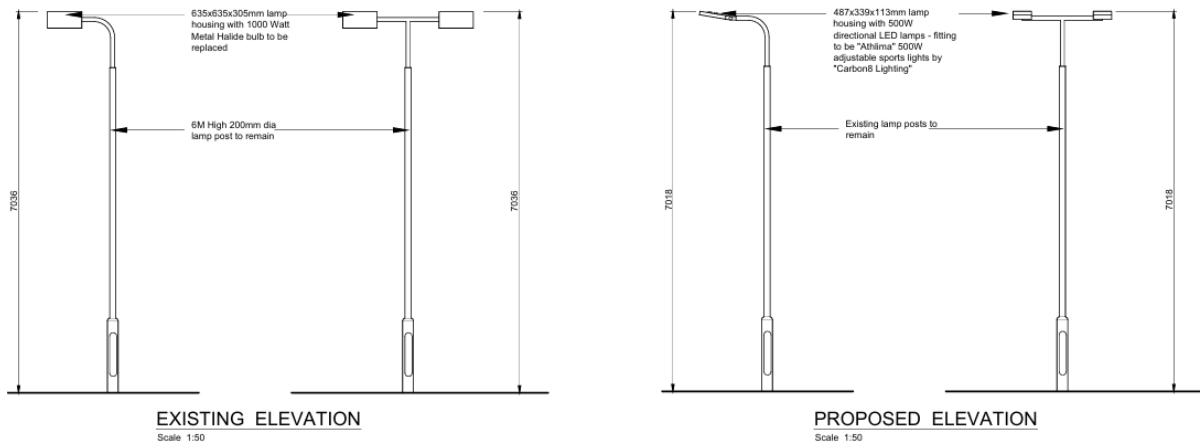
- 1994: Renewal of existing drainage system with cess pit (94/0091) – Granted 11 March 1994.

#### **4.0 Proposal**

- 4.1 Full planning permission is sought for the replacement of the light fittings on twelve existing lighting columns serving three of the six tennis courts known as courts 4, 5 and 6. It is proposed to replace the existing lights with new LED fittings which are more energy efficient and have a greater directional focus on lighting the court, thus reducing any light spill into the wider area.
- 4.2 The twelve columns will be retained with the only alteration including the replacement of the light fitting. Technical details on the light fitting proposed is enclosed with the submission, but the light fitting that is proposed is an Athlima



500 500W adjustable sports floodlight. It is understood that such a light fitting serves many sports facilities including tennis clubs.



**Figure 3: Existing and Proposed Elevations**

- 4.3 The light fitting and existing column will have an overall height of 7.018m that is marginally lower than the existing floodlighting.
- 4.4 Further details of the proposed site layout, supporting light spill details are provided in the submitted drawings accompanying this application.

## **5.0 Planning Policy Context**

- 5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

### **Planning Policy Wales**

- 5.2 Planning Policy Wales sets out the land use planning policies of the Welsh Government. This contains guidance for the preparation of Local Authority's development plans, development management, and sets out the WG commitment to creating sustainable developments.



## Development Plan

5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

5.4 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. *This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—*

*(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;*

*(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.*

2. *The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.*

5.5 The Newport Local Development Plan (LDP) is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 (Sustainability)
- GP1 – Climate Change



- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health

### **Supplementary Planning Guidance (SPG)**

The following SPG is relevant:

- Wildlife and Development

## **6.0 Planning Appraisal**

- 6.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 5.0 above.
- 6.2 In formulating the proposal, special regard has been given to the more detailed requirements of the suite of local and national planning policy. The requirements and standards of these documents have heavily influenced the final scheme, ensuring that a development of the highest possible quality, appropriate to its setting, is submitted for approval.
- 6.3 The main issues that are considered pertinent to the appraisal of this proposal are:
- **A) The relationship with existing residential properties**
  - **B) The effect on the character and appearance of the area**
  - **C) Biodiversity**



### **A) The relationship with existing residential properties**

- 6.4 Policy GP7 of the LDP identifies that development will not be permitted which would cause or result in unacceptable harm to health because of land contamination, dust, instability or subsidence, air, heat, noise or light pollution, flooding, water pollution, or any other identified risk to environment, local amenity or public health and safety.
- 6.5 No alterations are proposed to the height of the existing columns supporting the light fittings.
- 6.6 The application purely relates to the upgrading of the light fittings. Indeed, the LED light fittings proposed have a more focussed direction, thereby reducing the level of light spill, that represents a betterment to the existing situation.
- 6.7 The light spill details that have been provided in support of the application and produced below illustrate this.



**Figure 4: light spillage plan for LED lighting**



- 6.8 The above plans illustrate the focussed nature of the LED floodlights that will be installed that target the court and will reduce light spill in the wider area. Given that there is no increase in the height of the existing columns, along with the separation distances from the nearest residential properties on Fields Park Road and Woodville Road, the proposal will not result in any harm on the amenity of any neighbouring property, thus complying with Policy GP7 of the LDP.

### **B) Character and appearance**

- 6.9 Policy GP6 seeks good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment.
- 6.10 The tennis club is an integral part of the local community and forms part of the established character of the area. There are localised views of the tennis club and courts from Risca Road, Fields Park Road and Woodville Road.
- 6.11 No alterations are proposed to the height of the 12 lighting columns that serve courts 4, 5 and 6. Due to the slender profile of the LED light fittings proposed, there will be a marginal reduction in height. As a result, there will be no material impact on the character and appearance of the area. Accordingly, the proposal will comply with Policy GP6 of the LDP.

### **C) Biodiversity**

- 6.12 Policy GP5 identifies that development will be permitted where the proposals demonstrate how they avoid, or mitigate and compensate negative impacts to biodiversity, ensuring that there are no significant adverse effects on areas of nature conservation interest including international, European, national, Welsh Section 42 and local protected habitats and species, and protecting features of importance for ecology.



- 6.13 In this case, the proposal seeks to reduce the light spill into the wider area, and the suite of technical information provided in support of the application corroborates this. Due to the focussed nature of the LED lights proposed, the level of light spill will result in an improvement to the existing situation. In turn this will ensure that there will safeguard against any negative impacts to biodiversity, allowing compliance with Policy GP5 of the LDP.
- 6.14 Finally, as described in the accompanying Green Infrastructure Statement, two bird boxes will be delivered as enhancements.

## **7.0 CONCLUSION**

- 7.1 In conclusion, the proposal does not intend to reposition, increase the height of existing lighting columns or create any additional lighting columns. The proposal solely relates to the replacement of the existing lighting fittings with LED lighting fittings, that are much more energy efficient.
- 7.2 The LED lighting proposed is not only more energy efficient, but due to the focussed direction of the lighting will reduce light spill compared to the existing lighting servings courts 4, 5 and 6.
- 7.3 As a result of the above, and the reduced light spill there will be no unacceptable harm to the amenity of any neighbouring property, the character and appearance of the area or on any ecological interests in the wider area. The proposal, therefore complies with policies GP2, GP5 and GP7 of the Newport Local Development Plan 2011-2026 (Adopted January 2015). It is therefore requested that planning permission is granted for the proposed development.