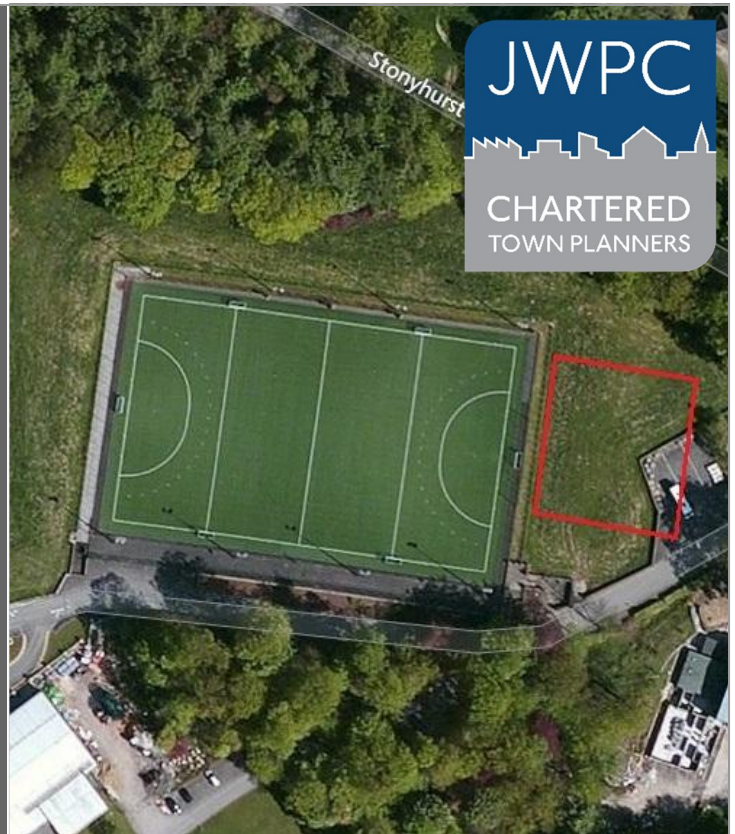


# Land at Stonyhurst, off Knowles Brow, Hurst Green, Lancashire

Formation of 2 no. tennis courts, transparent air dome and reconfiguration of parking areas.



Client:  
Stonyhurst

Planning

Support

Statement

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# 1. Introduction

- 1.1 This Planning Support Statement is submitted to Ribble Valley Borough Council in support of a full planning application for the formation of a modest tennis facility incorporating two full-size tennis courts covered with a temporary transparent air dome to provide use all year round. Following a review of Stonyhurst College's sports facilities, a need has been identified for tennis courts that achieve the Lawn Tennis Association (LTA) standards in order to both coach pupils and allow for competitive events to take place.
- 1.2 The provision of the transparent air dome will allow for the use of the two courts over a far greater period of the day and evening and throughout all seasons. At present, whilst the college does benefit from ten existing courts, none meet LTA standards or are covered. There is some sports hall provision, but this is significantly over-subscribed for sports other than tennis. Building on Stonyhurst's proud tradition of producing international sportsmen and women, St Mary's Hall (SMH) has recently appointed a tennis professional who is currently rolling out a programme of extensive provision across the school day in addition to extra-curricular tennis lessons. Whilst the facility will be located close to and initially be used by pupils of St Mary's Hall, it is also easily accessible by Stonyhurst College pupils.
- 1.3 Stonyhurst has considered the implications of positioning the tennis courts and dome in several locations within the campus, taking into account factors such as the significance of heritage assets, and impact upon trees and ecology, parking and access, and infrastructure provision. The proposed location to the east of the existing all-weather pitches and to the north of St Mary's Hall is considered to be the most appropriate in terms of mitigating the impact of the facility upon Stonyhurst. This Statement will describe the application in detail and assess the proposal against policies of the development plan as well as taking into account other material planning considerations.
- 1.4 In addition to this Planning Support Statement, the following documents are submitted to support this full planning application:
- Design and Access Statement (Campbell Driver Partnership Architects)
  - Heritage Appraisal (Architectural History Practice)
  - Ecological Appraisal (Envirotech)
  - Arboricultural Impact Assessment (Bowland Tree Consultants)

In addition, this Statement is supplemented by a letter of support for the proposal from Mr Ian Murphy, Headmaster of Stonyhurst St Mary's Hall (Appendix 1) along with the specification sheet / brochure provided by the tennis dome manufacturers, Covair Structures Ltd (Appendix 2) and details of the floodlighting proposed (Appendix 3).

## **2. Site Characteristics**

2.1 Stonyhurst College is an internationally and nationally significant independent school in the Ribble Valley, founded on the Jesuit tradition. Established at the site of a pre-existing gentry house in 1794, the College has remained the custodian of the buildings and grounds for over 220 years. During this time, additional buildings and facilities have been added to the campus as it has evolved as a leader in independent education.

2.2 The College consists of a number of nationally significant buildings, including within the Statutory List of Buildings of Special Architectural or Historic Interest. These include the following:

- The Old Quadrangle (including West Front) (Grade I)
- Church of St Peter (Grade I)
- The Garden Pavilions and Connecting Walls (Grade I)
- School Buildings – South Front, Boys Chapel and Shirk (Grade II\*)
- Former Infirmary and passage (Grade II)
- Shireburn Quadrangle, Ambulacrum and former laboratories (Grade II)
- The Mill (Grade II).
- St Mary's Hall (Grade II)

2.3 In addition to the above designated heritage assets, the grounds and landscape of Stonyhurst was designated as a Grade II\* Registered Historic Park and Garden in 1986. The plan below shows the extent of this designation. A fuller summary of the heritage assets at Stonyhurst College is provided within the Heritage Appraisal prepared by Marion Barter of AHP which accompanies this application.



*Fig 1: Extent of Registered Historic Park and Garden designation showing site of tennis courts and dome.*

- 2.4 The application site itself lies to the north-east of the historic core of the site and to the north of St Mary's Hall. It is located immediately to the east of the enclosure containing the all-weather multi-use sports pitches. These pitches are elevated and enclosed by 'ball-stop' fencing and illuminated by way of 8 no. floodlights set on 15m tall columns.



*Fig 2: Aerial Photo of application site*

- 2.5 This part of the estate is known as Harry Meadow, historically used for grazing or hay making but now is little more than passive amenity space since the construction of the all-weather pitches in the late 20<sup>th</sup> Century. Situated between the eastern fence line of these pitches and the adjacent car and coach park, the application site has the character of a residual area of land, which has been assessed to have less significance following these late 20<sup>th</sup> century additions, including the car and coach park.



*Fig 3: Application site viewed from the east.*

- 2.6 The application site is approximately 106m from the nearest listed building on site (St Mary's Hall) although the intervening space is populated by mature broadleaved trees whilst the St Mary's Hall sports hall building (grey roofed structure shown at Figure 2) is present in views to and from the application site in this location.



*Fig 4: St Mary's Hall sports hall building*

- 2.7 The northern boundary of Stonyhurst College is demarcated in this location by Knowles Brow. The boundary immediately to the north of Harry Meadow is characterised by a stand of mature broadleaved trees (including Beech, Common Lime, Common Oak and Sycamore),

supplemented by boundary hedging (see Bowland Tree Consultancy's Initial Arboricultural Impact Assessment for more information).

- 2.8 There is one tree on the application site that will require removal as part of this proposal. However, unlike those on the northern boundary, T1 is a Silver Birch of limited amenity value and is categorised as being of moderate quality. No other trees would be affected by the application proposal.
- 2.9 The application site includes the existing car park and coach drop-off area to the north of St Mary's Hall. As part of a wider review of traffic movements within the site by the College, this application proposes the omission of the current coach parking zone and the provision of 2 dedicated lay-bys for coaches. The car park is primarily utilised by staff and St Mary's Hall pupil's parents at peak times and can be relatively under-used during the day.
- 2.10 There are a number of traffic calming measures in place along the length of the road adjacent to the application site including 'sleeping policemen' and a 10 mph speed limit. In addition, there are two zebra crossings with facilitate safe crossing by pupils to and from the existing sports pitches and car and coach parking areas.

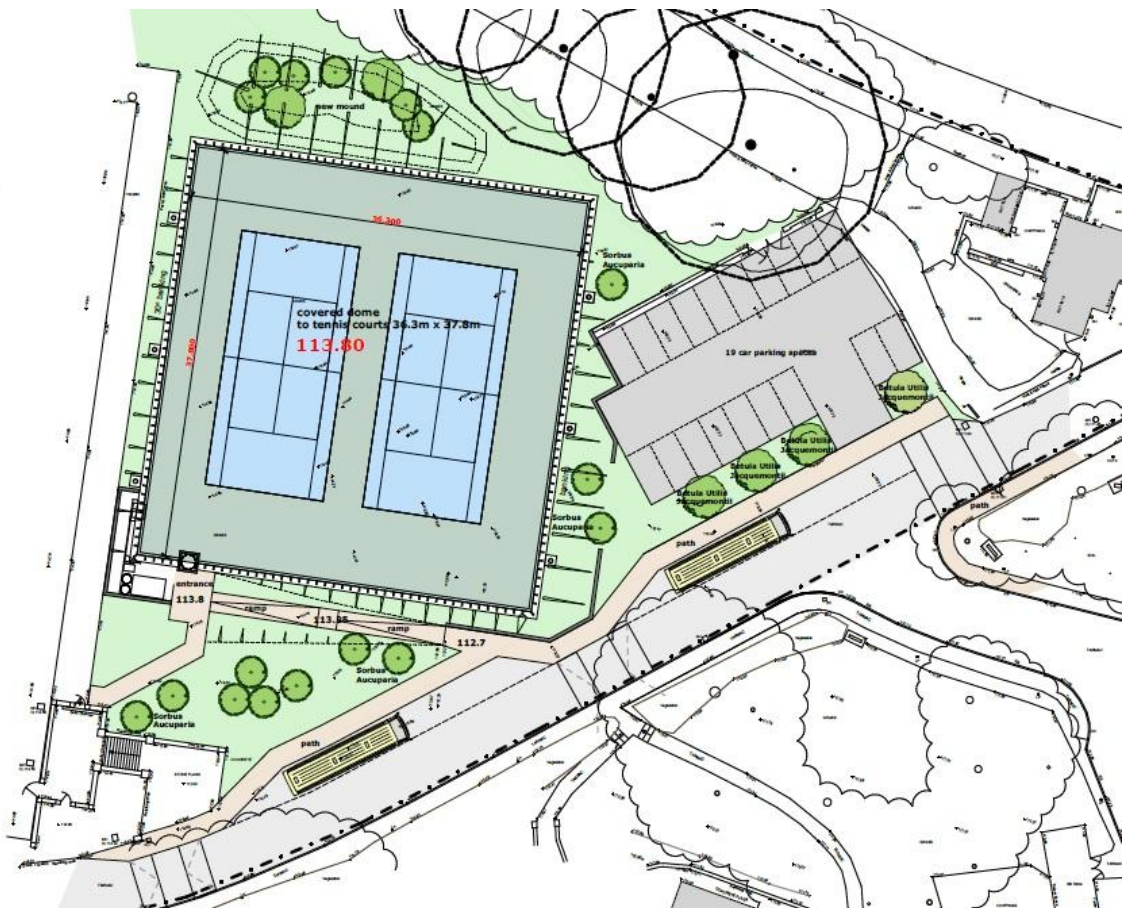
### 3. Application Proposal

- 3.1 Full details of the application proposal are provided within the Design and Access Statement prepared by Campbell Driver Partnership and which accompanies this application. Nonetheless, it is convenient to summarise the proposal here.
- 3.2 As Stonyhurst continues to compete not only on a national but international level, the school has a duty to develop in response to evolving standards in education and residential accommodation as well as for sport and recreational facilities commensurate with a globally competitive educational establishment. Continued investment in sports facilities beyond the traditional sports associated with Stonyhurst is an important goal – especially as in more recent years the character of the school has evolved. Since the introduction of girls in the mid-1990s, the proportion of girls has increased to a degree that St Mary’s Hall has an equal split of boys and girls. All facilities therefore need to reflect a more diverse intake.
- 3.3 Part of this review of the sporting and activities programme of Stonyhurst has identified a need for better tennis facilities. Whilst the school has a total of 10 outdoor tennis courts, none currently meet the Lawn Tennis Association standards or offer any protection from the elements. Most of them are multi-use surfaces where other sports are also performed. At present, tennis coaching and competition is only viable at Stonyhurst in the first six weeks of the summer term. The provision of 2 LTA standard courts that have the ability to be covered and illuminated will make an important qualitative and quantitative contribution to the ‘offer’ of the school. St Mary’s Hall has recently appointed a tennis professional and this is already resulting in additional coaching outside of school hours for pupils of all ages. The application proposal will ensure such a resource is not weather dependant.
- 3.4 A full explanation of the need for the facility is provided in a letter from Mr Ian Murphy, Headmaster of St Mary’s Hall which is included at **Appendix 1** of this document.
- 3.5 As part of their assessment and site selection process the applicants have engaged with Architectural Historic Practice (Marion Barter) so undertake an assessment of five potential sites for the facility, in the context of the impact on heritage assets. They have also considered matters such as trees, infrastructure and accessibility. These five sites were:
1. Grassed area to the north-east of St Mary’s Hall
  2. Existing tennis courts to the east of St Mary’s Hall

3. Back Ponds
4. Seminary Woods
5. East end of Harry Meadow (application site).

3.6 In assessing the impact of the proposal upon each site, the application site was clearly the least sensitive location in which to assimilate the development.

3.7 The applicants propose levelling of the residual area of Harry Meadow to the east of the existing all-weather sports pitches to facilitate the laying out of two LTA standard tennis courts. These will be at a finished level of 113.80m which is 1.1m above the adjacent road level but a similar distance below the level of the adjacent pitches. They will be formed with porous tarmacadam and finished with an acrylic paint. The outer apron of the court (run off areas) will be green whilst the courts themselves will be blue. Lines will be white. The playing surface will have dimensions of 36.3m by 37.8m.



*Fig 5: Proposed layout of site*

- 3.8 When the weather dictates, the tennis courts will be covered by a transparent polythene 'dome'. This will be inflated by way of two electric fans housed in a small cabin at the south-west corner of the courts. In operation, one of these fans will continue to maintain air pressure within the dome. The second fan will provide extra power in the event of high wind speeds.
- 3.9 An advertising brochure providing images of such domes and which addresses several technical issues is included here at **Appendix 2**.
- 3.10 In order to illuminate the courts, it is proposed that 6 no. floodlights are erected around the courts, on columns of 12m. These are smaller than those existing floodlights that illuminate the all-weather pitch which are 15m. During daylight hours and when in use, there will be no need for the dome to be illuminated. A full specification of the floodlights is provided in a letter from JRB Environmental Design Ltd included here at **Appendix 3**.
- 3.11 As part of the development of this area, the existing car and coach park will be reduced in size and reconfigured to allow for a slight increase in car parking. Whilst there exists space for 3 large coaches at present, these are used primarily at the start and end of the school day. Stonyhurst consider that the manoeuvring (particularly reversing of coaches) in this area is less than ideal in terms of traffic safety. Given the through-put of coaches and minibuses at peak times, the provision of 2 lay-bys on the northern side of the road is considered far better in terms of ease of use and speed of dropping off and picking up pupils.
- 3.12 The proposal does not affect the stand of trees to the north of the site (adjacent to Knowles Brow). It will require the removal of a single silver birch tree (T1 shown in Arboricultural Assessment). However, the scheme proposes the planting of an additional 23 trees (Rowan and West Himalayan Birch) in order to provide an attractive landscape for both the tennis courts, dome and parking area. The location and specification of this planting has been considered to take into account the desire to soften the visual impact of the dome whilst not impinging upon its durability through fruit or seed drop etc.

## **4. Planning Policy**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the Development Plan 'unless material considerations indicate otherwise'. In this case, the Development Plan is the Ribble Valley Core Strategy (which includes within it some Development Management Policies). The National Planning Policy Framework is a material consideration in the determination of planning applications.

### Ribble Valley Core Strategy (adopted December 2014).

4.2 Key Statement DS2 is a general policy promoting sustainable development. It commits the local planning authority to work proactively with applicants to find solutions which means that proposals can be approved wherever possible. Applications that accord with the policies of the Local Plan will be approved 'without delay', unless material considerations indicate otherwise. Importantly, it states that where there are no policies relevant to the application, the Council will grant permission - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, taken as a whole;
- Specific policies in the NPPF indicate that development should be restricted.

4.3 Key Statement EN4 requires that negative impact on biodiversity by development proposals should be avoided. Sites that have the potential to accommodate protected species and their habitats should be protected.

4.4 Policy DMG1 addresses general design considerations. It requires a high standard of design in all new development, relationship to surroundings and other buildings as well as impact on landscape character are important factors. The residential amenity of neighbours should be protected. Sustainable buildings techniques are encouraged whilst the capacity of existing infrastructure must be assessed in any proposal. It also requires that all developments must protect and enhance heritage assets and their setting.

- 4.5 Policy DMG2 sets out the strategic considerations against which applications will be determined. Within the Forest of Bowland Area of Outstanding Natural Beauty, consideration should be given to the economic and social well-being of the area. The protection, conservation and enhancement of the landscape and character of the area is of significance in this regard.
- 4.6 The protection of heritage assets is addressed within Policy DME4. This invokes a presumption in favour of the conservation and enhancement of heritage assets and their settings. Development that causes harm to the setting of listed buildings will not be supported. Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest will not be supported.
- 4.7 Policy DMB3 is entitled 'Recreation and Tourist Development'. However, the text of the policy does not refer expressly to recreation facilities – referring instead to 'tourism and visitor facilities'. Nonetheless, the spirit of the policy supports recreational facilities and infrastructure and their enhancement in a sustainable way.

#### National Planning Policy Framework

- 4.8 The 'Golden Thread' running through the document is one of a presumption in favour of sustainable development which should be adopted in the plan-making and decision-taking processes. For 'decision-taking' this means the following:
- Approving developments that accord with the Development Plan
  - Where the development plan is absent, silent or relevant policies are out of date, grant permission unless:
    1. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework;
    2. Specific policies in the Framework indicate development should be restricted. This may include sites designed as SSSIs or Green Belt for example, where there is specific guidance in the Framework.

Decisions should be made 'without delay'. The document acknowledges that neighbourhood planning will play a critical role in planning process.

4.9 The NPPF includes a list of 12 core land-use planning principles that will underpin plan-making and decision-taking. Amongst others it includes the following:

- Planning should not simply be about scrutiny but *'instead be a creative exercise in finding ways to enhance and improve places'*.
- Proactively drive and support sustainable economic development to deliver homes, business and industrial units... and thriving local places that the country needs. Plans should take account of market signals and take account of the needs of the residential and business communities;
- Seek high quality design;
- Consider the different roles and characters of areas, including promoting vitality of our main urban areas;
- Support the transition to a low carbon future in a changing climate;
- Contribute towards conserving and enhancing the natural environment. Allocating land for development that is of less environmental value etc.
- Encourage the use of land by reusing land that has been previously developed.
- Manage growth to make the best use of public transport and other non-car modes;

4.10 The document makes it abundantly clear that the Government *'is committed to ensuring that the planning system does everything it can to support sustainable economic growth'*. It also states that *'significant weight should be placed on the need to support economic growth through the planning system'* (Para 18).

4.11 Paragraph 20 states that local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> Century. Paragraph 21 states that *'Investment in business should not be over-burdened by the combined requirements of planning policy expectations'*.

4.12 The Framework actively supports economic growth in the rural economy. Paragraph 28 requires policies to support sustainable growth and expansion of 'all types of businesses and

enterprise in rural areas'. It also requires support for sustainable rural tourism and leisure development that benefit businesses in rural areas.

- 4.13 Chapter 8 of the Framework seeks to promote 'healthy communities'. At paragraph 70, it requires policies and decisions that plan positively for the provision of sports venues and facilities. Paragraph 72 requires that sufficient choice of school places is available to meet the needs of existing and new communities. It requires councils to take a *'proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'*. They should (inter alia) *'give great weight to the need to create, expand or alter schools'*.
- 4.14 Paragraph 73 requires that access to *'high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'*.
- 4.15 Chapter 12 of the NPPF is dedicated to the conservation and enhancement of the historic environment. In the formulation of planning policies and through decision taking, Paragraph 126 explains how Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- 4.16 Paragraph 131 sets out how in the determination of planning applications, Local Planning Authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 4.17 Paragraph 132 considers the impact of development upon the significance of designated heritage assets. Paragraph 133 states that where a development will lead to less than substantial harm to the significance of the heritage asset, any harm should be outweighed against the public benefits of the proposal, including securing its optimum viable use.

4.18 Paragraph 137 requires Council's to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. It goes on to state that:

*'Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'*

## 5. Planning Considerations

- 5.1 Stonyhurst is a large complex of nationally significant buildings located within the Forest of Bowland Area of Outstanding Natural Beauty. Over many years, the College has responsibly managed and developed this educational establishment; balancing the need to preserve and enhance the individual listed buildings and the Registered Historic Garden (Grade II\*) against the need to ensure the provision of world class education and sports facilities. The application proposal has been prepared in this context and the applicants have carefully considered all reasonable alternative locations for the development.
- 5.2 Both NPPF (Paragraphs 70 and 72) and the Development Plan (Policies DMG2 and DMB3 of the RVCS) support the provision of sports and recreation facilities provided that they do not have a substantial harmful effect on heritage assets or their setting; and where if any significant harm is identified it is outweighed by the public benefits of the proposal.
- 5.3 The application proposes a modest development of 2 tennis courts, a seasonable polythene dome and reconfiguration of parking areas which will benefit Stonyhurst in both a quantitative and qualitative sense. The Applicants have provided in support of the application, a Heritage Appraisal which illustrates the site selection process and how the application site has been identified as the most suitable for the proposal.
- 5.4 Locating the development at the eastern end of what remains of Harry Meadow will only have a limited impact upon the significance of the heritage asset. The character of this part of the Registered Historic Park and therefore its significance has been eroded to a considerable degree by the construction of the all-weather pitches, enclosure and floodlighting as well as the incursion of the existing car and coach parking bays to the north of the internal service road. The Heritage Assessment considers that this location 'is not of high significance for aesthetic value, although it possesses some historic value'. It states that the impact of the proposal on the landscape when the dome is not erected would be 'slight' whilst during periods when it is erected, its impact upon the registered park is considered to be 'low (less than substantial)'.
- 5.5 The proposal has also been tested in terms of how it would impact upon the setting of listed buildings, given that Harry Meadow is close to the eastern access point and drive into the main part of the site. Whilst it is considered to impact upon the 'wider' setting of the listed

buildings of Stonyhurst, the most significant aspects of the Stonyhurst setting are unaffected by the proposal. Given that the area has been substantially altered in recent years and it lies a good distance from the 'core buildings', the impact of the dome when erected would be medium. Whilst there is some inter-visibility between the dome and St Mary's Hall, the proposal will not affect key views of the frontage of the building and the impact upon St Mary's Hall will be low.

- 5.6 The dome may be visible from outside the Stonyhurst grounds (more so in the winter months and when illuminated) but these views will be fleeting at best. The stand of mature broadleaved trees to the north create a substantial screen. There may be a medium impact upon the non-listed Lodge and gate piers but their significance is less than the other assets. Additional tree planting around the tennis courts and dome will soften its impact further. Although one Silver Birch tree will be lost, the net gain in terms of tree planting is considerable.
- 5.7 Whilst the Heritage Assessment details the level of significance of the heritage assets, the contribution of the application site to their setting and the impact of the proposal upon the assets and their setting, it concludes that when the dome is erected, there would be some harm. This harm would not be substantial and therefore a scheme will be acceptable in heritage terms if this harm is offset by the public benefits of the proposal. In this instance, the proposal is one of a number of improvements proposed at Stonyhurst to improve the sporting offer to pupils. This is considered a key aspect in attracting future pupils and reflects the increased diversification of pupils and their requirements over the past 2 decades or so.
- 5.8 This Statement makes a strong case for the need for the tennis courts and the need for them to be of LTA standard, for use all year round and during hours of darkness. Stonyhurst must continue to compete on not only a national but global market in order that it remains a viable user and custodian of the heritage assets of the site. The Heritage Statement concludes as follows: *'Ensuring the sustainability of the historic buildings for educational use, the optimum viable use, is a public benefit'*. It is therefore submitted that the application proposal is consistent with both Policy DME4 of the Ribble Valley Core Strategy and importantly, Paragraph 134 of NPPF.
- 5.9 As part of this application, Stonyhurst has carefully considered the relationship between the tennis courts, the car and coach parking requirements in this location and in turn, their

relationship with St Mary's Hall. To this end, the car parking area has been reconfigured to allow for a slight increase in parking spaces but also to make the coach parking and dropping-off facilities more useable for drivers. By providing two lay-bys in place of the 3 coach bays set at 90 degrees to the road, Stonyhurst considers that coaches and minibuses will be more able to allow pupils to board and alight from vehicles in a timely manner. Moreover, it is anticipated that safety will be improved given that vehicles will no longer need to reverse into or off the service road at a point close to where children cross from St Mary's Hall to the existing all-weather pitches.

- 5.10 In addition to the matters of heritage and arboriculture, the application is submitted with assessments addressing ecology and surface water drainage. It also provides details (within Appendix 3 here) of the lighting specification for the floodlights. It confirms that the 6 no 2 kilowatt lights will be fitted with integrated sights for accurate and precise aiming of the light to the playing surface – ensuring there will be 'zero upward light' and to prevent 'glow in the sky'. In the context of the 8 higher floodlights that have been in situ on the existing all-weather courts for some time now, these 6 floodlights will have a negligible impact upon the wider landscaping setting of Stonyhurst, given their location and screening function of the adjacent tree belt.

## 6 Summary

- 6.1 This full planning application seeks consent for the formation of 2 additional tennis courts at Stonyhurst with ancillary works. Whilst the college has a total of 10 courts at present, none are to Lawn Tennis Association standards and many are used for other sports or recreational purposes at different times. Because of pressures from other sports and weather and daylight constraints, tennis coaching is only feasible at Stonyhurst for around 6 weeks per year. Given the gradual increase in the proportion of girls at Stonyhurst and the desire to provide a wider range of sports coaching, to the highest standards, there is real need for the application proposal. The facility will contribute towards the attractiveness of the offer at Stonyhurst for potential pupils from both the UK and beyond –commensurate with the expectations of pupils and their families consideration Stonyhurst.
- 6.2 Before submitting this application, the applicants engages AHP (Marion Barter) to assess potential locations for the courts and the dome. The development of this residual area at Harry Meadow is considered to have the least impact upon heritage assets including St Mary's Hall and the Registered Historic Landscape of Stonyhurst. It has also been assessed in terms of trees, visual impact upon the wider AONB, highway safety, drainage and ecology. It has been demonstrated that on these grounds, the proposal is entirely acceptable. Whilst it is acknowledged that there would be some minor harm to the heritage assets, this is more than offset by the public benefit of the proposal and the ability of the college to continue to be a successful establishment utilising and conserving the historic buildings for their optimum viable use.
- 6.3 This Assessment has carefully considered the proposal against the policies of the Development Plan and concludes that there is no conflict. Other material considerations have been addressed both here and in other supporting statements and there are no matters that outweigh this policy support. As such the application should be approved.

## **Appendices**

Appendix 1 – Letter of support from Mr Ian Murphy, Headmaster of St Mary’s Hall, Stonyhurst

Appendix 2 – Covair specification brochure

Appendix 3 – Floodlighting specifications (JRB Environmental Design Ltd).

## Appendix 1

### Letter of support from Mr Ian Murphy, Headmaster of St Mary's Hall, Stonyhurst



# STONYHURST ST MARY'S HALL

FROM THE HEADMASTER IAN MURPHY, BA Hons, PGCE (Durham)

Development Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

26<sup>th</sup> January 2016

Dear Sir / Madam

#### PROPOSED NEW TENNIS FACILITY AT STONYHURST

Stonyhurst, St Mary's Hall (SMH) is the Preparatory School for Stonyhurst College and currently educates children between the ages of 3 and 13. We are an independent school forming pupils in the Jesuit tradition. The school roll is currently in the order of 263 pupils with boys and girls in equal number. Stonyhurst College currently caters for a further 470 pupils between the ages of 13 and 18, thus the total school roll is in the order of 750 pupils. Historically Stonyhurst was an all boy boarding school and the sports facilities which the school currently enjoys generally reflect that. The introduction of girls in the mid 1990's has been very successful and Stonyhurst must continually evaluate provision and seek to develop a wider offer of sports facilities to cater for an extensive curriculum and Activities Programme in a co-educational environment.

Stonyhurst also finds itself fortunate to have a very diverse base of pupils who attend the school from all around the globe. This rich diversity also brings with it a desire to participate in a broad range of sporting activities beyond the traditional team sports of Rugby, Cricket, Hockey, Netball and Football. Stonyhurst has a proud history of producing International sportsmen including three of the team which won the Rugby World Cup in 2003. These players were namely Will Greenwood, Iain Balshaw and Kyran Bracken. Stonyhurst is now looking to continue to broaden its horizons and is intent on offering a wider variety of sport for the pupils all year round.

It is very apparent that other schools, particularly in the South of England are investing in new sporting facilities. Stonyhurst is intent on competing with such schools in order to remain as a pre-eminent internationally focussed establishment and continue to thrive, ensuring sustainability. The weather in the Ribble Valley is such that, the opportunity to play Tennis is limited to the first six weeks of the summer term. The current tennis facilities across the Stonyhurst campus are limited to 10 outdoor courts, none of which currently meet the Lawn Tennis Association (LTA) Standards. Many of these courts serve a dual purpose being used as playgrounds and netball courts during the long winter months. SMH



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has three outdoor courts which are predominantly used for netball and as a playground. SMH does not have a facility which is exclusively set aside for Tennis.

We are proposing a new tennis covered facility at St Mary's Hall (SMH) as per the attached planning application. The proposed tennis courts are to be constructed to an LTA standard and will be covered by a "bubble". This bubble will protect the children, some as young as 3 years old, from the elements. The bubble is removable so, when appropriate, we can remove it during the summer months. Indoor tennis in the winter months is a vital addition to the curriculum on offer at SMH. Dry tennis will enable learning and competition through the PE curriculum and Activities Programme. Also, indoor tennis is viewed extremely positively by the boarding pupils, particularly through the winter evenings, early mornings and weekends. The bubble would also be served by external floodlights allowing tennis coaching in the early mornings and evenings, further enriching the daily timetable for pupils.

St Mary's Hall (SMH) has invested in a tennis professional who previously co-directed an LTA accredited tennis programme at All Hallow School in Somerset. This new appointment is already resulting in extensive provision across the school day in addition to tennis lessons before breakfast and after school for a range of pupils of all ages. However, the provision is very much weather dependent. The new tennis facility would allow the tennis professional to be more productive and to offer his services to a wider audience. Whilst the facility is initially envisaged as being for younger pupils, it is being constructed in a location which would also allow easy access to Stonyhurst College pupils.

We have considered a number of alternative locations for this project within the wider school estate but these were rejected on the basis that they impacted on the listed frontage of St Mary's Hall (SMH) as well as upon trees and other features. The preferred location was at the eastern end of the existing school building adjacent to the existing tennis courts, however we discounted it as a result of such sensitivities. Woodland settings were considered but deemed inappropriate from a maintenance and safety perspective. We believe that the selected location is the optimal choice because it is adjacent to existing sports facilities which also have floodlights. The infrastructure is already in place and the impact of lighting will also be contained in one distinct location. There is then an opportunity to create a "sports hub" in this area in the future.

The new facility under consideration will be an exciting and significant addition to Stonyhurst and it will offer pupils a wider choice all year round. This will also support the School's aims and mission through being an attractive offering to prospective and current pupils – thereby aid sustainability which in turn enables Stonyhurst to continue its efforts and ultimate mission to be a force for good locally, nationally and internationally.



26/01/2016

**Appendix 2**  
**Covair Specification Brochure**

# SPORTS DOMES

ALL YEAR ROUND, REGARDLESS OF THE WEATHER

**COVAIR**  
STRUCTURES LTD





**YEAR ROUND SPORT OR SWIMMING REGARDLESS OF WEATHER**

A Coverair Dome is an ingenious structure that is supported purely by air from a continuous running electric fan and has no other supporting framework of any kind. It is manufactured from a single transparent shaped membrane that needs no lighting for daytime use, reducing running costs and giving a major advantage over most other air domes.

**THE MAIN BENEFITS ARE:**

- Continuity of coaching/training/playing.
- Ability to plan competitions.
- Regular club events.
- Existing courts or pools can be covered.
- Play inside with daylight or at night with existing floodlights.
- Easily dismantled or re-erected seasonally by three men in 4-6 hours.
- Lower initial outlay and running cost than any other type of dome or structure currently available.
- Winter protection from dirt and heat loss for pools or courts.
- Gives a pleasant outdoor feeling in winter without wind or rain.
- Planning consent is easier to obtain, as it is a temporary structure.



**CONSTRUCTION**

The dome consists of a pre-tailored membrane, anchored to the ground around the perimeter with an internal sealing flap to prevent air escape. A network of plastic coated steel cables or a rope net is arranged over the dome and also anchored to the ground to relieve most of the tension on the membrane when inflated. Entrance is via a revolving door to maintain the slight internal pressure that is provided by a continuous running fan located outside the dome.

**ANCHORAGE**

The dome can be anchored to a continuous concrete ring beam of an approximate mass equivalent to 750 x 750mm (or say 500 x 1125mm), which is easy to install with new courts. Alternatively, if existing courts are to be covered and ground conditions are suitable, a network of ground anchors can be installed to which the dome is connected. These work in a similar way to a boat anchor and can be inserted with minimum disruption and no dig-out to dispose of.

**INFLATION**

Two 240volt single-phase centrifugal fans in cabinets are fitted outside the dome with a running load of around 8 amps each. One fan is sufficient to maintain the internal pressure under normal operating conditions; the second fan is connected to a wind speed sensor (anemometer) to switch it on in high wind conditions. Cost of electricity consumption is around £8-£10 per week.

**LIGHTING**

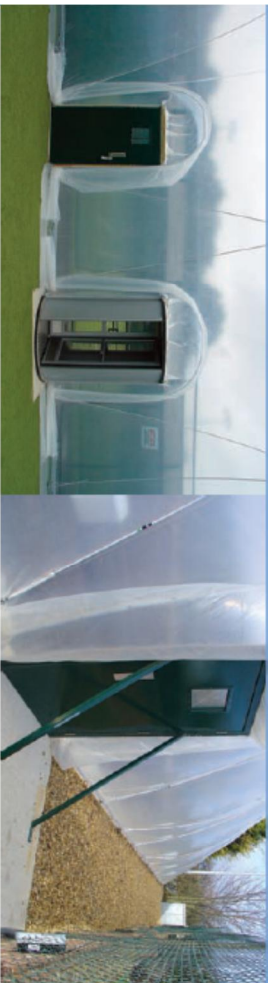
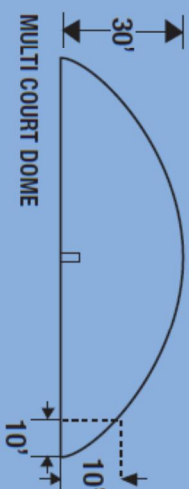
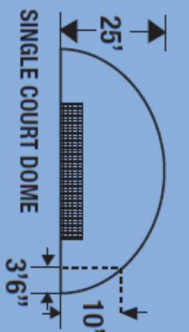
Standard tennis court floodlighting will provide adequate lighting for night use whereas daylight penetrates the 90% transparent membrane giving a pleasant light environment inside.



## SIZES

A Covair dome can be manufactured to almost any rectangular size to suit individual needs or site requirements. The following tennis dome sizes are for guidance only:

|                   |  |
|-------------------|--|
| Single court dome | 60' x 120' x 25' (18m x 36.5m x 7.5m)            |
| Two court dome    | 120' x 108' x 30' (36.5m x 33m x 9m)             |
| Three court dome  | 120' x 159' x 30' (36.5m x 48.5m x 9m)           |
| Four court dome   | 120' x 216' x 30' (36.5m x 66m x 9m with 3 fans) |



## DOME LIFE

The polythene membrane has a life of approximately six to seven years. It would be prudent to base the economics on replacing the membrane every six years to allow for accidental damage or wear and tear. The club can easily repair small to medium holes with a special 120mm wide high tack repair tape whereas severe damage will require a Covair repair.

## INSTALLATION AND DISMANTLING

The initial installation of a dome takes one day of drilling for concrete anchors (4-5 days for ground anchors) followed a week or two later by two days of inflation and finishing. Subsequent seasonal dismantling or re-erection can be undertaken by 3-4 men in 4-6 hours. The membrane is folded onto a mobile trolley, which can be pushed into a storage shed or covered with a tarpaulin off-court.

Covair are happy to teach club members to undertake this procedure themselves or can provide the service each season when an annual report is compiled on the condition of the various components and the club advised if any replacement is necessary.



“the perfect  
all year round  
solution”

## ACCESS

Entrance is via a revolving door to maintain the slight internal pressure and an outward opening steel disabled access/emergency door can be fitted if required. A cheese wire slitter can be fitted to provide an emergency exit and satisfy building regulations if a rigid secondary exit is not required.



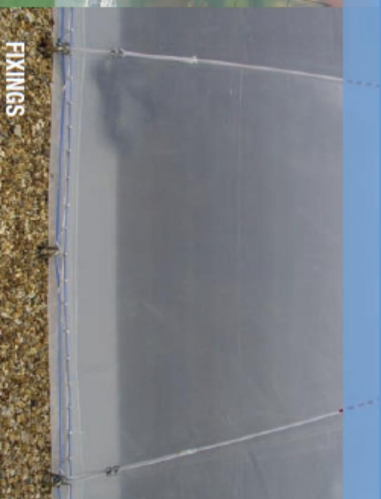
THE DOME IN STORAGE SHED



SHED AND FANS



FANS IN OPERATION



FIXINGS

# COVAIR STRUCTURES LTD

Highcroft, Coldharbour Lane, Betchingley,  
Surrey RH1 4NA

Tel: 08707 744555

Fax: 08700 116766

E-Mail: [johnwright@covairdomes.co.uk](mailto:johnwright@covairdomes.co.uk)  
[helenwright@covairdomes.co.uk](mailto:helenwright@covairdomes.co.uk)

Web: [www.covairdomes.co.uk](http://www.covairdomes.co.uk)



## Appendix 3

### Floodlighting specifications (JRB Environmental Design Ltd)



ENVIRONMENTAL DESIGN LTD.

M&E BUILDING SERVICES CONSULTING ENGINEERS

ref: 016.010/BH/ysb  
date: 25/01/16

Ribble Valley Borough Council  
Planning Department  
Church Walk  
CLITHEROE  
BB7 2RA

Matrix Office Park  
10 Eaton Avenue  
Buckshaw Village  
CHORLEY  
PR7 7NA.

Tel: 01772 331790  
Fax: 01772 458468  
E-Mail:  
mail@JRBE.co.uk

Dear Sirs,

**re: STONYHURST COLLEGE – PLANNING APPLICATION FOR  
OUTDOOR TENNIS COURTS – FLOOD LIGHTING INSTALLATION**

The purpose of the floodlighting installation is enable maximum use of the facility during hours of darkness or poor daylight conditions.

The design has been carried out to incorporate the following:-

1. Lighting levels to accommodate Class 2 Lawn Tennis Association (LTA) standards. The design achieves an average of 354 lux over the total area of the 2No Courts and surrounding Spectator Area.
2. The level of illumination on each of the 2No Playing Areas amounts to an average of 420 lux. All in accordance with the attached illumination plots.
3. The illumination to the aforementioned standards is achieved by the use of 6No 2kW HIT-DE-OSL lamps (white light), complete with integrated sights for accurate and precise aiming of each floodlight to the playing surface.
4. Each floodlight will be mounted on 12 metre columns to provide correct uniformity of illumination over the playing area.
5. The floodlights are so designed as to achieve zero upward light and prevent “glow in the sky” to the surrounding areas.

VAT Reg.No. 846 5774 81 Registered in England & Wales No. 03889469  
Registered office – As Above

- Maintenance of the flood lighting heads will be via the 12 metre counter balance columns to allow safe and convenient access to the floodlights for maintenance

Any further information can be made available on request.

Yours faithfully



**Brian Haworth**  
for  
**JRB Environmental Design Limited**

cc: Mr R Walsh  
JWPC Limited

-

Att: Mr P Tunstall