



HAYES HAWKS BMX CLUB – FLOODLIGHTING PROJECT

GREEN BELT PLANNING STATEMENT

1. Introduction

This statement supports a planning application for the installation of six floodlighting masts at the existing Hayes Hawks BMX track located within Lake Farm Country Park. The proposed lighting is required to ensure the safe operation of the facility during winter months and shorter daylight periods. The BMX track is a long-established outdoor sporting venue that provides significant community benefit through training, competitions, and youth engagement.

2. Green Belt Policy Context

The application site is situated within designated Green Belt land, where national policy establishes a strong presumption against inappropriate development. Paragraph 154 of the National Planning Policy Framework (NPPF, 2024) identifies specific forms of development that are considered appropriate within the Green Belt.

Exception (b) in paragraph 154 confirms that the provision of **appropriate facilities for outdoor sport and recreation**, where they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it, is not inappropriate development.

The proposed floodlighting masts are directly related to the established recreational use of the site. They are limited in scale, have a slender profile, and are positioned entirely within the footprint of the existing BMX facility. The installation does **not** introduce new built form of a type that would materially reduce spatial or visual openness. Consequently, the development qualifies as **appropriate under NPPF 154(b)** and is acceptable in principle.

3. Description of the Proposed Development

The scheme comprises:

- **6 × 15m raise-and-lower lighting masts**
- **12 × AMNIS Flood 1300W LED luminaires**
- Supporting brackets and foundations

The design ensures ease of maintenance through raise-and-lower mechanisms while keeping the structures discreet when viewed against existing vegetation and the established sporting layout.

4. Impact on Openness and Visual Amenity



The proposal will not result in any reduction of Green Belt openness. No enclosed buildings or solid structures are being erected; only slender lighting columns are proposed.

The columns will be unlit when not in use, avoiding unnecessary night-time visual impact. Given their limited number, height appropriate for sporting use, and siting adjacent to existing track infrastructure, the overall effect on both spatial and visual openness is negligible.

5. Lighting Design, Light Spill and Glare

A professionally designed lighting scheme using AMNIS LED sports fittings ensures excellent downward control and beam cut-off. All luminaires are angled horizontally or below to minimise upward light and glare.

Key considerations include:

- Compliance with industry standards for sports lighting and obtrusive light
- Targeted light direction to illuminate only the track area
- No direct glare towards the adjacent highway
- No sensitive receptors within **200 metres** of the site
- Light spill modelling and calculations provided within the application

Collectively, these measures ensure the scheme will not cause light nuisance, sky glow, or adverse effects on nearby residential areas or the wider environment.

6. Conclusion

The proposed floodlighting represents an essential and proportionate enhancement to an established community sporting facility. The development:

- Falls within the definition of **appropriate development** in the Green Belt (NPPF 154(b))
- Preserves the **openness** and **character** of the Green Belt
- Avoids harm to visual amenity or neighbouring properties
- Supports continued safe use of the track during darker months
- Offers clear community, sporting, and recreational benefits

For these reasons, the proposal complies with national policy and should be supported.

Paul Adams

Applicant's Representative

05 February 2026