

From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 05 February 2026 11:27:04 UTC+00:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: DM/25/2535 - Borde Hill Stable Block - lighting
Attachments: 15150 Exterior lighting - PRESENTATION REV D North Lodge Cottage.pdf, 15150 Exterior lighting - PRESENTATION REV D Sandpit Cottages.pdf

Dear Andy,

As discussed, I apologise for the delay in providing you with the response to Jane Cooper's latest comments in relation to the above.

Please find below and attached from our Client's electrical engineer. Note the attachments are extracts from the previously submitted document.

Attached are the relevant Document highlighting the Lux Levels at North Lodge for the Back of House Lighting. This is taken from the Presentation REV D. It is hard for us to determine the Sandpit Cottages calculations as their calculations cannot be read but I have included an explanation.

Irrespective of the Vertical heights it can be seen that the Lux levels are below the Minimal Accepted Levels.

Please note that illuminance levels From Borde Hill Stables External Lighting Scheme at North Lodge in the vertical & Horizontal planes will be Lower than the Minimal Accepted Levels:

- 1. There will be Less than 0.1 lux (between 07.00 and 21.00) The Closest luminaire to North Lodge is 14M away . The illuminance at 6M with the Height at 1M is 0.01 lx. As demonstrated and Highlighted on the attached document.*
- 2. There will be Less than 0.1 lux (between 21.00 and 07.00) The Closest luminaire to North Lodge is 14M away . The illuminance at 6M with the Height at 1M is 0.01 lx. As demonstrated and Highlighted on the attached document.*

Please note that illuminance levels From Borde Hill Stables External Lighting Scheme at Sandpit Cottages in the vertical & Horizontal planes will be Lower than the Minimal Accepted Levels:

- 1. There will be Less than 0.1 lux (between 07.00 and 21.00) Sandpit cottages are 65M away from the Garden Wall and there are numerous Trees blocking any Views from the windows at Sandpit Cottages First Floor windows. The Window heights are estimated at 72M above sea level. The top of Walls around the Garden are 80M . The calculations issued have the Lux Levels at 0.012lx and this does not take into account the Flora & Fauna between the Properties.*
- 2. There will be Less than 0.1 lux (between 21.00 and 07.00)) Sandpit cottages are 65M away from the Garden Wall and there are numerous Trees blocking any Views from the windows at Sandpit Cottages First Floor windows. The Window heights are estimated at 72M above sea level. The top of Walls around the Garden are 80M . The*

calculations issued have the Lux Levels at 0.012lx and this does not take into account the Flora & Fauna between the Properties.

We hope that this information is found to be satisfactory, and you can now proceed to confirm that Conditions 12 and 13 are discharged.

Best regards,

Tim

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From: Andy Watt <Andy.Watt@midsussex.gov.uk>
Sent: 09 January 2026 11:46
To: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Subject: DM/25/2535 - Borde Hill Stable Block - lighting

Dear Mr Rodway

Jane Cooper has made the following comments in relation to the Exterior Lighting Report Rev D:

"I don't believe the proposed lighting will be an issue, but I can't agree a document that isn't correct.

As you can see from my previous email (attached) I need information regarding illuminance in the **vertical plane (Ev)** but the document provided only mentions illuminance in the horizontal plane. Can I please have a clear statement (an email would do) which confirms that illuminance at the widows of North Lodge and Sandpit Cottages in the vertical plane will be:

1. No more than 2 lux pre curfew (between 07.00 and 21.00)
2. Less than 0.1 lux post curfew (between 21.00 and 07.00)"

Could you please provide the requested information as soon as possible.

Many thanks

Andy Watt, BSc (Hons), MTPL, MRTPI

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