



Application to Discharge Condition 6 – External Lighting (Biodiversity)

Planning Ref: DM/25/0128

Site: Playing Fields North of Headmasters House and Westfield, Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex

Development: Proposed sports pavilion to Manyweathers playing field

Condition: 6 – External Lighting (Biodiversity)

1. Introduction

This document has been prepared to support the discharge of Condition 6 attached to planning permission DM/25/0128. The condition requires the submission and approval of a lighting design scheme for biodiversity, in accordance with Guidance Note GN08/23 issued by the Institute of Lighting Professionals.

The proposed approach adopts a precautionary, low-impact lighting strategy. External lighting is kept to the absolute minimum necessary for safety and wayfinding. No decorative, feature, or floodlighting is proposed.

2. Description of Proposed External Lighting

The development includes a very limited number of low-level external luminaires, as follows:

- Two wall-mounted LED batten lights located above the external changing room doors, providing localised illumination for access and egress only.
- Eight low-level ceiling-mounted LED batten lights to the north verandah.
- Eight low-level ceiling-mounted LED batten lights to the south verandah.

No other external lighting is proposed anywhere on the site. The locations of all proposed external luminaires are shown on Drawing No. AL101.

3. Lighting Design Principles

The lighting strategy has been designed in accordance with ILP Guidance Note GN08/23 and follows these principles:

- Lighting restricted to areas of immediate human use only.
- All luminaires to be downward-facing, with no upward light spill.
- No lighting proposed to boundary edges, open grassland, trees, hedgerows, or potential bat foraging corridors.
- Illumination levels kept as low as reasonably practicable for safe use.

The verandahs are open-sided, shallow in depth, and directly attached to the building. Lighting will be fully contained beneath the verandah roofs, preventing horizontal or vertical light spill into the wider site.

4. Luminaire Specification and Controls

- Warm white LED luminaires with a correlated colour temperature not exceeding 3000K.
- Light output modest and suitable for circulation and access only.
- Luminaires controlled via local switches or short-duration passive infrared sensors where appropriate.
- No dusk-to-dawn, overnight, or permanent illumination permitted.

Lighting will only be operational when the building is in use.

5. Biodiversity Considerations

The site is located within an open playing field setting. No lighting is proposed that would affect dark corridors or established bat flight paths. The limited number of luminaires, their controlled operation, and their fully downward-directed nature ensure that:

- There will be no disturbance to bats or other nocturnal wildlife.
- Light spill beyond the immediate building footprint is avoided.

The proposal accords with Policy DP38 and the requirements of the Conservation of Habitats and Species Regulations 2017. The strategy has been informed by ecological considerations submitted in support of the original planning application.

6. Compliance Statement

This lighting scheme complies with:

- Institute of Lighting Professionals Guidance Note GN08/23.
- Condition 6 of planning permission DM/25/0128.
- Mid Sussex District Plan Policy DP38.

No additional external lighting shall be installed without the prior written approval of the Local Planning Authority.

7. Conclusion

The proposed lighting design represents a restrained, proportionate, and biodiversity-sensitive solution. Given the limited number of luminaires, their low output, and controlled operation, the scheme will not disturb bats or other protected species.

It is respectfully requested that Condition 6 be discharged.

GA Drawing Note – External Lighting (for reference)

External lighting to be limited strictly to the fittings shown on Drawing No. AL101 and described below. No other external lighting shall be installed without the prior written approval of the Local Planning Authority.

- Two wall-mounted LED batten lights above external changing room doors.
- Eight ceiling-mounted LED batten lights to the north verandah.
- Eight ceiling-mounted LED batten lights to the south verandah.

All external luminaires to be warm white LED ($\leq 3000\text{K}$), downward-facing, low output, and confined to the building footprint and verandah areas only. No lighting to boundaries, trees, hedgerows, or open grassed areas. Operation via local switches or short-duration PIR sensors only. No dusk-to-dawn or overnight illumination permitted.