

**Brookleigh Eastern Primary School,
Brookleigh, Burgess Hill**

Reserved Matters Application

Lighting Assessment

Client



**Homes
England**

Project No

DARTS-OTH-88

Date

October 2025

CampbellReith

Multidisciplinary Consultants



HOMES ENGLAND

BROOKLEIGH EASTERN PRIMARY SCHOOL, BROOKLEIGH, BURGESS HILL

LIGHTING ASSESSMENT

Revision 00, issued 13 October 2025



VERSION CONTROL

REVISION	ISSUED FOR	DATE	AUTHOR	CHECKED BY
DRAFT	Client review	23-09-25	AM / MF	JG
00	Final for planning	13-10-25	AM / MF	JG

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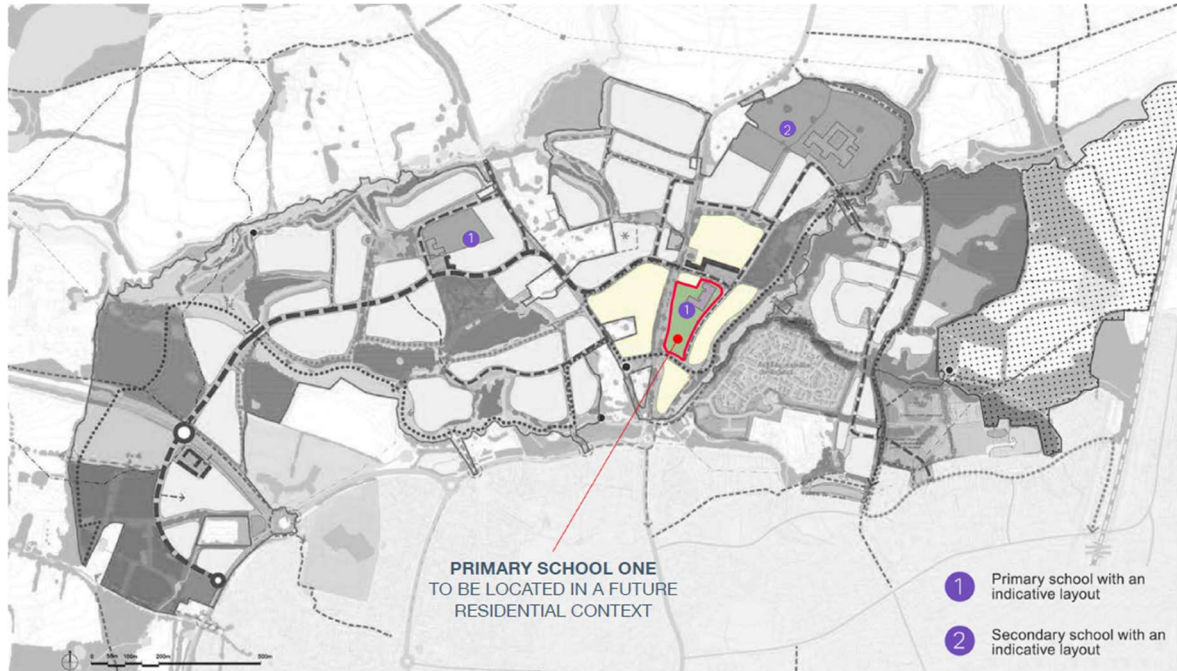
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1.0 INTRODUCTION

On behalf of Homes England, FLOH Consulting Ltd. has been appointed to prepare this Lighting Assessment to support a reserved matters application for a new two form entry primary school for around 420 pupils at the Burgess Hill Brookleigh (formerly known as Northern Arc) mixed use development in West Sussex.

Figure 1.1: Overview of wider Brookleigh development (Northern Arc Design Guide)



1.1 Description of development

Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.

1.2 Background

At RIBA Stage 1, FLOH undertook various analyses on energy, carbon and comfort and set out how the building might be serviced.

At RIBA Stage 3, commensurate with the accepted level of detail at RIBA Stage 2, further analysis and design development has been undertaken to refine performance and approach, to ensure emerging proposals meet the required performance standard, or to develop alternative approaches where they do not.

1.3 Aims and objectives

This document sets out to provide an overview of the outline lighting design for the site, which has been developed to consider the following objectives:

- Provide lighting levels that meet the relevant British Standards (BS), Society of Light and Lighting (SLL) Code of Lighting (2022) and specific site requirements.
- Provide safe and secure conditions across the development.
- Reduce adverse impact of the installation on neighbouring areas.

- Reduce any adverse impact on the local environment, particularly nearby wildlife sites, protected species, and their habitats.

1.4 Terms of reference

Are included as footnotes within the body of the document.

1.5 Glossary of terms

AC	Alternating current
DC	Direct current
CCT	Colour correlated temperature
CLO	Constant light output
CRI	Colour rendering index
FLOH	FLOH Consulting Limited
LED	Light emitting diode
LM	Lumens
LX	Lux
PIR	Passive infra red
PV	Photovoltaic

1.6 Limitations

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The output of this document does not provide a proposal that could be adopted without further investigation and detailed design.

Any costs provided are budget comparative costs and exclude professional fees, statutory charges and VAT.

All parts are based on other design information available just prior to publication.

2.0 PROPOSED STRATEGY

2.1 Overview

External lighting is proposed to illuminate outdoor areas immediately adjacent the school building, the car park and primary pedestrian and vehicular access points within the site.

Dedicated lighting is not proposed to the MUGA, sports pitch and all associated access unless required for emergency lighting.

2.2 Principles of design

Generally, external lighting will:

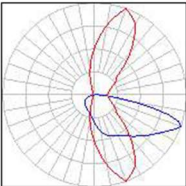
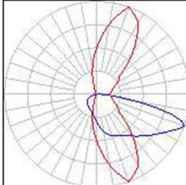
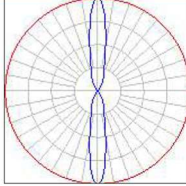
- Meet luminous intensity levels in accordance with BS requirements, to reduce glare.
- Provide zero light output at and above the horizontal plane to reduce glare and sky glow;
- Be at a low mounting height as possible to reduce light spill and daytime visual impact;
- Operate under the dictates of timeclock and photocell (along pedestrian routes) and automatically dim after a prescribed time.
- Be switched on and off when the ambient lighting is 20 lux during dusk and 20 lux at dawn in accordance with industry best practice.

In addition to the above, particular performance criteria set out within Technical Annex 2E of the Department for Education (DfE) Generic Specification for Schools¹ will be followed.

2.3 Proposed luminaires

LED luminaires are proposed throughout, providing an energy efficient means of illumination, with a high degree of optical control to minimise obtrusive light.

Table 2.1: Proposed luminaire information

Ref	Type	Area(s) served	Proposed manufacturer / model	Mounting
A	 	Car park and vehicular access road Landscaped areas adjacent building	DW Windsor NYX 16 LED 3000K 350MA 10-37W, Y2370I silver grey finish	Column mounted (5m high)
B	 	Building / wall mounted, on external elevations and at entrances generally	DW Windsor NYX WALL 16 LED 3000K 350MA 10-37W, Y2370I silver grey finish	Building mounted (4m high)
C	 	Building / wall mounted, wash up fitting	DW Windsor Ligman JET JE-3038 Medium Optic, 3000K, Finished in Matt Silver	Building mounted (4m high)

¹ School Output Specification, Technical Annex 2E: Daylight and Electric Lighting, Recision C11, Department for Education, November 2022

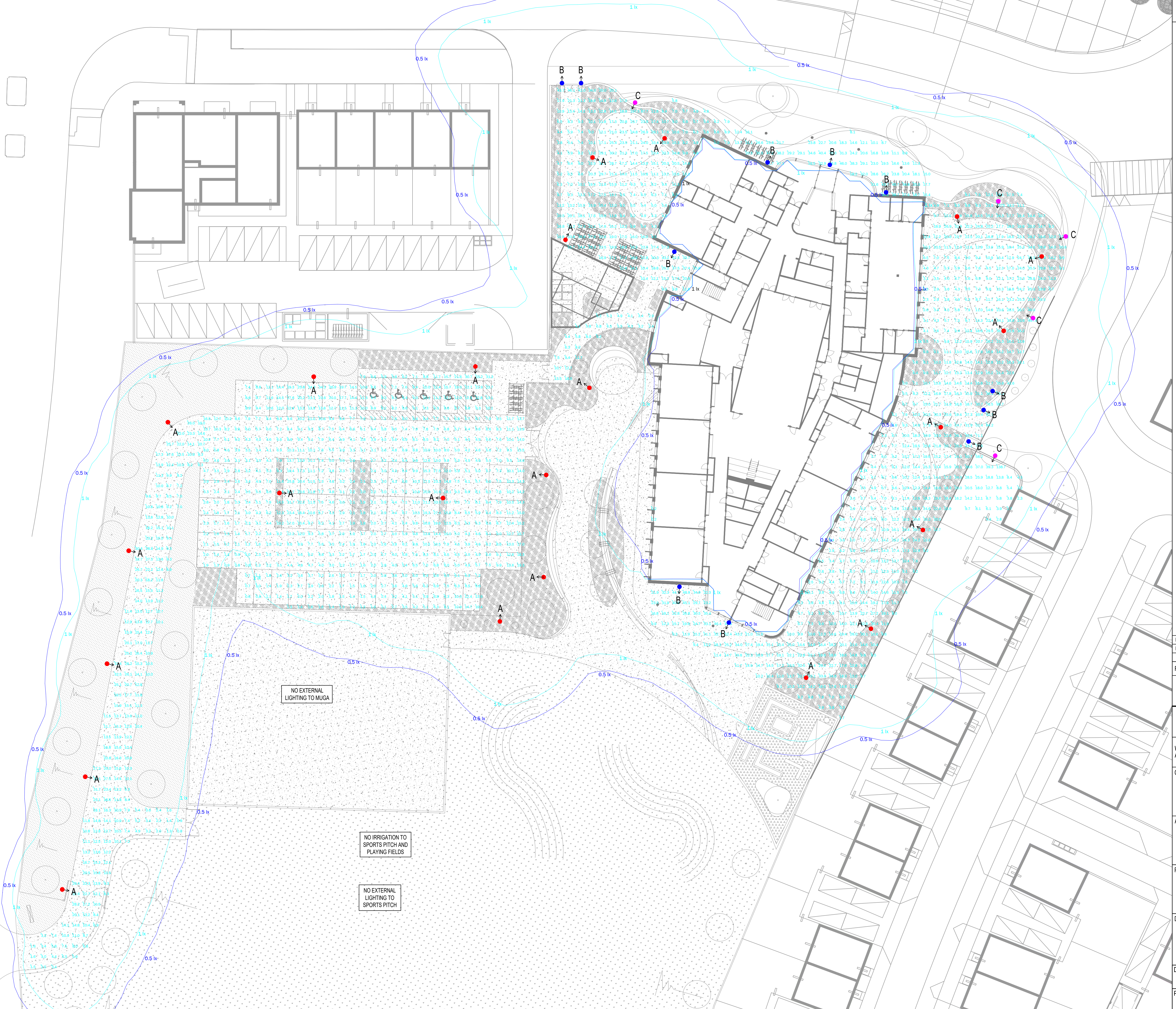
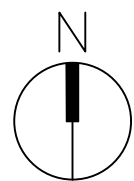
2.4 Drawn information

Two general options have been considered to date; one comprising predominantly building mounted fittings and one with column mounted fittings illuminating the school.

Preliminary outline lighting schemes have been prepared for each, which are included within appendix A and B.



APPENDIX A – PROPOSED EXTERNAL LIGHTING LAYOUT, OPTION A



THIS DRAWING IS A PERFORMANCE DRAWING SHOWING DESIGN INTENT ONLY. THE CONTRACTOR SHALL DEVELOP THIS INTENT TO A DETAILED TECHNICAL DESIGN AS PART OF THE DELIVERY OF A FULLY FUNCTIONAL AND COMPLIANT SYSTEM.

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED ARCHITECTURAL AND STRUCTURAL LAYOUTS AS WELL AS OTHER SPECIALIST INFORMATION BY OTHERS.

SIZING, CONFIGURATION, AND POSITIONING OF EQUIPMENT, TERMINALS AND DISTRIBUTION IS SHOWN INDICATIVELY AND IS SUBJECT TO VERIFICATION AND FURTHER COORDINATION UPON DESIGN DEVELOPMENT.

EXTERNAL LIGHTING SCHEME HAS BEEN DEVELOPED IN ACCORDANCE WITH BS5489-1 SP20

UNWANTED LIGHT SPILL INTO ADJACENT PROPERTIES BEYOND THE SITE BOUNDARY SHALL BE AVOIDED THROUGH POSITIONING AND CONFIGURATION OF LUMINAIRES NOTING THAT SOME ADJUSTMENTS MAY BE NECESSARY) AND/OR INCORPORATION OF ANTI GLARE SHIELDS WHERE REQUIRED.

ALL LUMINAIRES SHALL INCLUDE INTEGRAL PHOTOCELLS

A →

LUMINAIRE A
 NYX 330 SCL OPTIC,
 Y23701 SILVER GREY FINISH,
 COMPLETE WITH 35 LUX PHOTOCCELL
 MOUNTED ON STEEL STEEL
 COLUMN 5.0M FFL

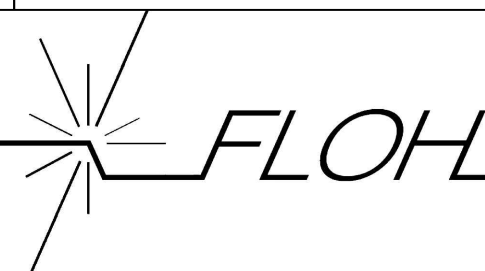
B →

LUMINAIRE B
 NYX 330 SCL OPTIC,
 Y23701 SILVER GREY FINISH,
 MOUNTED ON WALL 4.0M FFL

C →

LUMINAIRE C
 LIGMAN JET JE-3038 MEDIUM OPTIC,
 MATT SILVER FINISH
 WALL WASH UP LIGHT

P03	ISSUE FOR PLANNING	JG	10.10.25
P02	DRAFT ISSUE FOR PLANNING	JG	23.09.25
P01	STAGE 2 ISSUE	JG	30.01.25
REV	DESCRIPTION	DRAWN	DATE



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Clien

Architect

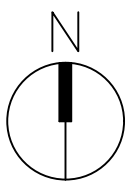
Project name
BROOKLEIGH SCHOOL

Drawing title
ELECTRICAL ENGINEERING SERVICES
PROPOSED EXTERNAL LIGHTING STRATEGY
SHEET 1 OF 2 – OPTION 1

Drawn JG	Date made JAN '25	Scale 1:250		Check MF	Status PRELIMINARY			FLOH ref F2371
Project BPS	Originator FLOH	Zone XX	Level XX	Type DR	Disc. E	Service 60	Number 0001	Rev P03



APPENDIX B – PROPOSED EXTERNAL LIGHTING LAYOUT, OPTION B



NOTES

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3. SIZING, CONFIGURATION, AND POSITIONING OF EQUIPMENT, TERMINALS AND DISTRIBUTION IS SHOWN INDICATIVELY AND IS SUBJECT TO VERIFICATION AND FURTHER COORDINATION UPON DESIGN DEVELOPMENT.
4. EXTERNAL LIGHTING SCHEME HAS BEEN DEVELOPED IN ACCORDANCE WITH BS5489-1:2020
5. UNWANTED LIGHT SPILL INTO ADJACENT PROPERTIES BEYOND THE SITE BOUNDARY SHALL BE AVOIDED THROUGH POSITIONING AND CONFIGURATION OF LUMINAIRES (NOTING THAT SOME ADJUSTMENTS MAY BE NECESSARY) AND/OR INCORPORATION OF ANTI GLARE SHIELDS WHERE REQUIRED.
6. ALL LUMINAIRES SHALL INCLUDE INTEGRAL PHOTOCELLS

LEGEND

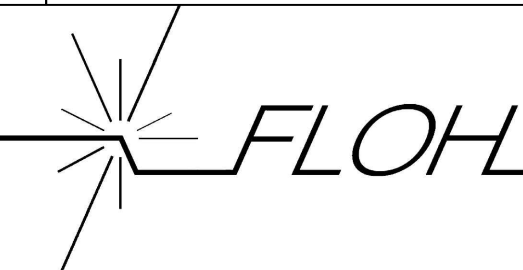
- A

LUMINAIRE A
NYX 330 SCL OPTIC,
Y23701 SILVER GREY FINISH,
COMPLETE WITH 35 LUX PHOTOCELL
MOUNTED ON TUBULAR STEEL
COLUMN 5.0M FFL
- B

LUMINAIRE B
NYX 330 SCL OPTIC,
Y23701 SILVER GREY FINISH,
MOUNTED ON WALL 4.0M FFL
- C

LUMINAIRE C
LIGMAN JET JE-3038 MEDIUM OPTIC,
MATT SILVER FINISH
WALL WASH UP LIGHT

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Client

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Architect

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Project name
BROOKLEIGH SCHOOL

Drawing title
ELECTRICAL ENGINEERING SERVICES
PROPOSED EXTERNAL LIGHTING STRATEGY
SHEET 2 OF 2 – OPTION 2

Drawn	Date made	Scale		Check	Status			FLOH ref
JG	JAN '25	1:250		MF	PRELIMINARY			F2371
Project	Originator	Zone	Level	Type	Disc.	Service	Number	Rev
BPS	FLOH	XX	XX	DR	E	60	0001	P03



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