

External Lighting Report

**Senior Living (Albourne)
Former Hazelden Nursery site
Albourne**

**Rev 3
7 September 2025**

Revision	Date	Scope of Revision	Prepared by	Issued by	Approved by	Issued on
R0	15.07.2022	Draft Issue	DMB	LWS	LWS	15.07.2022
R1	03.08.2022	Issued for Planning	DMB	DMB	LWS	03.08.2022
R2	22.04.2024	Reissue for Planning	DM	DM	LJW	22.04.2024
R3	05.09.2025	Reissue for Planning	DM	DM	LJW	05.09.2025

If the document is marked "draft" it is deemed to be uncontrolled and is issued for comment and further development only.

SCHEDULE OF AMENDMENTS

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Executive Summary

This External Lighting report has been prepared to support the discharge of condition 24 (details of external lighting) pursuant to Outline Planning Permission ref. DM/19/1001 of the proposed integrated retirement community at the site of the former Hazeldens Nursery, London Road, Albourne, BN6 9BL.

This report has been produced by SVM Consulting Engineers to provide details of the proposed external lighting scheme at the proposed scheme.

The key components of the lighting scheme are as follows:

1. Pole-mounted lighting will illuminate the main roadways, bollard lighting will be installed on pathways and along the first 10 meters of the roadway leading into the development taking into consideration adjacent properties.
2. Light pollution will be minimal.
3. Uniformity of the light level across the site will be more consistent across roads, car parks and pathways.
4. Lower light pollution is expected from apartment windows due to curtains fitted for resident's privacy.
5. Peak external lighting levels will not exceed those recommended within ILE guidance, at the nearest residential windows.
6. The scheme will be sympathetic to the landscape areas.

1 Introduction

SVM has been appointed by Senior Living (Albourne) Ltd to carry out lighting services for a proposed Integrated Retirement Community in Albourne. The site is located on the site of the former Hazeldens Nursery, London Road, Albourne, West Sussex, BN6 9BL.

This External Lighting Report has been prepared to support an application for the the discharge of condition 24 (details of external lighting) pursuant to Outline Planning Permission ref. DM/19/1001.

The brief is to demonstrate the external lighting plans for details of external lighting, including light intensity, spread and shielding to the site utilising directional LED luminaires such as bollards, wall-mounted and pole-top luminaires where applicable. In general, low-level luminaires will be used throughout the scheme on pathways with post top luminaires serving roadways. Planning Condition 24 requires formal approval of external lighting prior to commencement of above-ground development.

2 External Lighting

The external lighting shall be designed and installed along the paths and roads, around the buildings' perimeter and to the Car Park

The proposed external lighting scheme has the following design parameters: -

1. Colour rendering of fittings will be 3000K throughout.
2. The main building entrance will be designed with an average uniform lighting level of 100 lux.
3. Pole-mounted lighting will illuminate the main roadways, bollard lighting will be installed on pathways and along the first 10 meters of the roadway leading into the development taking into consideration adjacent properties.
4. External luminaires use directional optics to reduce light spill to near 0% into residential windows.
5. All external lamps will be LED for maximum energy efficiency.
6. All external lighting (except for safety and security lighting) will be set to automatically switch off between 2300 and 0700.
7. All external lighting shall be controlled via way of photocell and timeclock.
8. The external lighting scheme has been designed in order to prevent any ecological impacts.
9. All lighting is in accordance with Ecologist requirements and the use of bat-friendly lighting using low UV lamps or UV filters and luminaires providing a good control of lighting and a zero upwards lighting ratio is used within areas adjacent to any landscape planting and green/brown roofs.
10. External lighting along the roadways and primary pathways has been designed in accordance with BS5489 Part 1 2013 and BS EN 13201- 2:2003.
11. The external lighting scheme has been developed in close collaboration with the project ecologist to minimise any adverse impact on existing and potential future wildlife habitats. The design complies with the requirements of Environmental Zone E1, which applies to 'areas of outstanding natural beauty' and national parks. The scheme achieves an upward light ratio (ULR) of 0.057 and the vertical illuminance on adjacent building façades is maintained at 0 lux. This ensures minimal light spill and preserving the site's ecological sensitivity.
12. All external fittings shall meet the lighting requirements as given in the following table:

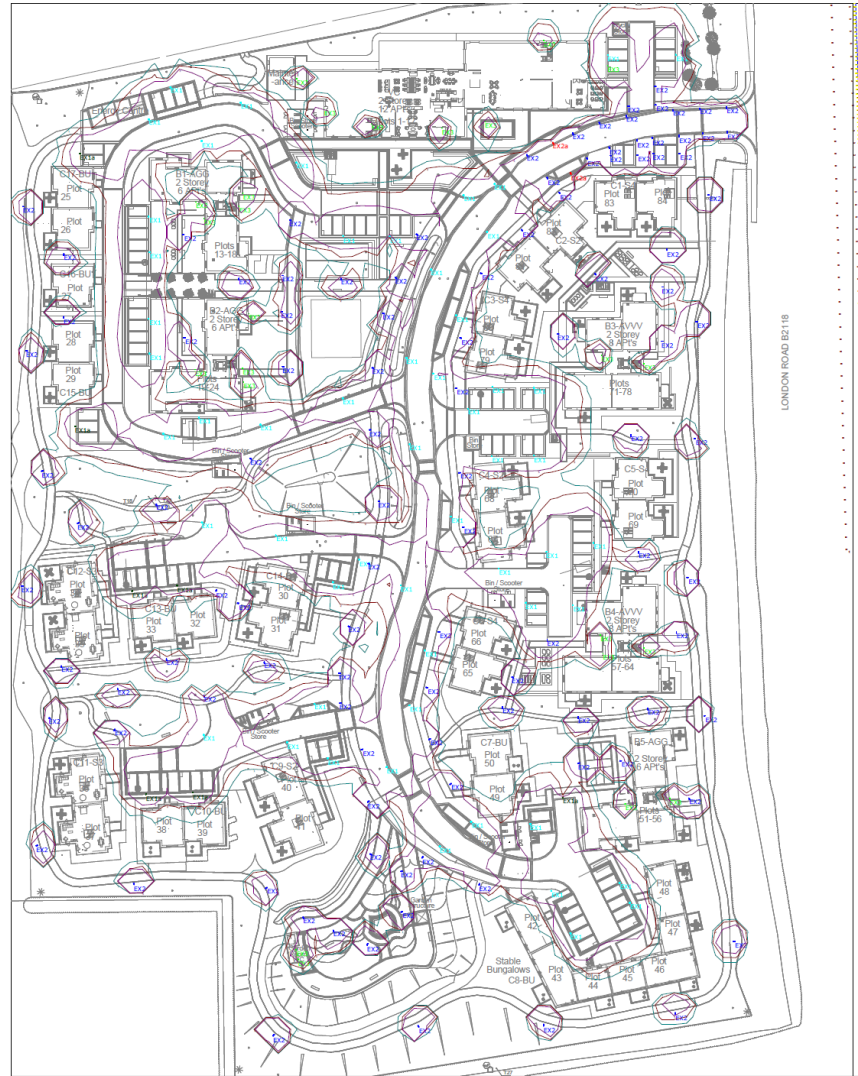
	Light fittings measured in lamp lumens/circuit Watt, when:		LED luminaires where the lamp is integral to the fitting measured in luminaire lumens/circuit Watt, when:	
External lighting location	Colour rendering index (Ra) ≥ 60	Colour rendering index (Ra) < 60	Colour rendering index (Ra) ≥ 60	Colour rendering index (Ra) < 60
Building, access ways, pathways	50	60	40	50
Car parking associated roads, floodlighting	70	80	55	60
	Lamp wattage ≥ 25W	Lamp wattage < 25W	Lamp wattage ≥ 25W	Lamp wattage < 25W
Signs, uplighting	60	50	50	50

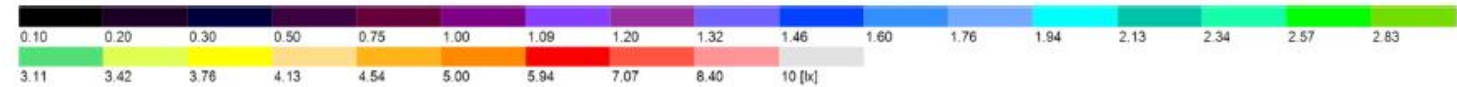
3 Proposed Schedule of External Luminaires

Ref	Description	Manufacturer	Picture	Application
EX 1	IP66, 4M, IK08, 3000K, 12w, 1449lm Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG ® Controlled Compression Gasket. RFC ® Reflection Free Contour main lens. Integral EC electronic converter in thermally separated compartment.	WE-EF VFL520 LED		Roadways 
EX 2	1000mm, 12W, 1476lm 3000K, IP66. Class I. IK10. Marine-grade, all-aluminium construction. Pole section features galvanised steel reinforcement core.	WE-EF PSY424 LED		Pathways 
EX 3	2x6w, 12w, 1476lm total, 3000k Symmetric, Narrow Beam Up And 'forward Throw' Down beam type, IP66, Class I. IK07. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone rubber gasket. Safety glass lens	WE-EF PLS420 LED 131-9575		

5 External Lighting Layouts & Calculations

Refer to the accompanying WE-EF document 'IV Albourne External Lighting Report LEA' which provides details of luminaire selections and calculations relative to the IV Albourne external lighting proposals.





Properties	$\bar{E}$	E_{min}	E_{max}	g_1	g_2	Index
Spill light 1	0.54 lx	0.001 lx	199 lx	0.002	0.000	RS31
Perpendicular illuminance (adaptive)						
Height: 0.000 m						