

From: Stuart Pearce <stuart.pearce@watermangroup.com>
Sent: 16 March 2026 17:14:43 UTC+00:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
Cc: "Rob Morley" <rob.morley@homesengland.gov.uk>; "David Vince" <dvince@jackson-civils.co.uk>
Subject: DM/26/0584 - condition 40
Attachments: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0584, EVO20014676-AC-001-D.pdf, EVO20014676-ACC-001-A.pdf

Good afternoon Joseph,

Thank you for sending over comments relating to condition 40.

Please find attached the following additional information:

- EVO20014676-AC-001 rev D - 'Lighting Calculation Report'
- EVO20014676-ACC-001 rev A - A letter from the designer of the street lighting (Enerveo) confirming to both Tay Valley Lighting (West Sussex) Limited and West Sussex County Council that the proposed design complies with adoption requirements under the PFI Contract, which we understand specifies compliance with GN01/20, as extracts below from the West Sussex County Council Highways and Transportation Street Lighting Specification:

3 – Guidance on applying design standards in West Sussex

Guidance for lighting design is from BS 5489-1:2020 and ILP publications; the following notes qualify that guidance and clarify how it should be applied in West Sussex

3.1 – Road Lighting

Design strategy & road classification risk assessment – further to BS 5489 (5.2)

- Lighting class selection should follow BS5489 Annex A.
- Design proposals should tie-in with existing lighting.
- Design process should follow BS5489 Annex E, F or G.
- Designer's commentary to discuss all relevant issues – see checklist at Appendix A.

Obtrusive light – further to BS 5489 (4.23) and ILP GN01

- See also ILP's GN01/20 Guidance notes for the reduction of obtrusive light.
- The majority of lighting in West Sussex is within the E3 "suburban" zone (Table 2, ILP GN01/20); therefore, values of vertical illuminance onto properties should not exceed post-curfew value 2 lux Ev (Table 3, ILP GN01/20).
- South Downs National Park has been designated a Dark Sky Zone (E1 zone). Within the designated area Zones have been specified to buffer sensitive areas from light intrusion. Consideration to controlling light in and around the area must be made and all lights must be set at zero tilt. Louvres should be considered to limit light spill beyond the target highway area. See Appendix I.
- Light intrusion problems should be dealt with using the lantern manufacturer's bespoke louvres and shields. Extraneous third-party manufactured shields fitted to column or lantern are not acceptable.

- See standard detail drawing– 009 rev A in Appendix F.

Conservation areas – further to BS 5489 (7.4.10)

- For any proposal within conservation areas there should be consultation with the local Parish Council.
- For detail of conservation areas see Local Planning Authority websites.

Control of glare on traffic routes – further to BS 5489 (5.3.1.4)

- Control of glare on traffic routes should be accomplished using Threshold Increment; G classes are not specified; designs should be compliant with GN01/20.
- At conflict areas on traffic routes glare may be managed by ensuring that the G class of luminaires at the conflict area are not poorer than luminaires on the approach roads. Adhering to G class may not always be necessary when luminaire orientation does not produce glare to the observer.

Control of glare on subsidiary roads – further to BS 5489 (5.3.2.4)

- Threshold Increment & G classes are not specified as a means for control of glare on subsidiary roads.
- Designs should utilise the best optics for efficient design while remaining compliant with GN01/20.

Please let me know if you require any further information.

Kind regards

Stuart

Stuart Pearce

Technical Director

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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 13 March 2026 16:20

To: Stuart Pearce <stuart.pearce@watermangroup.com>

Cc: Rob Morley <rob.morley@homesengland.gov.uk>

Subject: DM/26/0584

Good afternoon Stuart,

RE: Discharge condition nos 8, 10, 11, 12, 14, 15, 16, 19, 20, 22, 24, 27, 28 and 40 relating to outline application DM/18/5114 (as amended by S73 application DM/21/3279). Reserved Matters application DM/25/0109

AT: Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The We

REFERENCE: DM/26/0584

Please find attached a copy of the Environmental Protection Officers comments.

As you can see from these comments some additional information is required in relation to condition 40.

This additional information can be emailed to me directly.

Kind regards

Joseph Swift BA (Hons) MPLAN
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