



North Hall, Staplefield Lane, Staplefield,
West Sussex RH17 6AS

LIGHTING DESIGN STRATEGY

**in accordance with
Planning permission
ref. DM/25/2991, Condition 6**

*Conversion of the first floor of the granary to
facilitate ancillary accommodation to the main
house together with associated minor external alterations*

April 2026

1. This Lighting Strategy has been prepared following planning permission ref DM/25/2991 granted on 13th for *'Conversion of the first floor of the Granary to facilitate ancillary accommodation to the main house together with associated minor external alterations.'* At North Hall, Staplefield Lane, Staplefield, RH17 6AS.
2. Condition 6 requires:

'Prior to occupation, a "lighting design strategy for biodiversity" for external lighting in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority.'

The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and policy DP38 of the Mid Sussex District Plan.

3. In response to Condition 6, it is confirmed that no external lighting is proposed as part of the development.
4. As such, the requirements of the condition relating to the submission of a “lighting design strategy for biodiversity” are not considered applicable in this instance. The development has been intentionally designed without external lighting to avoid any potential impacts on light-sensitive species, including bats, and to ensure there is no disturbance to commuting, foraging, or roosting behaviour.
5. In the absence of any proposed external lighting, there will be no installation, operation, or maintenance of new lighting fixtures on site. Furthermore, it is acknowledged that should external lighting be proposed at any future stage, a detailed lighting strategy compliant with Guidance Note 08/23 (Institute of Lighting Professionals) would need to be submitted to and approved in writing by the Local Planning Authority prior to installation.
6. On this basis, the condition can be discharged.