



Planning Statement

Application reference: DM/25/2616

Site: Land east of Malthouse Lane, Hurstpierpoint College, BN6 9JS

Proposal: Erection of four residential dwellings (2 no. two-bedroom and 2 no. three-bedroom staff accommodation units) with associated parking, landscaping, access improvements and sustainable drainage measures

Submission: Discharge of Conditions 8 and 9 - boundary treatments and lighting design strategy for biodiversity

Prepared by: Daniel Barker BA (Hons), MCIAT, C.Build E MCABE, MCIQB, MAPS

Date: 2 September 2026

1. Introduction

This Planning Statement is submitted in support of an application to discharge Conditions 8 and 9 attached to planning permission ref. DM/25/2616. The conditions relate respectively to boundary treatments and a lighting design strategy for biodiversity.

The submission should be read alongside drawing AL225 and the supporting documents listed in Section 3. The proposals are intended to provide a clear and coordinated scheme which protects neighbouring amenity, maintains the appearance of the area and avoids adverse effects on bats and other nocturnal wildlife.

2. Condition requirements

2.1 Condition 8 - boundary treatments

Condition 8 requires details of the proposed boundary screen walls, fences and hedges to be submitted to and approved in writing by the Local Planning Authority before occupation. The relevant treatments must also be erected or planted before occupation and retained thereafter unless otherwise agreed in writing.

2.2 Condition 9 - lighting design strategy for biodiversity

Condition 9 requires a lighting design strategy prepared in accordance with ILP Guidance Note 08/23. The strategy must identify areas and features which are particularly sensitive for bats and demonstrate, through the proposed locations and technical specifications, that external lighting will not disturb bats or prevent access to breeding sites, resting places, foraging areas or movement routes.

All external lighting must be installed and maintained in accordance with the approved scheme. No additional external lighting will be installed without the prior written consent of the Local Planning Authority.

3. Submitted information

This application is supported by the following documents:

- AL225 - Fencing and Lighting Layout, scale 1:200 at A1.

- Preliminary Ecological Appraisal and Roost Assessment, Arbtech Consulting Limited, Final Version 1.0 dated 2 April 2025.
- KSR Lighting Viella KSR1903 technical data sheet and installation instructions.
- KSR1903 photometric polar distribution diagram.
- Integral LED ILDED044 stainless-steel down wall light with PIR product specification.
- Integral LED ILGU10NC128 lamp photometric file (EULUMDAT/LDT).
- Typical images illustrating the proposed 1.8 m close-boarded timber fencing, timber enclosure fencing and 500 mm timber knee rail.

4. Boundary treatments - Condition 8

4.1 Layout and alignment

The proposed boundary treatments are shown on drawing AL225. The rear boundary remains on the established boundary alignment. The proposed 1.8 m close-boarded timber fence follows the same line as the existing boundary/fence line and does not create a revised or extended boundary.

The drawing also identifies the internal plot divisions, gates, 500 mm timber knee rails and hedge treatment. The boundary arrangement is therefore coordinated across the four dwellings and the adjoining access and parking areas.

4.2 Materials and appearance

- 1.8 m high close-boarded timber fencing formed with pressure-treated softwood posts and rails and vertical timber boards, left in a natural timber finish.
- Timber gates to match the construction and finish of the adjoining fencing.
- 500 mm high pressure-treated timber knee rails in the locations shown on AL225.
- Hedge and landscape boundaries in the locations shown on AL225.

No trellis is proposed above any section of fencing.

4.3 Implementation and retention

The boundary works shown on AL225 are proposed works. They will be completed before first occupation of the dwellings. The approved fencing, gates, knee rails and hedge treatments will be retained and maintained thereafter. Damaged or failed elements will be repaired or replaced on a like-for-like basis unless otherwise agreed in writing by the Local Planning Authority.

5. Lighting design strategy for biodiversity - Condition 9

5.1 Ecological context

The Preliminary Ecological Appraisal identifies the site hedgerows, scrub and trees as providing some value for foraging and commuting bats. These vegetated boundaries and the links they provide to the wider landscape are treated as the principal light-sensitive features for the purposes of this strategy.

The lighting layout has therefore been limited to the minimum locations required for safe access to the dwellings. Lighting is positioned at the entrance path and immediately beside the front and rear doors. No lighting is proposed to illuminate hedgerows, tree canopies, scrub, the sports field or other habitat areas.

5.2 Proposed lighting layout

The external lighting positions are shown on AL225 and comprise:

- EL1: five low-level KSR Lighting Viella KSR1903 bollards along the principal entrance path, as drawn.
- EL2: eight Integral LED ILDED044 wall-mounted PIR downlights, comprising one at the front entrance and one at the rear French doors of each dwelling.

5.3 Luminaire specification

Ref.	Luminaire	Principal specification
EL1	KSR Viella KSR1903	250 mm low-level bollard; 8.5 W LED; 3000 K; 75 lm; 28 degree downward beam; IP54; Class I; anthracite finish with bronze inlay.
EL2	Integral LED ILDED044 with ILGU10NC128 lamp	Single down-facing wall light with integral PIR; stainless-steel finish; IP54; IK08; 2.4 W GU10 LED lamp; 2700 K; 270 lm; 36 degree beam; mounted at 1.8 m above finished entrance level.

5.4 Light direction and controls

All external lighting is proposed as downward-directed lighting. No uplighters, up-and-down wall fittings, floodlights or other upward-directed lighting form part of the scheme. The EL1 bollards direct their beam down towards the entrance path. The EL2 fitting has one downward-facing aperture only and will be installed vertically so that no direct light is emitted above the horizontal.

The EL2 wall lights will operate by PIR after dark and will not be used as continuously illuminated dusk-to-dawn lights. The dusk threshold and time-out will be set to the lowest and shortest practical settings consistent with safe access. The continuous manual override will not be used as the normal operating mode.

The EL2 fitting will use the Integral LED ILGU10NC128 GU10 lamp. This is a low-output 2.4 W lamp producing 270 lm at 2700 K with a 36 degree beam. The lamp is within the fitting manufacturer's 5 W maximum and provides a defined, repeatable basis for the point illuminance calculation below.

5.5 Biodiversity safeguards

The scheme follows the avoidance and reduction approach in ILP Guidance Note 08/23 by limiting the number, output, mounting height, direction and operating period of the luminaires. In particular:

- Only the five low-output path bollards and eight entrance downlights shown on AL225 are proposed.
- All light is directed towards the immediate access surface or doorway, with no upward lighting.
- Warm-white light at 3000 K or warmer is used throughout.
- The wall lights operate only when movement is detected after dark and for the shortest practical period.
- The retained and proposed hedges, trees, scrub and wider habitat corridors are not intentionally illuminated.
- No additional external lighting may be introduced without further approval from the Local Planning Authority.

5.6 Indicative point illuminance calculation

A simple point calculation has been prepared to show the direct illuminance produced on level ground at increasing horizontal distances from one luminaire. It does not rely on scaling AL225 and is intended to provide a clear indication of how rapidly the light level reduces with distance.

The calculation uses $E = I \times h / (h^2 + d^2)^{3/2}$. EL1 is assessed at 0.25 m high using its 75 lm output and a conservative peak intensity of 450 cd/klm from the supplied polar diagram. EL2 is assessed at 1.8 m high using the maximum intensity at each angle from the twelve C-planes in the ILGU10NC128 manufacturer's LDT file.

The figures are per luminaire and use a maintenance factor of 1.0. They make no allowance for shielding by the EL2 housing or for screening by buildings, fences or vegetation, and therefore provide a conservative indication. Contributions from more than one luminaire are additive.

Horizontal distance	EL1 ground illuminance	EL2 ground illuminance
1.0 m	7.70 lx	22.30 lx
2.0 m	1.03 lx	1.76 lx
3.0 m	0.31 lx	0.27 lx
4.0 m	0.13 lx	0.09 lx
5.0 m	0.07 lx	0.04 lx
6.0 m	0.04 lx	0.02 lx
10.0 m	0.01 lx	less than 0.01 lx

The calculated direct contribution from one fitting falls below 0.2 lx at approximately 3.5 m from EL1 and 3.25 m from EL2. At 5 m the respective contributions are approximately 0.07 lx and 0.04 lx. For context, ILP Guidance Note 08/23 states that, where complete darkness is required, it may be appropriate to treat this as no more than 0.2 lx on the horizontal plane and 0.4 lx on the vertical plane.

Both luminaire types are downward-only in this scheme. Their illuminated openings are below the horizontal and no uplighter, upward-facing aperture or upward-directed fitting is proposed. The direct upward component used in this assessment is therefore zero. This statement relates to direct emitted light and does not include light reflected from the ground or other surfaces.

6. Maintenance and management

The approved lighting equipment, locations, mounting heights, direction and control settings will be retained for the lifetime of the development. Replacement luminaires or lamps will be like-for-like in light direction, colour temperature and output, or will be agreed with the Local Planning Authority before installation.

External fittings will be inspected periodically as part of the College's estate maintenance arrangements. Any fitting which has moved, become damaged or no longer operates in accordance with the approved controls will be corrected promptly. Vegetation will be maintained so that access remains safe without creating a need for additional lighting.

7. Conclusion

The boundary treatment and lighting proposals provide a coordinated and proportionate response to Conditions 8 and 9. The rear boundary remains on the established alignment, no trellis is proposed and the treatments shown on AL225 will be completed before occupation and retained thereafter.

The external lighting is limited to five low-level path bollards and eight PIR-controlled entrance downlights. All fittings are downward directed, no upward lighting is proposed and the arrangement avoids lighting the retained hedgerows, trees, scrub and other habitat features identified as sensitive for bats.

The indicative point calculation confirms that direct ground illuminance reduces to less than 0.2 lx from one fitting at approximately 3.5 m from EL1 and 3.25 m from EL2, and continues to reduce rapidly with distance. The direct upward component is zero because all illuminated openings are installed below the horizontal.

The Local Planning Authority is respectfully requested to approve the submitted details and confirm that Conditions 8 and 9 are discharged, subject to the approved measures being installed before occupation and retained thereafter.