

**Conversion of an education building to residential  
apartments with new additional set back third floor;**

**Queensmere House,  
49 Queen's Road,  
East Grinstead,  
West Sussex,  
RH19 1BF**

## **Lighting Assessment**

for

**RH19 Estates Ltd**

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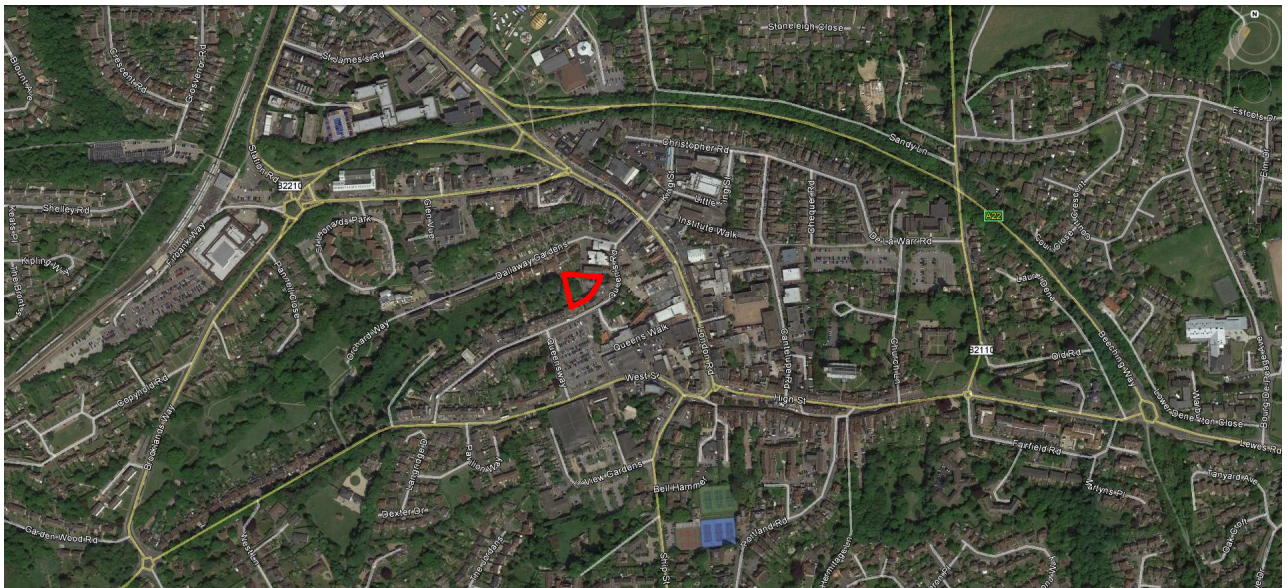
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## 1.0 Introduction

- 1.1 This Lighting Assessment evaluates the potential impacts of artificial lighting associated with the proposed conversion of the former Central Sussex College building into 24 residential apartments.
- 1.2 The assessment considers local and national planning policies, including **Mid Sussex District Plan Policy DP29 (Noise, Air, and Light Pollution)** and **the National Planning Policy Framework (NPPF, December 2024)**, which emphasize the need to minimise light pollution and ensure appropriate lighting design for new developments.
- 1.3 The development aims to provide modern, sustainable living accommodation in proximity to the town center, addressing local housing demand. The scheme includes a mix of 24 apartments with one-, two-, and three-bedroom units, designed to appeal to a range of residents.



Aerial photo: site identified in red.

## 2.0 Existing Lighting Conditions

2.1 The site is in a town-centre setting on Queens Road, East Grinstead, surrounded by a mix of residential and commercial properties. Existing artificial lighting sources in the area include:

- **Street lighting** along Queens Road.
- **Security and external lighting** from nearby commercial premises, including the adjacent Martells redevelopment.
- **Residential lighting** from neighbouring properties.

2.2 Given its previous use as an educational building, the site has external lighting associated with access routes, car parking, and emergency exits. The proposal will introduce additional lighting elements, which must be carefully designed to prevent unnecessary light pollution.

## 3.0 Proposed Lighting Strategy

The development will introduce new lighting to ensure safety, security, and functionality while minimising environmental and residential impacts. The key aspects of the proposed lighting strategy include:

### 3.1 External Lighting

#### **Access and Parking Areas:**

- Wall-mounted LED lighting to illuminate pedestrian walkways.
- LED downlighting for vehicle parking areas, ensuring light is directed downward to reduce sky glow and glare.
- Motion-activated security lighting to minimize unnecessary illumination.

#### **Building Entrances and Common Areas:**

- Wall-mounted LED lighting at entry points, designed to minimize outward light spill.
- Covered entrance areas to reduce direct light exposure to neighbouring properties.

### 3.2 Internal Lighting Considerations

- Windows will be designed to prevent excessive outward light spillage, ensuring residential lighting does not cause undue light pollution.
- Use of blinds and curtains in residential units to help control internal light spill.

### 3.3 Mitigation of Light Pollution

To comply with Policy DP29 (Noise, Air, and Light Pollution) and best practice guidance, the following measures will be implemented:

- Minimisation of upward light spillage through downward-facing LED fittings.
- Use of warm-white lighting (2700K-3000K) to reduce harsh lighting effects and glare.
- Automatic lighting controls (timers, sensors, dimmers) to reduce unnecessary illumination during late-night hours.

#### **4.0     Impact on Nearby Properties and the Environment**

##### **4.1     Residential Properties:**

The proposed lighting will be carefully positioned to avoid intrusive light spill into neighbouring dwellings, particularly those in Dallaway Gardens and 20 Queens Road.

##### **4.2     Ashdown Forest SAC/SPA:**

Although the site is within 7km of the Ashdown Forest, lighting levels are unlikely to contribute significantly to ecological disturbance. The use of directional, warm, and low-level lighting will further minimise potential impacts on biodiversity.

##### **4.3     Dark Skies Considerations:**

While East Grinstead is not within a designated Dark Sky area, efforts will be made to ensure compliance with good practice principles to reduce unnecessary sky glow

#### **5.0     Compliance with Planning Policy**

The proposed lighting strategy aligns with:

5.1     **DP29 Noise, Air and Light Pollution** - ensuring that artificial lighting does not cause unacceptable harm to residential amenity or the environment.

5.2     **DP26 (Character and Design)** – ensuring lighting integrates with the design of the development and enhances safety.

5.3     **NPPF (2024, Paragraph 185c)** – requiring that new developments limit light pollution through appropriate design and technology.

#### **6.0     Conclusion**

4.1     The proposed lighting design for the development balances the need for safety and security with the requirement to minimise light pollution. By using modern, efficient lighting technologies and targeted mitigation measures, the scheme will comply with local and national planning policies while providing a well-lit, safe environment for residents and visitors..