Condition No 7

Pre-Occupation Condition: No development shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. 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

External Lighting Statement.

The Application site is in the rural area where lighting can have an impact on both the character of the area as well as on wildlife.
Following Guidance produced by the Institute of Lighting Professionals (ILP) in collaboration with the Bat Conservation Trust on the use of artificial lighting, the following measures will be implemented to ensure that the development proposals do not have an adverse impact upon ecology and the character of the area.

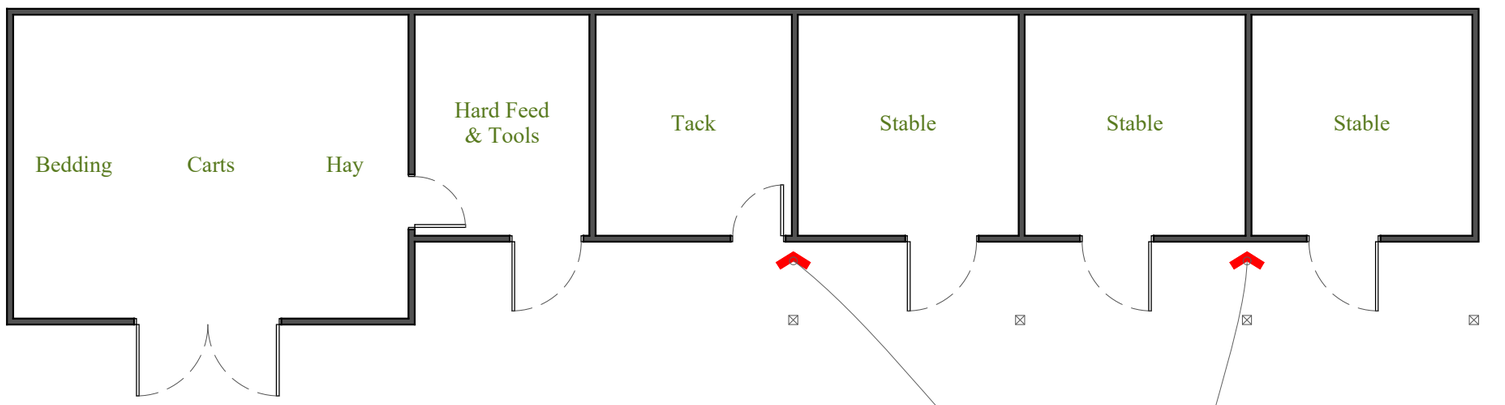
No external lighting will be installed upon the western or southern faces of the stable building or the static caravans at any time other than the lights under the canopy overhang shown on the accompanying plans.
4 external wall lights will be installed on the eastern and northern faces of the static caravans respectively for security and safety purposes.

External luminaires to be Steinel XLED Home 2 S (Ref 033071), 3000 K warm-white, PIR-controlled, fully shielded and downward-directed, achieving zero overspill beyond site boundary in accordance with ILP GN08/23 (Bats and Artificial Lighting at Night, 2023)



Steinel XLED Home 2 S PIR
Wall-mounted Floodlight

Block Plan
1:500 | PROPOSED



Floor Plan
1:100 | PROPOSED

Light Fixtures

Light Fixtures located under the canopy

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Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

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building on tradition

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Address	Parsons Field Stables, Pickhurst Lane, Pulborough, RH20 1DA
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Scale @ A3	As Indicated
Job No.	2311PA_r2
Drawn By	MD
Checked By	BK
Drawn On	24.11.2025
Issued On	24.11.2025
Status	Proposed
Drawing	Con.7
Submission	Planning



Indicative: 0.0°

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200
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