

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 April 2026 08:42:23 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0322
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/04/2026 8:42 AM.

Application Summary

Address:	Steyning Grammar Upper School Shooting Field Steyning West Sussex BN44 3RX
Proposal:	Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.
Case Officer:	Matthew Porter

[Click for further information](#)

Customer Details

Address: 3 Coxham Lane Steyning

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise
Comments:	1. The overall lighting design for the proposal with details in the document ' External Lighting Strategy Report' bases the design on

E3 Suburban (described as well-inhabited, urban, or suburban residential areas) See Figure 1. Based on housing/built density and proximity to the countryside And the South Downs National Park the E2 category would appear more appropriate as a basis for lighting design. (E2 areas are described as sparsely inhabited rural areas or semi-rural areas). It is requested for the lighting design and lux levels overall to be appropriate to the site and location and the E3 design basis is not appropriate.

2. The 'MUGA' courts at the south west corner have no lighting shown on the proposed plans which appears to be a consequence of Neighbourhood Consultation (document- Statement of Community Involvement -Application Response to Overall Concerns section 5.1.3). The MUGA courts and indeed the whole site should be protected from additional lighting in future by way of a Planning Condition requiring that any additional lighting to any part (i.e. buildings, roads, car parks, sports areas, etc) be subject to approval in writing by Horsham District Council before installation i.e. subject to the Planning Application process and that any design proposed in future requires the proposal be to the same design standards and criteria as DC/26/0322.

3. Document Discrepancy - with reference to the comment 2, above, the document 'External Lighting Strategy Report' mentions in paragraph 3.5 -

"Multi-Use Games Area (MUGA) The southern MUGA is illuminated using column-mounted LED floodlights. These luminaires have also been modelled to minimise obtrusive light and ensure compliance with ILP GN01/21 limits for Environmental Zone E3."

and paragraph 4

"This includes the floodlighting to the all-weather pitch and the southern MUGA to support ongoing sports activities. After 10:00pm (post curfew), the lighting strategy reduces to essential lighting on site. Floodlights serving the all-weather pitch and the southern MUGA are switched off, ensuring full compliance with ILP GN01/21 requirements. "

These items would appear to be in direct contradiction to the Statement of Community Involvement and also to all the External Light Layout Plans which show no lighting to the southern MUGA Court, I would also note that in the 'External Lighting Strategy Report', no mention is made of the Northern MUGA. I would request that any permit issued should have this identified and corrected to avoid the permit providing the ability for lighting on the Southern MUGA within this planning permission.

4. The southern east/west access road that links the Horsham Road with Shooting Field has a gate shown on the proposal plans. The operation of this gate, closure and 'curfew' hours should be

covered by a Planning Condition to ensure that the site in future and at all times is operated in accordance with the DC/26/0322 proposal in which the access road is open end to end only between certain daytime hours in order that this route does not become a link / transit from Horsham Road to Shooting Field outside of the specific hours of the site operation.

5. The application contains no reference to the southern boundary treatment between the site and the existing rear boundaries of the residential properties on the northern side of Coxham Lane. The fencing here is in a poor state in some areas and the fact that there is proposed access road and car park at the back of these properties will make these properties more vulnerable and visible to the general public, resulting in a lack of privacy and security as well as an increase in noise and pollution, as well as headlights shining into the gardens.

A Planning Condition requiring adequate screening for noise, light and security of this boundary would address these issues.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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