

Stephanie.Bryant

From: Matthew.Porter
Sent: 28 May 2026 10:44
To: Kevin.Beer
Cc: Stephanie.Bryant
Subject: FW: DC/26/0355 - Steyning Grammar School

From: [REDACTED]
Sent: 27 May 2026 16:18
To: [REDACTED]
Subject: RE: DC/26/0355 - Steyning Grammar School

Hi Matthew,

Further to the EHO comments received, please see below our response to the comments raised.

Consultee	Consultee Comment	Response
Environmental Health Officer (Noise)	Whilst the conclusions of the noise report are noted, given our concerns with the Sport England Guidance the only way to adequately mitigate impacts from facilities such as this is to limit hours of use. In our view the hours of use of the artificial sport pitch should therefore be: Monday to Thursday – 09:00 to 21:00 Friday's – 09:00 to 22:00 Saturday's – 09:00 to 17:00 Sunday's and recognised Public Holidays – 10:00 to 16:00	The applicant is agreeable to a condition limiting the hours of use of the artificial pitch.
Environmental Health Officer (Lighting)	1. The use of floodlighting can give rise to issues with glare, light trespass and sky glow. The existing pitch located in the north of the site has no lighting and so cannot be used after dusk and this limits the hours of use. 2. The lighting assessment for the site show that there is unlikely to be any light trespass into the gardens of the neighbouring residential properties due to the presence of existing screening and the introduction of the proposed acoustic fencing. However, due to the proposed height of the floodlights the luminaires will be highly visible and whilst the conclusions of the report are noted in our view there is potential for significant glare to nearby residential properties. It is unclear from the lighting details how the luminaires will be positioned to mitigate this issue.	1. I can confirm that the existing artificial pitch to the north is flood-lit and is regularly used after dusk. The existing flood-lit pitch is in a much more sensitive location along Horsham Road, adjacent to the countryside and South Downs National Park. The lighting columns are also older and the current light-spill from these is much greater than that proposed on the new flood-lit pitch. The relocated pitch will therefore have a lesser impact on sensitive receptors than the current location, away from the countryside edge and with improved, directional lighting. This represents an improvement in comparison to the existing situation. 2. Light fittings have been selected which are shielded via front and rear visors

	3. The introduction of the floodlighting in a suburban location is also likely to give rise to significant sky glow which will alter the character of the area. 4. In addition to the above there should bollard for car parking i.e. no high-level lighting and all building lights should have downlighting – it is however not clear from the supporting information if this type of lighting will be installed.	to block light towards sensitive areas. Beam angles proposed are down towards the pitches to minimise glare and skyglow. The lowest mounting height has been used, which still achieves the required coverage. The design has good uniformity and does not exceed the ave lux required by a large margin, avoiding bright hotspots. 3. As set out in response to point 1, there is already a flood-lit pitch on the site, to the edge of the campus in a much more sensitive location adjacent to the countryside and South Downs National Park. There will therefore not be an introduction of floodlighting, simply a relocation of this lighting. Furthermore, the proposed floodlighting is more directional than that on the current pitch, reducing sky glow and providing a betterment in comparison to the existing situation. 4. Building mounted fittings proposed are Dark Sky approved with no uplighting. Car park column lighting has been selected as the most suitable solution for health and safety and designing out crime purposes. There is existing column lighting in the car park areas, which have uplighting. The proposed lighting columns will therefore be an improvement in terms of light glow due to its tilt angle, mitigating any uplighting.
Environmental Health Officer (Construction Management)	During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are satisfied that the above has been addressed.	The application is accompanied by a CEMP which provides details of how the construction process will be managed to limit disruption on nearby residents and occupiers.

Kind regards,

[Redacted Signature]

[Redacted Name and Title]

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