

**LEGAL AND GENERAL (STRATEGIC LAND
NORTH HORSHAM) LIMITED**

MOWBRAY, LAND NORTH OF HORSHAM

**SPORTS HUB – CONDITION 45
SCHEME OF LIGHTING MONITORING AND MANAGEMENT**

ISSUE: Tuesday, 30 June 2026

CLIENT Legal and General (Strategic Land North Horsham) Limited

PROJECT Land at North Horsham

REPORT TITLE Sports Hub Condition 45

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	21/12/2022	Draft	PG	PG
P2	18/01/2023	Draft	PG	PG
P3	30/03/2023	Issue	PG	PG
P4	30/06/2026	Update	PG	PG

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1. INTRODUCTION

Background

1.1 This document has been produced by David Jarvis Associates on behalf of Legal and General (Strategic Land North Horsham Limited) ('The Applicant').

1.2 In March 2018 outline planning permission (Planning Reference: DC/16/1677) was granted by Horsham District Council (HDC) for a site to the north of Horsham known as Mowbray (formerly 'Land North of Horsham') for:

"A mixed-use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure."

1.3 This report is produced in respect of Condition 45.

1.4 Condition 45 states:

"The Sports Hub (including playing pitches) shall not be brought into use until details of a scheme of monitoring and management to ensure lighting serving the same does not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat, has been submitted to and approved, in writing, by the Local Planning Authority. The measures shall include;

a) a programme of monitoring and reporting within the first year following the commencement of the use of the Sports Hub to establish whether the measures implemented pursuant to condition 63 below, are effective and to be carried out by a suitably qualified lighting engineer and ecologist and;

b) full details of any additional measures necessary to obtain lighting levels do not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat and ensure that light spill onto the surrounding mature trees is no greater than 1 lux or higher than the existing baseline light levels.

Thereafter the Sports Hub area (including playing pitches) shall be operated in accordance with the approved details and any additional mitigation measures implemented as approved."

1.5 In addition, Condition 63 requires:

"details of the ambient light levels of surrounding vegetation at night to demonstrate existing baseline light levels and a scheme of measures to ensure that any external lighting serving the Sports Hub area does not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat, including details of the hours of operation of the proposed lighting, the proposed luminance levels of any lighting and screening measures such as baffles to light fittings to ensure that light spill onto the surrounding mature trees is no greater than 1 lux or higher than the existing baseline light levels."

1.6 This information is provided at Section 6 and Appendix 2 of "Mowbray - Sports Hub Ecology Mitigation and Management Plan" dated November 2025 produced by Derek Finnie Associates Ltd.

"6.1 Existing Light Levels

6.1.1 There are no existing light levels within the Sports Hub RMA area. Hence, as a precaution, it has been assumed that the current levels are the same as the ambient background level, which is approximately 0.3 lux on a clear full moon.

6.2 Proposed Lighting

6.2.1 It is currently proposed to light the artificial grass pitch as well as the three multiuse games areas (MUGA) located in the southwest of the RMA. The pitches will be floodlit using LED luminaires to achieve a maintained average horizontal illumination level of 200 lux with a uniformity (Min/Ave) >0.6, in accordance with principal sports guidance. However, back guards will be fitted onto all lighting columns to minimise the amount of light spill onto retained habitats.

6.3 Lighting levels

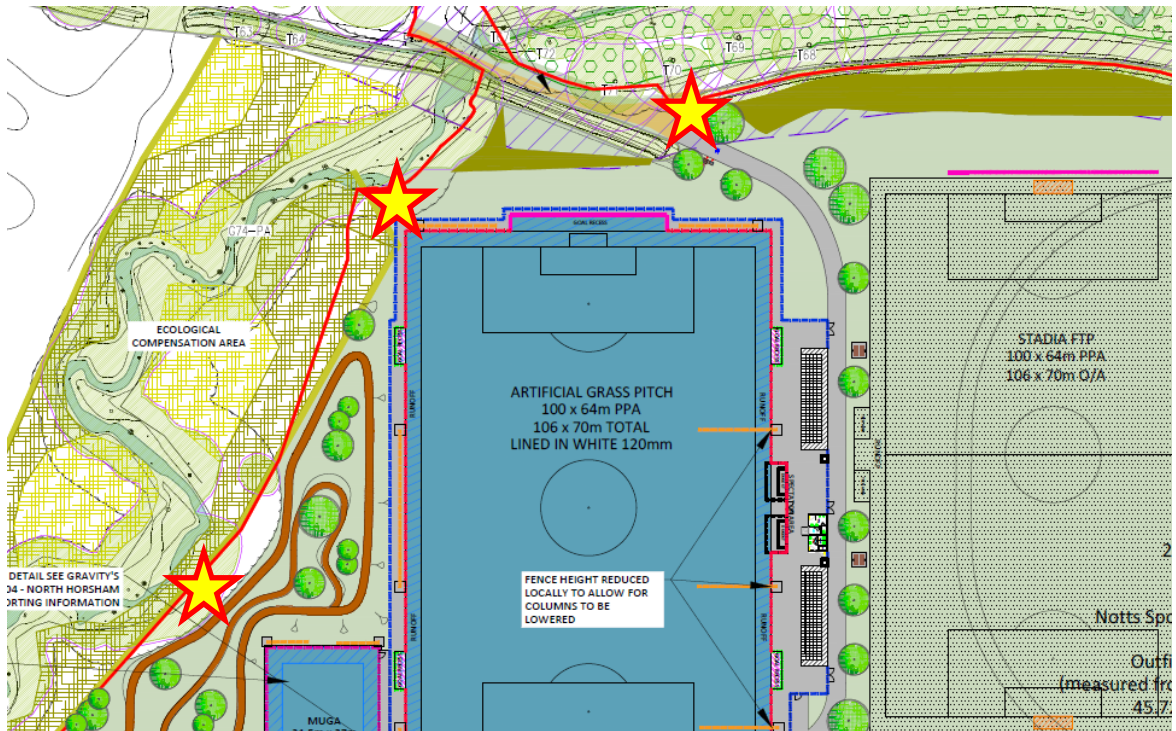
6.3.1 As can be seen from Figure 3 the light levels will be below 1 lux within the areas of retained vegetation, with the exception of a small area in the extreme northwest corner of the RMA area. Here, a section of Group G74 and the southern canopy of T71 are just within the 1 lux contour.

6.3.2 Flood lighting will only be used until 21:15hrs between April and October, extending to 22:30 between November and March. As bats are generally inactive during the period from early October until mid April, increased light levels across the RMA resulting from the flood lights used until 21:15hrs could only potentially indirectly impact bats for a limited time from mid-April to the third week of May and from the first week in August until the end of September.

6.3.3 Hence, when the low lights levels and restricted use are considered together, the potential adverse impact on surrounding retained vegetation is assessed to be negligible.”

2. MONITORING AND REPORTING

- 2.1 Four monitoring inspections are proposed.
- 2.2 The first inspection is to take place prior to the commencement of the use of the Sports Hub to establish the baseline conditions. This is to take place on a clear moonlit night at the locations shown below.
- 2.3 The subsequent three inspections are to be undertaken at approximately three month intervals on a clear moonlit night at the locations shown below whilst the Sports Hub is in use and the floodlighting is on.
- 2.4 The reporting and monitoring are to be carried out by a suitably qualified lighting engineer and ecologist.



3. ADDITIONAL MEASURES

- 3.1 If it becomes apparent that light spill onto the surrounding mature trees is greater than 1 lux above the baseline light levels established in the first monitoring visit, back guards are to be fitted to the lights in question.
- 3.2 Such details will be submitted to and agreed with the Council pursuant to part b) of Condition 45 if necessary.