

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 April 2026 13:45:29 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 1:45 PM.

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

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Customer Details

Address:	The Palm House Coxham Lane Steyning
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	1. EXTERNAL LIGHTING 1.1 External Lighting Strategy Report Inaccuracies Document RP1121-MET-XX-XX-T-E-6391, REV P01, Section 2 - Design Parameters includes "ILP Guidance Note 01/21, Table 2".

The application site is assessed to be in zone E3 (suburban) but should be more appropriately described as zone E2 (rural - sparsely inhabited rural areas, village or relatively dark outer suburban locations) for the following reasons.

- a. The application site is on the extreme edge of Steyning and some way from the town centre
- b. It is immediately adjacent to the South Downs National Park
- c. The Coxham Lane residential area which abuts the southern boundary of the development site has two low voltage streetlights along the length of the lane.

Consequently, the Upward Light Output Ratio (ULOR) and the maximum values of vertical illuminance on premises (ref. CIE 150 Table 2) should be further restricted to reduce light pollution (sky glow) and to combat the adverse effect of light spill onto neighbouring properties in Coxham Lane to the south of the development site.

1.2 Lighting to Southern MUGA: Conflict in Application

External Lighting Strategy Report, Paragraph 3.5 (MUGA) states, "The southern MUGA is illuminated using column-mounted LED floodlights". Also, at paragraph 4 it is stated, "During pre-curfew hours [up to 10pm] all external lighting remains operational. This includes the floodlighting to the southern MUGA", whereas External Lighting Layout drawings (SRP1121-MET-ZZ-EX-D-E-6350 and 6351, Rev S2-P01) indicate no lighting to the southern MUGA.

The application should be amended to resolve this conflict.

However, should column-mounted floodlighting be proposed for the southern MUGA up to 10pm, then -

- compliance with ILP GN01/21 for minimal light spill with values <3.3lux during pre-curfew periods and <0.1lux for post curfew periods should be required as stated at Paragraph 4.3,
- compliance with Lighting Controls should be required as stated at paragraph 4.4,
- inclusion of light spill visors to column-mounted floodlights should be required as described in paragraph 4.6.

Furthermore, the whole school site should be restricted from the introduction of future additional external lighting by way of a Planning Condition requiring any additional external lighting to any part of the application site (ie buildings, roads, carparks, sports areas) to be subject to the Planning Application process and subject to approval in writing from Horsham District Council.

1.3 Lighting to Northern MUGA: Conflict in Application

External Lighting Layout drawings (SRP1121-MET-ZZ-EX-D-E-6350 and 6351, Rev S2-P01) show floodlighting to the northern MUGA, but none is mentioned or specified in the External Lighting Strategy Report.

The application should be amended to resolve this conflict to ensure that lighting levels on the northern MUGA are compliant.

1.4 Mitigation of Light Spill from Lighting to Carparks

External Lighting Layout drawings (SRP1121-MET-ZZ-EX-D-E-6350 and 6351, Rev S2-P01) propose luminaires on 6m poles to carparks at the south of the application site. This is confirmed in the External Lighting Strategy Report at paragraph 3.2.

Despite assurances given in the External Lighting Strategy Report, the proximity of the southern and eastern boundaries of the application site to adjacent residential areas will inevitably mean a considerable amount of light spill onto neighbouring properties from pole mounted floodlighting and luminaires. This is confirmed at paragraph 4.1 in the External Light Strategy Report which shows that without light spill visors, light will spill into most gardens to the north of Coxham Lane up to 10pm. Despite the unsubstantiated claim in the Report that "light spill is minimal, this appears to represent an unacceptable level of disturbance.

The External Light Strategy Report (paragraph 4.6) specifies light spill visors to be provided to MUGA and AWP floodlighting, but none appears to be specified to other luminaires. Given the proximity of carpark lighting to the southern boundary of the application site and northern boundaries of properties in Coxham Lane, it is essential that light spill visors are to be provided to all pole mounted carpark lighting (L2) and especially to the two luminaires south of the west-east link road. These luminaires are located immediately adjacent to the northern boundaries of Nos. 11-13 Coxham Lane.

To further mitigate light spill and increased light pollution, additional landscape planting should be provided along the southern and eastern boundaries of the application site in addition to that shown on the General Arrangement Landscape Plan MUGA & AWP Sports Provision drawing SRP1121-WWA-00-EX-D-L-2023, rev P06.

1.5 South Downs International Dark Sky Reserve: Non-Compliance

The Natural Environment section of the Local Plan includes a policy to minimise the impact from lighting on the designated area of the South Downs International Dark Sky Reserve. Given that the application site is immediately adjacent to the South Downs

National Park light pollution emanating from the proposals in this application conflicts with the Local Plan objectives, especially as the application site has been erroneously assessed as zone 3 (suburban).

2. NOISE FROM SPORTS PITCHES

It is inevitable that noise levels and duration of noise arising from players and spectators using the proposed sports pitches will be considerably greater than current levels. That will create disturbance to residents in adjoining properties for up to seven days per week.

Although the Environmental Noise Impact Assessment claims that noise levels in Coxham Lane are predicted to be below 50dB the report appears to ignore that MUGA and AWP pitches have the potential to be used weekdays and Saturdays 9am - 10pm and Sundays 10am - 5pm (paragraph 5.0). Higher noise levels than are currently present and for seven days per week are unacceptable and potentially very disturbing to residents of adjoining properties.

Mention in paragraph 5.3 that residents close to Steyning Town Football Club currently suffer noise from the club pitch seems to be totally irrelevant to the application and in no way mitigates the increase in noise that will emanate from the AWP in the school site. It is acknowledged that the application includes the provision of acoustic fencing to the AWP adjacent to properties in Shooting Field, but why has it not been extended at least to the south-eastern corner of Block 15 to give some relief to residents in Coxham Lane?

At its nearest point the southern MUGA pitch will be just 20m from neighbouring properties in Coxham Lane. The Proposed Site Master Plan indicates the removal of some existing trees and minimal new planting along the southern and eastern boundaries of the site. Considerably more new planting should be incorporated along those boundaries to mitigate the acknowledged increased level, for 7 days per week, of noise pollution from the school site pitches.

3. NOISE AND AIR POLLUTION FROM THE WEST-EAST LINK ROAD and CARPARK

West Sussex County Council's comment No.10 dated 27 March 2026 identifies that there will be an estimated increase of 180 car-based trips during the school AM peak period and 160 trips during the school PM peak period. That indicates the proposed west-east link road and carparks within the application site will also be heavily used during those periods, and most likely up to the 10pm curfew. Given that the link road is immediately adjacent to properties in Coxham Lane, an unacceptable increase in noise

and air pollution will be suffered by residents in those properties.

Again, additional planting should be included in the development along the southern boundary of the school site to mitigate the increased noise and air pollution that will arise from the school.

Paragraph 3.2.2 in the Transport Assessment Draft Report requires clarification as to when the Horsham Road vehicle gate will open and when it will be closed.

4. ACCESS TO THE SCHOOL AT THE SOUTH-EASTERN ENTRY/EXIT

The application in its present form indicates that there will be a high risk to pedestrians and cyclists entering and exiting the school at the south-eastern access point where, as a result of the development, there will be a dangerous convergence of increased parent/staff vehicle movements, increased school delivery vehicles, increased cyclists, increased pedestrians entering the Grammar School and pedestrians entering the Primary School.

Children and parents entering the Primary School on foot from the south via the tarmac from Steyning town and Coxham Lane will encounter greater danger from traffic at the south-eastern corner of the site. The inclusion of two pedestrian crossings within the school site near to that junction will do nothing to safeguard staff, parents, and children entering the Primary School. Additional traffic safety measures should be included in the application before permission is granted.

Kind regards

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