



**Proof of Evidence of Paul Warren
BA (Hons) DIPLA CMLI**

Landscape Matters

LAND SOUTH OF THE A271 AND
EAST OF THE A22, LOWER
HORSEBRIDGE, HAILSHAM

Appendix G

Extracts from Knights Farm Sports Hub
WD_2023_2100_DC Lighting
Assessment (Full document available
CD 11.4)

Appellant: Hertfordshire Holdings
Ltd.

Planning Inspectorate No. Appeal:
APP/C1435/W/23/3335625

Wealden District Council Application
No. WD/2022/3222/MAO

March 2024



Client

Pick Everard

Report

Visual Impact Assessment at Wealden Community Sports Hub.

Rev

Date 3 August 2023

Executive Summary

This report was originally issued 20 March 2023. Since then, the Building Services consultant and the lighting design (and equipment used) has changed. For these reasons, it was necessary to produce a new report.

The lighting of the external areas conforms to the relevant standards and guidance.

The areas are not overlit and so the nocturnal visual impact is minimised. Spill has been minimised by the use of internal louvres on the sports floodlights.

We suggest some mitigation measures at the end of this report. The main mitigation measure will be to ensure that the floodlights on the 15m columns are only switched on when required.

The surrounding countryside is fairly flat and it is inevitable that the floodlights on the 15m high columns used to illuminate the two football pitches will be visible.

However, these will not be switched on all the time. It should also be emphasised that the floodlighting has been specifically designed to minimise the light spill and visual impact.

The location is on agricultural land but close to the town of Hailsham and villages of Horsebridge and Lower Dicker. As such, most long-distance views of the sports complex will associate it visually with these towns.

Of lesser impact would be the floodlights on the 10m columns used to illuminate the tennis and netball courts. These, too, will only be switched on when required. They are the same height, or lower, than the streetlights on the nearby main traffic routes.

Elsewhere, bollards are used for footpath lighting and standard 6m columns for car parking.

It should be borne in mind that the illumination levels shown in this report represent the situation when all the floodlights are ON at 100% output. In normal circumstances some pitches/courts might be dimmed or OFF.

Obtrusive light and glare (Source intensity)

Refer to the Observer positions on page 14. These are the areas most likely to be affected.

pill illumination

The closest houses to the floodlights are positions 4 and 5. These are typically 55m – 65m away. The illumination on the windows is approximately 1.5 lux.

The recommended illumination level limit in the ILP guidance GN01 (for an E2 zone) is 5 lux pre-curfew and 1 lux post-curfew. Thus, conformance to the ILP guidance depends on whether there is a curfew in place.

Intensity towards a viewer

The source intensity values are:

Observer 1: 3404 candelas

Observer 2: 3394 cd

Observer 3: 2872 cd

Observer 4: 4181 cd **BROOK HOUSE**

Observer 5: 5242 cd

Again, Observers 4 and 5 are likely to be most affected. The recommended upper limit of intensity is 7,500 cd pre-curfew and 500 cd post-curfew. Thus, conformance to the ILP guidance depends on whether there is a curfew in place.

Summary

The calculated results demonstrate conformance to the FA requirements. Neither are the pitches over illuminated. Note that all the floodlights have been fitted with integral louvres to minimise overspill and glare.

We would like to emphasise that a large amount of lighting design work has been done to minimise the visual and ecological impact. This includes the fitting of tightly controlled internal louvres, an extra columns per side so that the floodlights are turned “inwards”, a flat glass design etc.

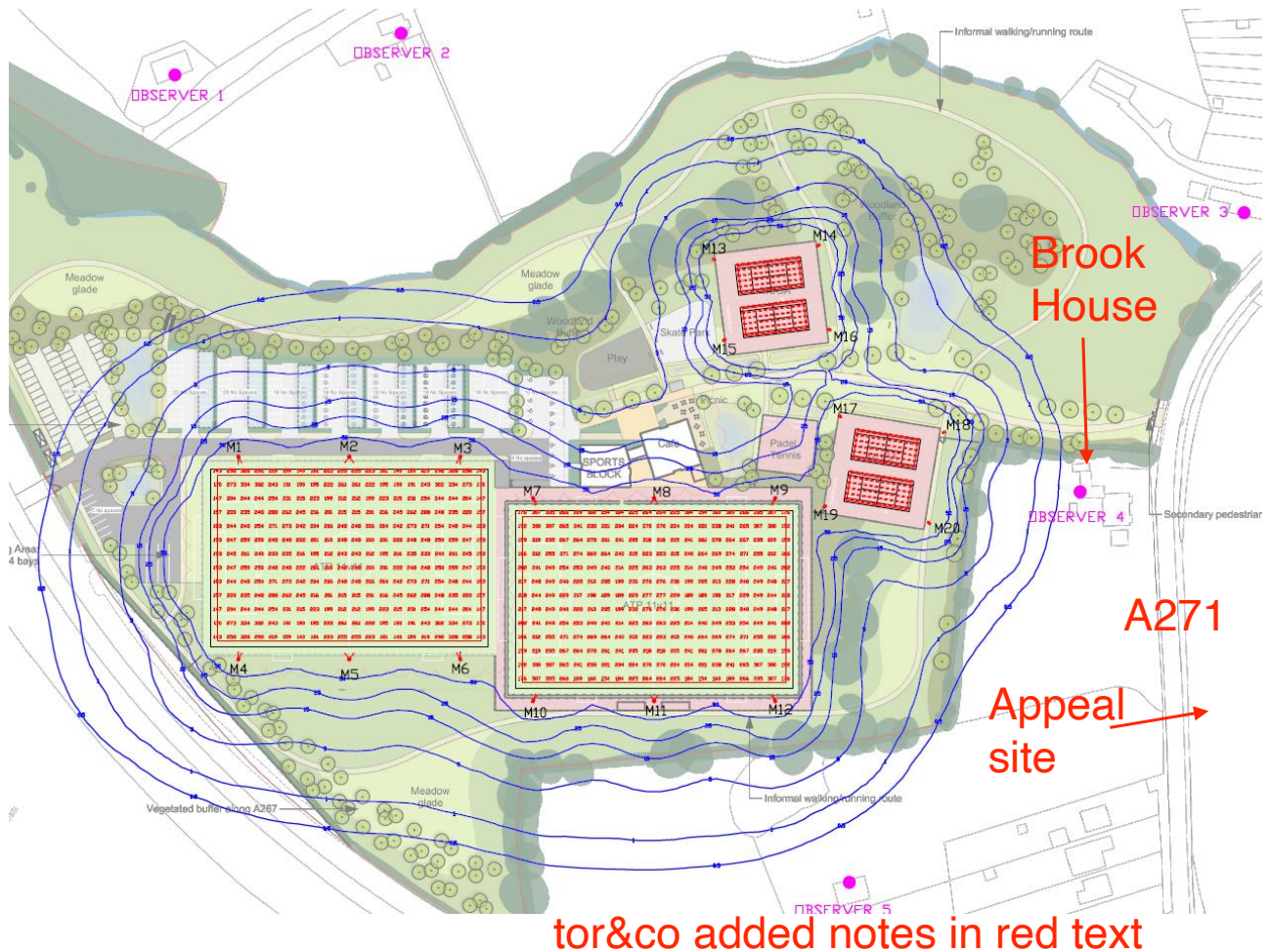
Glare and light spill onto nearby housing is within the limits recommended by the ILP guidance on Obtrusive Light for pre-curfew conditions. They do not conform to the ILP guidance during post-curfew hours.

It is inevitable that the floodlights on the 15m high columns could be seen at night from a distance but this should be set in the context of Hailsham which is nearby and which has similar height columns used for sport.

A Zone of Visual Influence, ZVI, survey will show any affected areas.

Text

Spill light from football pitches and tennis courts.



Outermost blue line is 0.5 lux contour. Illumination below this level is generally acceptable to wildlife. Successive inner contour lines are: 1 lux, 5, 15, 25, 50. An enlargeable pdf of this image is available on request.

The magenta Observer positions are described below and relate to the intensity of the floodlights towards viewers.

There is no light emitted directly upwards from the luminaires (zero ULOR) albeit it is inevitable that some light will be reflected upwards off the pitches and courts.

The floodlights use Neutral White 4000K LEDs.

It should be borne in mind that these illumination levels represent the situation when all the floodlights are ON at 100% output. In normal circumstances some pitches/courts might be dimmed or OFF.