



VARIATION OF CONDITION PLANNING APPLICATION

**Installation of a replacement floodlighting system consisting of 16no LED
floodlights fitted to 8No. existing 15m columns**

at

East Preston FC

The Lashmar

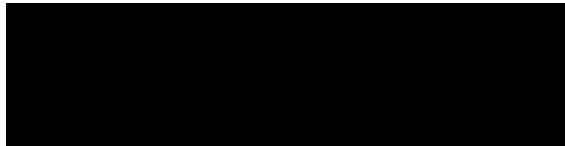
East Preston

BN16 1ES

JANUARY 2026

GrassRoots Power Community Interest Company

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VARIATION STATEMENT

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DRAWINGS AND DOCUMENTS

No Title

2025/EPFC/01A – LOCATION PLAN

2025/EPFC/02A – BLOCK PLANS

2025/EPFC/03A – FLOODLIGHT ELEVATIONS

VARIATION STATEMENT

Appendices

Appendix A Wiseman Lighting Plan – 0231- RevA dated 22/12/25

Appendix B Wiseman Light fitting LEDture ABE1440 Datasheet

Appendix C Wiseman Light fitting LEDture ABE960 Datasheet

Appendix D Institute of Lighting Professional Guidance

VARIATION STATEMENT

1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of a variation of conditions planning application for replacement LED directional sports lighting on new columns at East Preston Football Club. The statement sets out detailed design and access considerations relating to the proposed installation and demonstrates conformity to planning policy covering the relevant information with respect to the issues set out in the National Planning Policy Framework (NPPF) The Statement is to be read in conjunction with all the supporting application documents.

2.0 CURRENT PLANNING APPROVAL

- 2.1 Planning was granted on 22nd May 2025 under reference EP/29/25/PL for the installation of a replacement floodlighting system consisting of 16No. LED floodlights fitted to 8No. existing 15m columns.
- 2.2 This variation of condition application relates to the floodlighting installation. We propose varying condition 2 and 3 of the approval with an updated approved documents list for the proposed floodlighting. The light manufacturer now alters from that of the approved scheme.

3.0 EXISTING PITCH AND FLOODLIGHT LOCATION

- 3.1 The existing main pitch is located to the west of the main clubhouse building. There are existing floodlights on 8No. existing columns.

Photo 1: Google maps



4.0 THE PROPOSED DEVELOPMENT AND REASON FOR PROPOSAL

- 4.1 The proposal is to install the very latest directional LED floodlighting by way of 4No. Wiseman LEDture ABE-1440-T4VVS3-50K-HM LED lights and 12No. Wiseman LEDture ABE-960-T4VVS3-50K-HM LED lights. (2 lights per 15m column)
(See Drawing 2025/EPFC/02A PROPOSED BLOCK PLAN and Appendix A-D)
- 4.2 The construction process comprises of installing new LED floodlights to existing columns and electrical equipment from the main clubhouse building. The proposed finish of the luminaires is a brushed dark grey finish. (See Appendix B,C,D)

- 4.3 The existing halide floodlights are old costing the club significant outlay for any bulb failures. The replacement of the system is to improve the lighting levels. Installation of the most up to date lighting will also enable successful progression up the football pyramid in the future as the FA have Lux level requirements to comply with.
- 4.4 Renewal of the existing system is required to update the ageing and failing existing floodlight system, which is expensive to use and maintain, with a modern floodlight system that is more efficient and gives significantly less light pollution. It has been accepted that these have come to their use of their economic life and the decision to replace them at this time is because funding of 70% towards the cost of replacements is available through the Football Foundation.
- 4.5 This development is part of a programme of improvements in facilities. The club has a detailed development plan in place with floodlighting being a priority improvement currently. Discussions between GrassRoots Power CIC and East Preston Football Club have taken place to ensure the best optical control is delivered, in keeping with LPA Planning Policy, whilst achieving lighting standards to National Governing Body specifications to minimise the local impact. All proposed installations are well within the Institute of Lighting Professionals Guidance on light to buildings.

5.0 LIGHTING SYSTEM DESIGN AND CONSIDERATION

- 5.1 The design has taken account of key material planning considerations:
- Impact of floodlighting upon the character and appearance of the surrounding area.
 - Impact of floodlighting upon neighbouring properties.
 - Impact of floodlighting columns to the visual amenity.
- 5.2 The proposal is in accordance with National Planning Policy Framework and the proposed floodlighting solution meets the Institute of Lighting Professionals – Guidance Notes for the Reduction of Obtrusive Light. The system is designed taking account of the latest planning guidance and AGI32 software which is the latest software to accurately map out light spill.
- 5.3 The proposed lighting system comprises of 4No. Wiseman LEDture ABE-1440-T4VVS3-50K-HM LED lights and 12No. Wiseman LEDture ABE-960-T4VVS3-50K-HM LED lights. (2 lights per 15m column) delivering 213 lux average. (See Appendix A).
- 5.4 The vertical light to buildings guidance for this location is 10 lux. The dwellings nearby will be impacted from a range of 1-6 Lux which is compliant and under the 10 lux guidance. The range also far less than the existing halide lighting.

Photo 2 – Wiseman LEDture ABE1440-T4



Photo 3 - Wiseman LEDture ABE-960-T4



6.0 ENVIRONMENTAL STATUS

- 6.1 Reference to The Institute of Lighting Professionals: Guidance Notes for The Reduction of Obtrusive Light GN01:2011. The Guidance Notes categorises five zones ranging from E0 (Protected) to E4 (City Centres). The application falls within E3 Suburban. (See Appendix C)
- 6.2 The proposed design delivers a scheme that falls within the planning guidance of The Institute of Lighting Professionals. One key issue to consider is the different types of LED sports lighting technology available which produce very different outcome on spill and glare. The club have taken great lengths to review the different manufacturers.

7.0 VISUAL IMPACT

- 7.1 No change. Existing columns are retained.

8.0 TIMES OF USE

- 8.1 The proposed usage of the lighting will be as follows: (winter months)
Monday to Friday 1600hrs – 2200hrs
Saturday and Sunday 1500hrs – 2000hrs.
This is as the existing usage times.

9.0 ACCESS AND PARKING

- 9.1 Access to the facilities will continue to be via the existing main entrance and parking arrangements remain unaltered.

10.0 DRAINAGE

- 10.1 The works will not impact or change any existing drainage arrangements.

11.0 ECOLOGY

- 11.1 The primary use of the lighting will be during the winter (November to Easter) and the directional lighting is confined to lighting the pitch. As the use is outside the season where bats would be foraging, and the average level is 213 lux a bat survey has not been commissioned.

12.0 FLOOD RISK ASSESSMENT

- 12.1 This application relates to the replacement of existing fixtures and fittings. As the working parts are located 15m in the air on existing columns it is deemed an FRA is not required.

13.0 LIGHTING IMPACT

- 13.1 The attached lighting design report (Appendix A), provides details of the level of illumination the proposed lighting scheme will produce. The scheme incorporates the latest LED technology to ensure that light spillage beyond the pitch area is kept at an absolute minimum. As demonstrated from the below tables taken from the ILP Guidance to planners and system designers the proposed lighting system is within Zone E3 Suburban. (See Appendix D)

Table 1 – Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Table 2 – Obtrusive Light Limitations for Exterior Lighting Installations – General Observers						
Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m ²]
E0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0
E2	2.5	5	1	7,500	500	5
E3	5.0	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

14.0 ACTION REQUIRED

14.1 The current condition 2 reads:

2: *The development hereby approved shall be carried out in accordance with the following approved plans:*

- Location Plan 2025/EPFC/01A.
- Block Plans 2025/EPFC/02.
- Floodlight Elevations 2025/EPFC/03.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan Policy D DM1.

14.2 Update Condition 2 on decision notice to read as follows:

2: The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan 2025/EPFC/01A
- Block Plans 2025/EPFC/02A
- Floodlight Elevations 2025/EPFC/03A

Reason - For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan Policy D DM1.

14.3 The current condition 3 reads:

The lighting units hereby approved, shall be installed and operate in accordance with the lighting spill model and details submitted within ('East Preston Football Club, 44252, Revision D') produced by Wiseman Lighting (Dated: 20/01/2025), and shall remain and operate as such in perpetuity. Should any of the floodlighting units deviate from the lighting spill model and exceed the levels hereby approved, by virtue of fault or otherwise, the lighting unit(s) in question shall cease operation until such a time as the unit(s) is/are brought back into accordance with the lighting spill model and details hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the floodlighting units hereby approved do not result in undue detriment to the residential amenities of neighbouring properties, undue adverse obtrusive light implications on the local environment or character of the area in accordance with policies D SP1, D DM1, QE SP1 & QE DM2 of the Arun Local Plan.

14.4 Update condition 3 to read:

The lighting units hereby approved, shall be installed and operate in accordance with the lighting spill model and details submitted within ('East Preston Football Club, 0231, Revision A') produced by Wiseman Lighting (Dated: 22/12/2025), and shall remain and operate as such in perpetuity. Should any of the floodlighting units deviate from the lighting spill model and exceed the levels hereby approved, by virtue of fault or otherwise, the lighting unit(s) in question shall cease operation until such a time as the unit(s) is/are brought back into accordance with the lighting spill model and details hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the floodlighting units hereby approved do not result in undue detriment to the residential amenities of neighbouring properties, undue adverse obtrusive light implications on the local environment or character of the area in accordance with policies D SP1, D DM1, QE SP1 & QE DM2 of the Arun Local Plan.

15.0 SUMMARY AND CONCLUSIONS

- 15.1 This Design and Access Statement has explained the need for the proposed directional lighting and described the many benefits that the development would bring.
- 15.2 This installation is required to meet ground grading requirements for the League and will ensure the future of the club for many years, not only at the current level of competition, but it will also enable opportunity for progression through promotion. The current halogen floodlights are not fit for purpose and are part of an aged system.
- 15.3 The proposal can be considered a renewal of an existing system.
- 15.4 The proposal is based on the most up to date LED lighting system and is a change of manufacturer from the previous approved scheme EP/29/25/PL.
- 15.5 The comprehensive lighting design has shown that careful positioning and choice of manufacturer will minimise the visual impact both at night and during the day. The system is fully compliant with ILP Guidance.

Matthew Bissex

GrassRoots Power CIC

JANUARY 2026