



Havant S.a.r.l. (Luxembourg)
c/o XLB Property LTD

Planning Application
for Development
at
Langstone Technology Park
Phase 3A & Phase 3B
Havant

External Lighting
Assessment

Issue 2



Client Name	Havant S.a.r.l. (Luxembourg) c/o XLB Property LTD
Client Address	Silver House 31-35 Beak Street London W1F 9DP
Property:	Langstone Technology Park – Phase 3A & Phase 3B Havant
Project Reference:	5880
Issue:	Planning Submission – Issue 2
Date:	May 2026
Prepared by:	PDJ
Checked by:	MDC
Validated by:	MDC



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APPENDIX

Drawing No. 5880-WPL-XXX-100-DR-EL-54010 – External Lighting Design Criteria

Drawing No. 5880-WPL-XXX-100-DR-EL-54011 – External Lighting Layout



1.00 INTRODUCTION

The purpose of this document is to summarise the intended external lighting scheme to be provided to the industrial unit development site known as Langstone Technology Park – Phase 3A (Units 8 and 9) and Phase 3B (Units 10, 11, and 12) on behalf of Havant S.a.r.l. (Luxembourg) c/o XLB Property LTD.

This external lighting assessment supports the Planning Application for the redevelopment of the site to provide 5no. industrial units (within 3no. buildings), areas for car parking, services yards, landscaping, footpaths and associated works.



2.00 EXTERNAL LIGHTING

The proposed external lighting scheme for the industrial unit, access roads, footpaths and the luminaires should comply with the recommendation of:

- BS5489 Code of practice for the design of road lighting, Part 1 Lighting of roads and public amenity areas
- BS EN 13201 Road Lighting, Part 2 Performance Requirements
- Institution of Lighting Professions (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01: 2011
- Institute of Lighting Professionals (ILP) Guidance Note 08/18 – Bats and artificial lighting in the UK

Considering the above documents, the acceptable level of luminous intensity of the proposed luminaires should comply with Class G4, G5 or G6 requirements which is shown in the table below.

Angle from the downward vertical	Maximum Luminous Intensity (cd/klm)		
	Class G4	Class G5	Class G6
70°	500	350	350
80°	100	100	100
90°	10	10	0
>95°	0	0	0

While compliance with any class listed above is acceptable to minimise light pollution it is particularly desirable to comply with Class G6 due to its zero luminous intensity above 90° angle.

Applying the above recommendations i.e. using luminaires without any upward light component (zero light output at a maximum of 90° from the downward vertical), to an initial external lighting scheme for the proposed development layout indicates that a reasonable external lighting scheme can be produced with the use of class G4 luminaires and the use of some class G6 luminaires.

In accordance with the ILP Guidance Notes the majority of the site has been assessed as Environmental Zone Category E3 (a small town centre or suburban location with a medium district brightness lighting environment).

The requirements of the ILP Guidance Notes for the Reduction of Obtrusive Light have been considered in the development of the external lighting scheme during pre and post curfew.

The curfew represents the time where the external lighting is turned off or dimmed during the nighttime.

The curfew starts at 23:00 and ends at 7:00.

To suit the operational requirements of the recommendations of the British Standards noted above, the external lighting scheme for the industrial element of the development has been sub-divided into the following usage areas:

1. Car park
2. Circulation



3. Service yard
4. Handling zone
5. Cycle racks

The separate usage areas are indicated on drawing number 5880 - WPL-XXX-100-DR-EL-54010 contained in the appendix and have the following external lighting design criteria, the lux levels quoted are at roadway surface level.

Car park	10 lux average 5 lux minimum
Roadways	10 lux average 5 lux minimum
Service yard	25 lux average 0.4 uniformity
Handling zone	50 lux average
Cycle Rack	20 lux average

3.00 DEVELOPMENT AND ESTATE ROAD LIGHTING

The proposed external lighting scheme for the development and estate roads, based on the criteria set out in section 2.00, is indicated on drawing number 5880-WPL-XXX-100-DR-EL-54011 contained in the appendix. The drawing indicates lux level isolines to show areas of equal lighting levels. The scheme consists of building and column mounted floodlights and wall mounted luminaires.

The proposed external lighting scheme will be delivered and completed in a phased manner with Phase 3A finalised before the Phase 3B works start.

The following observations can be drawn from the illuminance levels indicated on drawing number 5880-WPL-XXX-100-DR-EL-54011:

1. Based on the lux levels plotted on the attached drawing the average illuminance values meet the design criteria. Due to limited space where luminaires can be located the illuminance values in certain areas of the service yards and car parks exceed minimum requirements in order to achieve overall required average illuminance level.
2. The column mounted lanterns are located at the perimeter of the yards to minimise light spill to the surrounding areas.
3. As the operational requirements of the service yard dictate the location of the lighting columns and the applicant's requirement to reduce lighting energy consumption by using LED luminaires the lighting levels in the adjacent areas have been minimised.
4. The 10 lux illuminance level isoline generally follows the boundary of the site.
5. The 5 lux illuminance level isoline generally follows a few meters outside the boundary of the site, in some instances.

The proposed luminaire's details are stated on drawing number 5880-WPL-XXX-100-DR-EL-54011.



4.00 CONCLUSION

The following conclusions can be drawn from this assessment.

1. The operational external lighting design criteria is met in each separate functional area of the site.
2. The proposed luminaires have no upward light output.
3. Light spill into areas outside of the site is minimised.



APPENDICES

Drawing No. 5880 - WPL-XXX-100-DR-EL-54010 – External Lighting Design Criteria

Drawing No. 5880 - WPL-XXX-100-DR-EL-54011 – External Lighting Layout



- NOTES:
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION AND LEGEND DRAWING.
 2. DO NOT SCALE FROM THIS DRAWING.

LEGEND:-	
<div></div>	ROADWAY 10 LUX AVERAGE 5 LUX MINIMUM
<div></div>	BARRIER 50 LUX AVERAGE
<div></div>	PARKING/CIRCULATION 10 LUX AVERAGE 5 LUX MINIMUM
<div></div>	CIRCULATION/ESCAPE LIGHTING 5 LUX AVERAGE 1 LUX MINIMUM
<div></div>	SERVICE YARD 25 LUX 0.4 LUX AVERAGE
<div></div>	HANDLING ZONE (8 METERS IN FRONT OF LOADING BAY) 50 LUX AVERAGE
<div></div>	CYCLE RACK 20 LUX AVERAGE
<div></div>	FOOTPATH P6 CLASS 2 LUX AVERAGE 0.4 LUX MINIMUM

Ref.	Revision	Date
TENDER		
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Client XLB PROPERTY LTD & HAVANT S.A.R.L. LUXEMBOURG		
Project LANGSTONE TECHNOLOGY PARK HAVANT PHASE 3		
Title EXTERNAL LIGHTING DESIGN CRITERIA		
Date	APRIL 2026	Scale at A1 1:50
Drawn By	PDJ	Validated
Checked		
Drawing Number	5880-WPL-XXX-100-DR-EL-54010	Revision 1



Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lumens Per Lamp	Wattage
	A/EM	30	DWL1.LA013.HN.W007	Denver ID Wall, HN distribution, wall mounted at 4m With 3 Hr integral Emergency backup	840	6.5
	B	21	WAP-1.LA083.FW	Wallpack, FW distribution, wall mounted at 6m	7055	6.3
	C	5	CSV1.1.LM0248.M1.SY	CSV1 LED BATTEN - internal luminaire Ceiling mount at 2.7m	2016	13
	D	11	DSX0.4.LA103.AY	D-Series 0 Single head column mount at 8m	9302	68
	E	18	7026AR4030GL	7026 - POLAR 1 30W MOD. AR 4000K Building mount at 5m over Roller doors	3415	30
	F	12	DSX0.4.LA113.FWE (TZ)	D-Series 0 Single head column mount at 8m	10456	75
	G	3	DSX0.4.LA063.AY (TZ)	D-Series 0 Single head column mount at 8m	5581	40
	H	6	DSX0.1.LA063.NR	D-Series 0 - single head on 8m columns	5529	34
	Exis	2	DSX0.4.LA053.FW (TZ)	Existing from Phase 1&2 on 8m columns	4720	45
	Exis	5	DSX0.1.LA063.NR	Existing from Phase 1&2 on 8m columns	5529	45

Statistics					
Description	Symbol	Avg	Min	Max	Min/Avg
Circulation Walkway 5 Lux	+	11 lux	3 lux	0.27	
Circulation Walkway 5 Lux	+	7 lux	2 lux	0.29	
Circulation Walkway 5 Lux	+	7 lux	2 lux	0.29	
Roadway 10 Lux @0.5	+	13 lux	5 lux	0.38	
Roadway 10 Lux @0.5	+	10 lux	5 lux	0.50	
Unit 8 Car Park 10 Lux @0.5	+	15 lux	9 lux	0.60	
Unit 8 Cycle shed 20 Lux	+	47 lux	39 lux	0.83	
Unit 8 Goods In/Out 50 Lux	+	72 lux	45 lux	0.63	
Unit 8 Perimeter	+	5 lux	1 lux	0.20	
Unit 8 Yard 20Lux @0.4	+	25 lux	11 lux	0.44	
Unit 9 Car Park 10 Lux @0.5	+	16 lux	7 lux	0.44	
Unit 9 Cycle shed 20 Lux	+	29 lux	22 lux	0.76	
Unit 9 Goods In/Out 50 Lux	+	72 lux	46 lux	0.64	
Unit 9 Perimeter 5Lux	+	6 lux	3 lux	0.50	
Unit 9 Yard 20Lux @0.4	+	26 lux	11 lux	0.42	
Unit 10 Car Park	+	15 lux	8 lux	0.53	
Unit 10 Cycle shed 20 Lux	+	30 lux	22 lux	0.73	
Unit 10 Goods In/Out 50 Lux	+	72 lux	44 lux	0.61	
Unit 10 Perimeter 5 Lux	+	9 lux	3 lux	0.33	
Unit 10 Yard 20 Lux @0.4	+	21 lux	11 lux	0.52	
Unit 11 Car Park 10 Lux @0.5	+	13 lux	9 lux	0.69	
Unit 11 Cycle shed 20 Lux	+	28 lux	22 lux	0.79	
Unit 11 Goods In/Out 50 Lux	+	72 lux	52 lux	0.72	
Unit 11 Perimeter	+	12 lux	9 lux	0.75	
Unit 11 Yard 20Lux @0.4	+	23 lux	9 lux	0.39	
Unit 12 Car Park 10 Lux @ 0.5	+	16 lux	8 lux	0.50	
Unit 12 Cycle shed 20 Lux	+	33 lux	23 lux	0.70	
Unit 12 Goods In/Out 50 Lux	+	64 lux	47 lux	0.73	
Unit 12 Goods In/Out 50 Lux	+	80 lux	54 lux	0.68	
Unit 12 Goods In/Out 50 Lux	+	62 lux	40 lux	0.65	
Unit 12 Yard 20 Lux @0.4	+	19 lux	9 lux	0.47	

LEGEND:	
	1 LUX LINE
	5 LUX LINE
	10 LUX LINE
	15 LUX LINE
	20 LUX LINE
	25 LUX LINE
	30 LUX LINE
	50 LUX LINE

Ref: Revision

Date

TENDER

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XLB PROPERTY LTD &
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Project

LANGSTONE TECHNOLOGY PARK
HAVANT
PHASE 3

Title

EXTERNAL LIGHTING LAYOUT

Date

APRIL 2026

Scale at A0

1:500

Drawn By

PDJ

Validated

Checked

Drawing Number

5880-WPL-XXX-100-DR-EL-54011

Revision

1