



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0428
Spring Copse Business Park , Stane Street, Slinfold, West Sussex, RH13 0SZ

DESCRIPTION:

Erection of 4no. 8m lighting columns

RELEVANT PLANNING HISTORY:

DC/21/2009 Fell 9 x Maple Trees and 3 x Lime Trees

Application Permitted on
21.12.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking

Itchingfield Neighbourhood Plan

Policy 12 – Design Parameters

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1 year. The presumption in favour of development within

Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboricultural Officer: No Objection / Comment

No significant arboricultural concerns subject to compliance with submitted arboricultural method statement for hand excavation of proposed section of trenching within the recognised root protection area of the nearest protected trees.

Conditions affixed.

Environmental Health:

Concerned that the light closest to Mead Cottage will come on at 05:00. In the winter there will be minimal tree cover screen the light. The lighting should not operate if the site is not in use.

Conditions recommended.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection have been received from 1 address, objecting to the application on the following grounds:

- Light pollution
- Ecological concerns owing to increased lighting
- Detriment to neighbouring amenity.

Parish Comments:

Parish Council: Objection

- Height of the lights which would cause excessive glare and light spill

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

This application is for Erection of 4no. 8m lighting columns at Spring Copse Business Park, Stane Street, Slinfold. The application site sits within an established Business Park located in the countryside outside of the defined settlement boundary of Slinfold. The Business Park is accessed off the east side of the A29 Stane Street, approximately 500m west of Slinfold village. The site falls away from the A29 by between 2m and 7m, and is generally well screened on all boundaries by trees and hedgerows which themselves are covered by a TPO.

Principle of Development:

Policy 10 of the HDPF seeks to support sustainable rural economic development, and the productive use of land that maintains the relative tranquillity of the countryside in order to generate local employment opportunities and socio-economic benefits for local communities. Policy 10 stipulates that development must:

- 1) Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either
 - a) Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or

- b) Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.

Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is pro

The proposed development is considered to support a rural business to continue its operations effectively. It is therefore considered the principle to establish lighting is acceptable.

Design and Appearance:

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to meet one of the following criteria:

- Support the needs of agriculture or forestry;
- Enable the extraction of minerals or the disposal of waste;
- Provide for quiet informal recreational use; or
- Enable the sustainable development of rural areas.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 12 of INP sets out design parameters to ensure that development proposals, where appropriate to their scale, nature and location, achieve high-quality design and layout and positively contribute to both the public and private realm, creating a strong sense of place. Development should respect the character and scale of surrounding buildings and landscape, protect open spaces, gardens, and existing landscape features, and safeguard the distinct identity and vernacular character of Barns Green and Itchingfield. Proposals must not result in unacceptable harm to the amenities of existing or future occupants, having regard to privacy, outlook, daylight, sunlight, and security, and should create safe, accessible and well-connected environments. The use of locally appropriate materials is encouraged, alongside contributions to the parish's wider Green Infrastructure network

The proposal is to erect 4 lampposts within a car parking area of Spring Copse Business Park. Each post will be separated by a distance of around 35m and set back from the A29 by around 15m (which is located to the west). The TPO boundary sits approximately 5m to the west of the posts. Given the surrounding context of the business park, it would be considered that though the area is outside the built up area, the character of the business park has an urban ethos. As such, the introduction of 4 lampposts at 8m in height is considered to integrate within the site and not considered an unusual development given the context. The proposal is therefore considered to accord with the above policies.

Trees and Landscaping:

Policy 31 of the HDPF promotes development that protects and enhances green infrastructure and biodiversity. It supports projects that maintain ecological networks, create new habitats, and improve existing biodiversity. Loss of green infrastructure must be mitigated or compensated, and protected trees must be replaced if felled. The policy prioritizes safeguarding designated nature sites and habitats, and requires rigorous assessment and mitigation for developments impacting sensitive areas like the Arun Valley SPA and the Mens SAC.

As per the Arboricultural Officer, “the area of proposed development is screened from the A29 by a line of conifers and maples planted as part of the original landscape design for the industrial estate. The trees are a mature feature that are an effective screen to the built form and hard landscaping beyond. They are subject of a Tree Preservation Order (Ref: TPO/0564)”.

“The proposed underground utility connections have been partially installed. Where the connection is proposed to be close to the treeline/through the TPO trees, the submitted AMS makes clear that supervised hand excavations for cable laying are proposed to limit potential impacts on tree rooting”.

The Arboricultural Officer recommended conditions be implemented to secure an acceptable scheme which would limit harm caused to the TPO. As such the proposal is considered acceptable and accords with the policy above.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposal is capable of posing a detrimental effect to the neighbouring community if not controlled appropriately. As residential properties are located in close proximity it is considered that mitigation techniques will be required. As such the southern most lamppost is shown as a type ‘B’ lamppost on the plan, which is approximately 15m to 20m from the nearest residential properties. On evaluation of the associated lighting document and planning statement, the type ‘B’ lamppost is specified as an RCCO (Right Corner Cutoff Optic). RCCO is a specifically designed lamppost which is used on a corner of a plot (in this case, right corner) to eliminate light spill from being projected into areas which are protected. This is considered appropriate given the residential properties located nearby. In addition, it is thought amenity impact due to light spill would be limited given tree coverage to the south which separates the residential properties and business park along with the RCCO. Furthermore, the closest dwelling has no windows (bar skylights) to the closest elevation and as such it would not be thought light spill would be observable given the angle of such windows.

The lampposts will also be conditioned to only operate for certain hours of the day to protect the amenity further.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Other Matters:

Horsham District Council acknowledges all representations received. It is considered that along with conditioning the lighting scheme to operate only outside of British Summer Time and efforts to install lighting which is sensitive to the amenity including RCCO specified lampposts, the development would not cause an adverse harm to the surrounding amenity to a level which warrants refusal.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements

(Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed development is considered to accord with all relevant local and national planning policies.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Use Condition:** Prior to first operation of the lighting hereby approved, a Validation Report confirming that the lighting scheme as installed conforms with the approved Lighting Assessment reference 250285-LTBL-REP-001 P01 by Lightable and dated 09.03.2026 and to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21, shall be submitted to and approved in writing by the Local Planning Authority. The approved details and any further mitigation/attenuation measures required shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** All works shall be executed in full accordance with the approved Lighting Assessment reference 250285-LTBL-REP-001 P01 by Lightable and dated 09.03.2026.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** All works shall be executed in full accordance with the approved Arboricultural Impact Assessment and Method Statement reference 25_5837_12_08 Version 1.2 by Roavr Group dated 26.02.2026.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The external lighting hereby permitted shall only be operated between 06:00 - 09:00 hours and 16:00 - 20:00 hours (inclusive) on Mondays to Fridays (Greenwich

Mean Time +00:00) and shall not be operated at any time during British Summer Time (BST / GMT +01:00).

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. All such lighting shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0428

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Site and Location Plan	150/2025/1	18.03.2026
Plans	Elevations	150/2025/2	09.03.2026
Supporting Statement	Lighting Assessment by Lightable dated 19.09.2025	250285-LTBL-REP-001 P01	09.03.2026
Supporting Statement	Arboricultural Impact Assessment and Method by Roavr Group dated 26.02.2026	25_5837_12_08 REV 1.2	09.03.2026
Supporting Statement	Planning	150/2025	09.03.2026

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 13.05.2026

Authorising Officer sign/initial Tamara Dale Date: 13.05.2026