PLANNING COMMITTEE REPORT

TO:	Planning Committee
BY:	Head of Development and Building Control
DATE:	07 October 2025
DEVELOPMENT:	Replacement of existing floodlighting.
SITE:	Roffey Football Club Bartholomew Way Horsham West Sussex RH12 5JL
WARD:	Holbrook East
APPLICATION:	DC/25/0827
APPLICANT:	**Name:** Roffey FC **Address:** Roffey Football Club Bartholomew Way Horsham West Sussex RH12 5JL

REASON FOR INCLUSION ON THE AGENDA: The land is owned by Horsham District Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 This application seeks planning permission for the replacement of existing floodlighting. The new like for like LEDS units would be installed on all existing columns. The existing 16 metres columns would be re-used and stay in place.

DESCRIPTION OF THE SITE

1.3 The application site is located on the eastern side of Bartholomew Way. The site is situated to the south of the A264. The pitch is surrounded by mature landscaping and positioned to the east of the existing car park. There are residential properties along the south of the pitch.

1.4 The site falls within the built-up area of Horsham. However, the site does not fall within a conservation area nor within the setting of a listed building.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework:**

2.4 **Horsham District Planning Framework (HDPF 2015):**
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

2.5 **Horsham Blueprint Business Neighbourhood Plan 2019-2036**
Policy HB4 – Design of development
Policy HB14 – Community and cultural facilities

2.6 **Horsham District Local Plan (2023-40) (Regulation 19):**
Strategic Policy 1: Sustainable Development
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 16: protected Landscapes
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 28: Community Facilities, Leisure and Recreation

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/22/1474	Erection of canopy for standing spectators.	Application Permitted on 23.02.2023
DC/24/0120	Erection of observation tower (retrospective)	Application Permitted on 02.04.2024

3. OUTCOME OF CONSULTATIONS

3.1 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.

INTERNAL CONSULTATIONS

3.2 **HDC Property:** Comment
No issues with Roffey FC upgrading the lighting on site, provided they ensure precautions are made to reduce nuisance to neighbours.

3.3 **HDC Environmental Health:** No Objection

PUBLIC CONSULTATIONS

3.4 Representations:

1 no. letters of Objection has been received during neighbour consultation objecting to the application on the following grounds:

- Light from floodlights shine directly into sitting room, Environmental Health assessed the issue and adjustment to floodlights were made.
- Still experience problems from another light worse during winter when trees shed their leaves.
- Spoils enjoyment of property.

3.5 **North Horsham Parish Council**: No Objection

However, want to be assured there won't be light leakage onto neighbouring properties.

3.6 Member Comments:

None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development:

6.1 Policy 43 of the Horsham District Planning Framework (HDPF) (2015) seeks to ensure that the provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.

6.2 Policy HB14 of the Horsham Blueprint Business Neighbourhood Plan aims to maintain that proposals for new/improved community facilities – for example an art gallery will be encouraged subject to the following criteria:

i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and
ii. the proposal would not have significant adverse impacts upon the local road network; and
iii. sufficient associated storage space and adequate parking space is provided.

6.3 The proposal seeks to replace the existing floodlighting. The proposal would be within the context of an existing sports pitch facility and would contribute to the improvement of the existing community facility. It is considered that the proposal would accord with Policy 43 of the HDPF and Policy HB14 of the Horsham Blueprint Business Neighbourhood Plan. The proposed development is therefore considered to be acceptable in principle, subject to all other material considerations.

Design and Appearance:

6.4 Policies 32 and 33 of the HDPF seek 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.

6.5 Policy HB4 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment.

6.6 The proposal would involve the replacement of existing floodlighting with new LED units on the existing columns. The existing 16 metres columns would be reused and stay in current position. The lighting fixture would remain similar in appearance to the existing, albeit that the temperature of the lighting would change.

6.7 Given the established lighting fixtures, it is considered that the proposal would not have a detrimental impact on the visual amenities of the surrounding area above nor beyond the current situation and the proposal is considered acceptable in this regard.

Residential Amenity:

6.8 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.

6.9 Following consultation with the Council's Environmental Health it is viewed that changing the colour temperature of the lighting to 4000k would improve upon the current lighting.

6.10 It is noted that the contours provided with the application do show light spill to the gardens on Shottermill. However, front and rear visors to the lighting fitting could be installed to reduce this spillage and subsequent impact. It is considered that a condition could be secured requiring the submission of full details on this aspect.

6.11 The proposal would replace existing floodlights already present on site, where it is considered that the development would result in no greater unacceptable harm to the living conditions of nearby occupiers.

Water Neutrality:

6.12 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 application 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

6.13 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.

6.14 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 and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

6.15 The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

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

Conclusions and Planning Balance:

6.16 The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

7. RECOMMENDATIONS

7.1 To approve the application subject to the following conditions:

Conditions:

1 **Approved Plans**

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-Commencement Condition**: No development shall commence until a scheme of lighting design, including a schedule of luminaires to be used, must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obtrusive light. The scheme must be

designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21and shall include full details of the mitigation measures provided to limit light spill. The colour temperature of the lighting shall not exceed 4000K.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area and to safeguard the amenities of local residents in accordance with Policies Policy 31, 32 and 33 of the Horsham District Planning Framework (2015) and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

4 **Pre-Operation Condition**: Prior to first operation of the lighting hereby permitted, the applicant shall appoint a suitably qualified member of the Institute of Lighting Professionals (ILP) to validate that the lighting has been installed in accordance with the approved lighting scheme and that the lighting installation conforms to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21. The validation report shall be submitted to and approved by the local planning authority and the approved details and mitigation measures shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area and to safeguard the amenities of local residents in accordance with Policies Policy 31, 32 and 33 of the Horsham District Planning Framework (2015) and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

5 **Regulatory Condition**: The lighting fixtures hereby permitted shall strictly accord with those indicated on the application form, approved plans, and supporting application documents.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The floodlighting hereby approved shall only be used between the hours of 15:30 - 18:30 on Saturdays and 18:30 - 22:00 on a maximum of two weeknights per week including an additional 30 minutes in the event of extra time being played during games.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Biodiversity Net Gain Condition \b0
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain"}}{\fldrslt{\ul\cf2https://www.gov.uk/guidance/biodiversity-net-gain

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Background Papers: DC/25/0827