APPLETON TOWN PLANNING

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

18 July 2025

Dear Sir/Madam

Bridge Farm, Coolham Road, Coolham

Planning permission was granted in 2019 for the '*redevelopment of existing haulage yard to include replacement of existing building for storage and office purposes, resurfacing and expansion of yard area for the parking of distribution vehicles and alterations to the existing access*' under reference DC/19/1271. It was subject to a planning condition that stated:

10. *No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.*

Following the completion of the building, and in around August 2021, lights were installed on the building to ensure safety for the parking of staff vehicles, the movement of goods between distribution vehicles and the movement of goods in/out of the warehouse. In the winter months it is clearly dark within the current approved operating hours of 0700 and 1830.

An application was submitted in 2024 to regularise this existing lighting (DC/24/1147). In a report to Planning Committee the planning officer stated the lighting would not result in unacceptable harm to the local area subject to controls over light spillage and hours of use. Approval was therefore recommended with conditions proposed to limit the operation of the lighting to working hours, the number of lumens of each light and the angle of the fixtures. At the Committee meeting the application was approved but the proposed condition relating to lumens and angling of lights was amended to the following:

3. *Within three months of the date of this permission, a lighting scheme, including a schedule of luminaires installed, must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance (ILP) notes for the reduction of obtrusive light. The scheme must be designed by a suitably qualified person in accordance*

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with the recommendations for environmental zone E1 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21". The applicant shall appoint a suitably qualified member of the ILP to validate that the lighting scheme conforms to the recommendations. The approved details and attenuation measures shall be permanently retained and maintained in working order for the duration of the use and their operation, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Following the approval, a lighting engineer was appointed to prepare the lighting scheme, but it became apparent that the installed lights could not meet the terms of the condition. Furthermore, the engineer identified that an additional light would be required to ensure the safe operation of the site for staff and vehicles. The installation of an additional light, meaning 11 in total, would conflict with Condition 2 of DC/24/1147 and the description of development. A discharge of condition application could not therefore be made, or a minor material amendment application and has therefore necessitated the submission of this new planning application.

This application proposes 11 no. new lights on the building which will replace the existing 10 no. lights. They will be in the same position as the existing lights with one additional light on the south-west corner of the building. The details of the proposed lighting are contained in the Design Report prepared by Alan Tulla, a Fellow of the Institution of Lighting Professionals. The report demonstrates that the lights will emit no upward lighting, are International Dark Sky Association accredited and overall will have less impact on the rural area than the existing scheme.

Given that planning permission was granted for the lights under application DC/24/1147, the LPA has accepted the need for lighting on the site during operating hours subject to the lights complying with zone E1 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21. The lighting scheme now proposed will accord with this requirement and therefore it is requested that planning permission is granted for the lighting as now proposed.

Yours faithfully

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