Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1082
St Andrews Parish Church, Vicarage Lane, Steyning, West Sussex, BN44 3YQ

DESCRIPTION:
Erection of a single Victorian style lamp post.

RELEVANT PLANNING HISTORY:

DC/21/2149	Installation of four lamp posts along the church footpath and two lanterns fixed to the church building - one above the south porch doors and one on the southeast corner of the south aisle and four flood lights to illuminate stained glass windows.	Application Permitted on 02.02.2022
DC/21/2150	Erection of 1x non-illuminated free-standing sign.	Application Permitted on 11.11.2021

DESCRIPTION OF THE SITE
The application site is the churchyard of the Grade I Listed Church of St. Andrew and St. Cuthman, which lies to the northern side of Vicarage Lane within the Steyning Conservation Area. The southern side of Vicarage Lane features the local library and a public car park. The wider area includes residential properties

DESCRIPTION OF THE APPLICATION
This application seeks planning permission for the installation of an additional (5th) single Victorian style lamp post alongside the cross ways of the church footpath within the churchyard. The design is based on a Victorian design matching the four lamp posts previously approved under DC/21/2149 and installed by The English Lamp Post Company. The lamppost will stand approximately 3.25m in height matching the height and colour of the existing lampposts, and to contain a matching 6w filament LED lamp to provide soft ambient lighting to the path.

Electricity supplies are existing running along the south footpath to the lychgate that serves the existing floodlight post and the previously approved lamppost No 3. The cable route will run in the ground in the grass immediately next to the footpath to minimise disturbance to any burials and graves.

The purpose of the lamp post is to provide night-time illumination of the church footpath in the central part of the churchyard to make the use of the footpaths safer both in terms of health and safety and personal security when using the paths after dark.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:
HDC Conservation: No Objection.

Historic England: No Comment.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Council:
No Objection

Representations:
None received

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

Design, Appearance and Heritage:

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) indicate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, materials, orientation and character. Furthermore, where applicable, development must take account of relevant design statements and use high standards of building materials.

Policy 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets, development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

The proposed lamp post is of a 'Victorian' style which would match those previously permitted under DC/21/2149, which are considered appropriate to the setting of the Grade I listed building. It is considered that the extent of lighting being proposed is not excessive in relation to the site or listed building and would not appear intrusive in the wider setting. The proposal would not result in the loss of any historic fabric and would have no adverse impacts on the significance or historic interest of the listed building. The visual impact of the proposal is therefore considered to accord with the above policies.

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.

It is considered that the siting and scale of the proposed lamppost and the retained separation from adjoining properties and land would be sufficient to prevent any unacceptable harm to neighbouring amenity. The impact of the proposal on neighbouring amenity is therefore considered acceptable. It is noted that no neighbouring representations have been received.

Public Rights of Way:

The nature and extent of the proposed lamp post would not impact upon, or propose any alteration, to the Public Rights of Way and there are no concerns in this regard.

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 dwelling 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):

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).

The new lamppost requires a concrete base measuring 0.6m x 0.6m x 0.8m in depth, ie. less than 1m square less than the 25sq m where BNG applies. A new below ground power supply connecting from an existing flood lighting post on the west side of the churchyard to serve the new lamppost and the lantern arch at the northwest gateway into the churchyard (approved under planning consent ref

DC/24/1591 as part of works to the adjoining Gatewick House). The power cable is being laid immediately adjacent to the existing footpath to minimise archaeological disturbance rather than the landscaping between tombstones and ledger tombs and where the grass is regularly managed and cut to avoid it obscuring the footpath and regularly disturbed. 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:

The proposed development would comply with relevant local and national planning policies and is therefore recommended for approval.

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 **Regulatory Condition**: The materials and finishes to be used in the development hereby permitted shall strictly accord with the submitted plans and application form.

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

4 **Regulatory Condition**: The proposed light shall not exceed a 6w filament LED lamp to match existing lamp posts and shall be of a non-intermittent type

Reason: In the interests of visual amenity 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/25/1082
(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 plan		500	01.07.2025
Block plan		501	01.07.2025
Plans	Churchyard plan showing location of existing lampposts, lanterns &	510	01.07.2025

	floodlights		
Plans	Churchyard plan with proposed new lamppost a location No 5.	511	01.07.2025
Section plan	Existing & proposed section views church footpath with lamppost at location No 5	515	01.07.2025
Supporting Docs	Cover Letter	250701/HDC/C127.13/SD	01.07.2025
Design & Access Statement	And Heritage	C127.13	01.07.2025
Supporting Docs	Application Form	NONE	01.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.08.2025

Authorising Officer sign/initial Guy Everest Date: 26.08.2025