Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1200
Bridge Farm , Coolham Road, Coolham, West Sussex, RH13 8GP

DESCRIPTION:
Installation of lights on existing building.

RELEVANT PLANNING HISTORY:

DC/19/1271	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	Application Permitted on 19.08.2019
DC/22/1986	Erection of new building over HGV parking area	Application Permitted on 28.07.2023
DC/24/0859	Variation of Conditions 7 and 8 of planning approval DC/19/1271 (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) to allow day drivers to arrive on site from 6am and for 3 no. HGVs to return to site from 5am.	Application Refused on 04.10.2024
DC/24/0860	Variation of Conditions 5 and 6 of planning DC/22/1986 (Erection of new building over HGV parking area) to allow day drivers to arrive on site from 6am and for 3 no. HGVs to return to site from 5am.	Application Refused on 04.10.2024
DC/24/1125	Change of use of land to storage of scaffolding equipment (Retrospective)	Application Permitted on 13.11.2024
DC/24/1147	Installation of 10No. lights on existing building (Retrospective)	Application Permitted on 07.04.2025
DC/24/1645	Variation of Conditions 7 and 8 of previously approved application DC/19/1271 (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) Relating to access on site and operating hours.	Allowed on Appeal 08.09.2025
DC/24/1661	Variation of conditions 5 and 6 of previously approved application reference DC/22/1986 (Erection of new building over HGV parking area) to allow for the day drivers to arrive on site from 6am and for 3 no. HGVs to return to site from 5am.	Allowed on Appeal 08.09.2025

DESCRIPTION OF THE SITE

The application site is positioned to the west of Coolham Road, outside of any designated built-up area boundary. The existing entrance lies at the northern end of the site. The site comprises an existing haulage yard which belongs to Prestige Packaging Solutions Ltd. and has been used as a distribution depot since 2019. There is access through the site into land to the west which has been used for storage of builder's material. The land to the west of main yard on which the scaffolding use takes place is mostly surrounded by trees and vegetation and the southern boundary is bound by the river Adur.

The building onto which the 11 lights have been installed is located broadly centrally within the site. The nearest dwelling is Bridge Farm located at the site entrance, immediately rear of the application building. A further dwelling, Rowan House, is located 50m northeast of the building (measured wall-to-wall).

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 10 - Rural Economic Development
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 37 - Sustainable Construction

Shipley Parish Neighbourhood Plan (2019-2031)
Policy Ship HD3: High Quality Design
Policy Ship CO2 – Employment

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 1: Sustainable Development
Policy 13: The Natural Environment and Landscape Character
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

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 Environmental Health: Comment: -

The Exterior lighting design report prepared by Alan Tulla Lighting for Bridge Farm Barn, Coolham has detailed appropriate specifications and recommendations to prevent adverse impacts from the proposed lighting installation. It should be noted that report recommends that the floodlights installed to the western and southern elevations are dimmed to 10 lux output when not in use. The period of use is not defined in the report but the ILP guidance on the Reduction of obtrusive light gives a curfew period of 21:00 until 07:00 in sensitive locations. Conditions are recommended.

Representations:
1 representation has been received, stating that they understand the scheme to be an improvement on the existing lighting scheme (that is to be replaced). Request that lighting is turned off at night outside of operating hours where it is safe and practical to do so.

Parish Comments:
Comment. The applicant's lighting report is inaccurate as it states all existing lights are downlights. The specification of the lighting towards the end of the report shows arc-style lighting as well, which would be forward-facing on the south and east elevations, defeating the dark skies objective. Would like to see all lights as downlights (not arc lighting).

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
The application site is located to the west of Coolham Road outside any built-up area boundary and is therefore located within the countryside in policy terms. The host building was granted planning permission under application DC/19/1271, which sought permission 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'.*

Planning permission was granted in April 2025 for the retention of 10 lights on the building, ref: DC/24/1147. This permission was subject to the following conditions: -

2 ***Regulatory Condition****: No more than 10 external lights hereby permitted shall be installed other than with the permission of the Local Planning Authority by way of formal application.*

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 ***Regulatory Condition:*** *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 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.*

Reason: To reduce light spillage, in the interests of amenities of the locality, to protect the rural countryside character, unwanted biodiversity harm and in accordance with policy 26, 31, 32 and 33 of the Horsham district planning framework.

4 ***Regulatory Condition****: The lights will not be used outside of the following hours before 07:00 and after 18:30 hours Mondays to Saturdays and at no point Sundays and public holidays.*

Reason: To reduce light spillage, in the interests of amenities of the locality, to protect the rural countryside character, unwanted biodiversity harm and in accordance with policy 26, 31, 32 and 33 of the Horsham district planning framework.

It is understood that in the process of preparing the scheme required by condition 3 it emerged that an additional light was required (to ensure acceptable lux and uniformity). This additional light would go beyond the description of the approved development and the requirements of condition 2. The current application has therefore been submitted for a lighting scheme which entails 11 lights on the building.

As with the preceding planning permission, the lights are viewed in the context of the application site and the lawful use as a haulage yard. The lights are not considered to have an adverse impact on the character or appearance of the building's elevations.

The proposal would include eight 60W units which emit no upward light and three 13W "wall-pack" type units. The submission includes details of specification of the lighting and the associated light spill, which is stated as being '*recommendation by the Bat Conservation Trust*'. It is considered that the submitted information is sufficient to demonstrate that no adverse visual or amenity impacts will arise from the proposed lighting. Similarly, the recommended conditions would ensure no adverse impacts on protected species (or their habitat).

It is not considered, given the specification submitted as part of this application, to require the lights be turned off between certain hours (as was the case as part of the preceding permission). A condition is instead recommended to require the lights be dimmed such that the resulting illumination would not be harmful. The Council's Environmental Health Team has raised no objection to the submitted scheme.

The impacts of the proposal are therefore considered acceptable and in accordance with relevant local and national planning policies, approval is recommended.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition:** No more than 11 external lights shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition:** The lighting hereby permitted shall be installed in accordance with the recommendations and specifications detailed in the Design Report (Exterior lighting design at Bridge Farm Barn, Coolham) prepared by Alan Tulla Lighting dated 28 May 2025. The lighting shall be maintained as such thereafter.

Reason: In the interests of amenities of the locality and in accordance with policies 26, 31, 32 and 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The lighting hereby permitted shall not exceed an output of 10 lux between the hours of 21:00 and 07:00.

Reason: In the interests of amenities of the locality and in accordance with policies 26, 31, 32 and 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/25/1200

(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 & Block plan		2.01 REV A	22.07.2025
Supporting Statement	Cover letter	NONE	22.07.2025
Supporting Statement	Design Report	NONE	22.07.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 03.12.2025