



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0152

Land at Cobwood, Burnthouse Lane, Cowfold, West Sussex

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 to approved application DC/23/2172.

RELEVANT PLANNING HISTORY:

EIA/23/0005	EIA Screening - Solar Farm	EIA Advice Given on 21.09.2023
DC/23/2172	Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.	Application Permitted on 24.05.2024

PLANNING ASSESSMENT

Planning Application DC/23/2172 was granted consent on 21/05/2024. This permission was for the following:

Construction and operation of a solar photovoltaic farm and associated infrastructure including transformers, inverters, DNO Substation, customer switchgear, security cameras, fencing, access tracks and landscaping.

Consent is sought to discharge the details reserved by condition 13.

Condition 13:

Pre-Commencement (Ground Level) Condition: Notwithstanding the revised layout details shown on layout plan [LCS049 PLE-02 Rev 17], prior to the commencement of development within each parcel/zone as shown on Development Zone Plan DZ-2 Rev 11, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i. Detailed site plan showing final positions of panels and perimeter fencing to each parcel/zone, locations of DNO substations, inverters and customer switch gear units.*
- ii. Elevational details showing the heights of the panels in parcels/zones 7, 10 and 11 shall include reference to associated datum points of public highways.*
- iii. details of the anti-glare tint and its durability and maintenance for the lifetime of the development.*

The works shall be implemented and maintained in accordance with the approved details.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The following plans have been provided:

- 1) Deer Fence Plan - 2.4m high stock proof fence with mammal gates ever 50m, posts at 3.5m centres
- 2) CCTV Post - 2.5m in height
- 3) DNO Substation - 8m x 6m (roof overhang), with a height of 4.1m max

- 4) Solar Panel Elevation - *Typical details showing max height (top) of panels at 3m and min lowest height of 0.6m above ground level. Panel row' around 4.2m wide, mounted at an angle of 27degrees*
- 5) Gateway plan - *5m wide double gates, 2m high and mesh wire fence*
- 6) Customer Substation - *10m x 4m (with roof overhang), with a height of 3m*
- 7) Track Cross Section - *4m min width stated*
- 8) Inverter - *12.2m x 2.5m, with a height of 2.5m*
- 9) External Site Layout Plan - *Parcel layout, customer switch gear locations, DNO substations, cameras, gates, tracks within the site, separation to Listed Buildings and neighbours*
- 10) Public Highway datum points - *Details show the A272 road corridor being around 0.3m - 0.5m below the field level in DZ7, around 1m - 1.5m above the field level in DZ10, and around 0.5 - 0.7m above the field level in DZ11.*

The submitted details have been reviewed by the Council's **Landscape Consultant**, concluding that the details are satisfactory in terms of landscape implications.

The details have also been reviewed by the **WSCC PRow** team who have no comments to make, finding that the footpaths lie outside of the site's perimeter fences. This means that the PRow would not be affected or blocked by the development.

Officers note that assessments on the setting of the footpaths (in terms of landscaping and planting) will be assessed under condition 17 when those details are submitted.

The Council's **Heritage Officer** has also been asked to review the details and retains concern over the proximity to Clock House and the number of cameras along this boundary, but would assume these are required for security. Officers note that the proximity to the Clock House remains as per the approved plans (around 20m to the boundary), and that the CCTV poles would be set at around 50m intervals along this boundary. Officers also note that the CCTV poles would have an overall height of around 2.5m with the deer proof (mesh) fence being 2.4m in height). In conclusion, the fencing and CCTV poles, while having a linear and urbanising character, would, in combination, not appear unduly visually obvious within the wider context of the solar farm, with the proposals not introducing additional features in this location.

Officers note the plans shows accordance with the consented layout plan, and provides the expected separation from the A272 road corridor, as well as from the residential properties around the site.

The cover letter refers to the use of the anti-glare coating and durable properties to be used on the panels within the TrinaSolar 'Declaration for reflection rate of Trina solar modules' sheet (DL-202104-011). These are understood to be industry standard to have anti-reflective coating (ARC) applied to solar panels at the point of manufacture, and which lasts the lifetime of the panels and does not require re-applying. The technical specs show only about a 5%-6% reflection of sunlight occurs in instances of perpendicular light hitting the panels

The requirements of all parts of the condition have been satisfied.

Letters of representation are also noted from 10 neighbouring address points (including the CPRE Sussex), raising the following concerns:

- no PRow and Listed Buildings shown on plans
- Hedgerows not identified on plan
- Mature Tree T6 and use of underground directional cabling will require an additional Arboricultural Impact Assessment and Method Statement which has not been provided

- Grassland Buffer to Clock House not shown
- Sectional drawings do not provide datum points from public highways
- no details of durability and maintenance of the solar panels have not been provided
- colour choice for the DNO substations should ideally be grey, brown, black to blend better with a winter landscape when the features would be in view the most, and housed in appropriate agricultural-style buildings, such as lapped timber or brick to assimilate better with the rural surroundings
- Intrusive . brutalist customer substations, plant and switchgear building
- 'blanketing' effect and physical barrier over the solid - eliminated ability for birds of prey to hunt
- reflection of polarised light and impact on birds who confuse this with bodies of water
- container locations should be turned by 90degrees to have small ends facing neighbours (3m), not the long sides (12m)
- temporary blindness caused by glint and glare to drivers
- no mention of hedges to hide fences
- impact on local residents side-stepped
- no access retained to shared Klargester (Coachmans)
- height of CCTV and is lighting needed for cameras to work - too high and what guarantee that they are static and facing the solar farm, not residential properties
- no scale on drawings and grey square on plan does not reflect the true size of the DNO substation really 8m x 5.4m 4.1m high
- naming convention of the submitted plans - lack of 'wildlife corridors'
- 5 x ancient hedgerows blocked off so larger moving animals will not be able to move across site
- mammal gateways only for small rabbits and hedgehogs
- proximity of equipment too close to Clock House and Westlands Farm Cottages - closer than agreed previously
- no mention of lighting hours , location or intensity - important to Dark Skies area
- please confirm max width of access track - only states min width of 3.3m
- number of other pre-commencement conditions need details prior to development
- no reference to acoustic 'sound deadening'
- need details of what will happen to panels once they reach the end of their working life - not landfill
- no details of 'inverters' only switchgear or 'sound barriers' which are required by law

Officers note that a number of conditions remain outstanding and will secure further details, eg:

Cond 4 - CEMP for Biodiversity

Cond 5 - Site set-up / CEMP

Cond 6 - Habitat Management and Monitoring Plan

Cond 8 - drainage and flow control details

Cond 11 - details of cabling through identified trees and hedgerows (*submitted under DISC/26/0205 – pending consideration*)

Cond 12 - materials, finishes and colours of the DNO, Switchgear and inverters

Cond 16 - Biodiversity Enhancement Layout

Cond 17 - Landscape details

Cond 19 - post-installation noise assessment

Cond 26, 27, 28 - Great Crested Newt license and works

Recommendation: Application Permitted

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: DISC/26/0152

(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
Supporting Statement	Covering Letter	16365a	13.05.2026
Supporting Docs	Public Highway Datunm Points	DZ 7	13.05.2026
Site plan	External Site Layout Plan	PLE-02 REV 17	13.05.2026
Plans	Access Track Cross Section	SD-06.2 REV 02	13.05.2026
Elevation plan	Inverter Elevations and Dimensions Plans	SD-08 REV 02	13.05.2026
Plans	Track Cross Section Standard Detail	SD-09.1 REV 01	13.05.2026
Plans	DNO Substation Plan	SD-14 REV 01	13.05.2026
Plans	Customer Substation Floor Plan	SD-15 REV 01	13.05.2026
Plans	Gateway Plan	SD-32 REV 04	13.05.2026
Plans	Solar Panel Elevation	SD-39.4 REV 01	13.05.2026
Plans	Customer Substation Elevations and Dimensions Plan	SD-44 REV 01	13.05.2026
Plans	DNO Substation Elevations and Dimensions Plan	SD-01 REV 02	13.05.2026
Plans	CCTV Post	SD-03 REV 01	13.05.2026
Plans	Deer Fence Plan	SD-07 REV 01	13.05.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 13.07.2026

Authorising Officer sign/initial J Hawkes Date: 13.07.2026