

Heritage Statement: Installation of Solar Panels at Picts Barn

1. Introduction and Proposal

This Heritage Statement has been prepared on behalf of the applicant for the proposed installation of solar photovoltaic (PV) panels at Picts Barn, Picts Lane, Cowfold, RH13 8AN.

The statement is submitted to Horsham District Council (HDC) as part of a planning application and aims to assess the potential impact of the proposed development on the significance of the heritage asset and its setting.

The proposal involves the installation of solar PV panels on a roof of the barn structure, to provide sustainable energy generation for the property.

2. Heritage Asset Details

2.1 Location and Description

National Grid Reference: TQ 22040 23833

Grade: II List Entry Number: 1026821 Date first listed: 05-Aug-1992

Listing Description: Barn. Late C16. Timber-framed, clad in weatherboarding on sandstone base. Hipped tiled roof. 3 bay barn with gunstock-jowled upright posts, midrail and curved tension braces. Angled queen struts, through purlins and rafters without ridgepiece.

2.2 Planning Context

The property is located within the administrative boundary of Horsham District Council. The relevant local planning policies concerning heritage assets are contained within the Horsham District Local Plan. Of particular relevance are policies relating to the conservation and enhancement of the historic environment.

3. Assessment of Proposed Works

3.1 Description of Proposed Works

The proposed works involve the installation of 15 solar PV panels. The panels will be placed on the roof slope of the barn that is:

- **Orientation:** South-East facing.
- **Method:** The panels will be mounted flush to the roof surface to minimise visual intrusion.

Further technical specifications, including the number, size, and layout of the panels, are detailed in the accompanying plans and documents.

3.2 Assessment of Impact on Significance

The barn is primarily of local historic significance due to its traditional agricultural function and its contribution to the rural landscape. The proposed installation will introduce a modern element to the roofscape.

3.2.1 Impact on Picts Barn

The location on the main roof slope will be an alteration to the external appearance of the structure. However, given that:

- The panels are mounted flush.
- The chosen roof slope is strategically selected for minimal visual impact.

The harm to the significance of the barn is considered to be **less than substantial**. The overall form and massing of the barn will be preserved.

3.2.2 Impact on the Setting of the Listed Building

The setting of the adjacent Listed Building is sensitive. The key views to consider are from:

- Public views from Picts Lane.
- Views from the Listed Building itself.

By placing the solar panels on the South-East facing slope, visibility from the Listed Building and main public access routes is significantly reduced, preserving the traditional visual relationship between the Listed Building and its historic curtilage.

It is determined that the impact on the setting and the ability to appreciate the significance of the Listed Building will be **negligible or, at worst, minimal/low level of less than substantial harm**, due to the careful siting and design.

4. Public Benefits

The proposed development will provide clear public benefits that weigh in favour of the proposal, as required by the National Planning Policy Framework (NPPF) and HDC's planning policies:

Benefit Type	Description
Environmental	Reduction in carbon emissions and use of sustainable energy.
Sustainability	Promotion of energy efficiency and climate change mitigation.
Economic	Reduction in energy costs for the property, supporting the economic viability of the site.

5. Conclusion

This assessment concludes that the proposed installation of solar PV panels at Picts Barn will result in **less than substantial harm** to the significance of the heritage asset and its setting, with the most likely impact being minimal.

The identified public benefits of sustainable energy generation are considered to **outweigh** the level of harm, consistent with the requirements of the NPPF. The proposal is therefore considered acceptable and permission is respectfully sought from Horsham District Council.

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Date: 18/11/2025