Horsham District Council

Reverend David Ingall
Needs Farmhouse
Steyning Road
Partridge Green
West Sussex
RH13 8ED

Application Number: DC/24/1566

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

**Installation of a 22.95kW solar system, comprising 54 ground mounted PhotoVoltaic Panels (in 3 rows), 2 batteries and an inverter.**

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as shown on Plan and Application Number DC/24/1566 submitted to the Council on 06/01/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The solar panels, by reason of their siting, would represent an incongruous feature within the setting of the Grade II listed war memorial and the Grade II Listed Building Needs Farmhouse. The proposal would be unduly prominent that would interfere with views of the listed house from Need's Hill and would appear as a conspicuous backdrop to the listed war memorial when viewed on foot along Steyning Road. The solar panels would have a harmful impact on the special interest of the listed building(s) and would fail to preserve, reflect or enhance their special character and distinctiveness. The are no public benefits which would outweigh the identified harm. The proposal is therefore contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015) and the National Planning Policy Framework.

**Schedule of plans/documents:**

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | BNG and Ecology Plan and Statement | NONE | 06.01.2025 |
| Supporting Statement | Planning | NONE | 06.01.2025 |
| Supporting Docs | BNG Metric | NONE | 06.01.2025 |
| Location plan | | NONE | 06.01.2025 |
| Block plan | | NONE | 08.10.2024 |
| Elevation plan | Front and Back | NONE | 08.10.2024 |
| Elevation plan | Side | NONE | 08.10.2024 |
| Supporting Statement | Planning | NONE | 08.10.2024 |

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| Supporting Docs | Data sheets | NONE | 08.10.2024 |
| Supporting Statement | BNG Ecology and Plan | NONE | 08.10.2024 |
| Supporting Statement | BNG Baseline Report | NONE | 08.10.2024 |

**Note To Applicant:**
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.

Emma Parkes
Head of Development and Building Control

Date: 03/03/2025

**ADDITIONAL INFORMATION**

**Right of Appeals**
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.