

6th January 2026

Ms Nicola Pettifer
Planning and Development
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Ms Pettifer,

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR THE 'REMOVAL OR VARIATION OF A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION' (HDC REFERENCE: DC/22/0100) FOR "INSTALLATION OF A SOLAR FARM WITH ASSOCIATED INFRASTRUCTURE" ON LAND NORTH OF HUDDLESTONE FARM, HORSHAM ROAD, STEYNING, BN44 3AD.

Enso Energy is instructed by Enso Green Holdings Y Limited ("the Applicant") to submit a planning application under the terms of Section 73 of the Town and Country Planning Act 1990 (as amended), seeking to amend approved plans and details controlled by Condition related to the installation of a solar farm with associated infrastructure ("the Site") to Horsham District Council ("the Local Planning Authority").

Application Background

Planning Permission for a solar farm with associated infrastructure was granted in October 2022 by the Local Planning Authority (ref: DC/22/0100). Condition 1 of the Decision Notice sets out the 'Schedule of Plans / Documents' that the development should be carried out in accordance with. The Current wording of Condition 1 states:

- 1. Plans Condition: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.*

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
<i>Details Plan</i>	<i>Proposed Site Access Arrangement (Construction Traffic Management Plan)</i>	<i>Proposed Site Access Arrangement 2105-069 - SK01 Rev A</i>	<i>14.02.2022</i>
<i>Supporting Statement</i>	<i>Construction Traffic Management Plan</i>	<i>P-01 CTMP Jan 2022</i>	<i>14.02.2022</i>
<i>Section Plan</i>	<i>Site sections</i>	<i>BY-01-P15</i>	<i>16.06.2022</i>
<i>Site Plan</i>	<i>Proposed</i>	<i>AV2.0 REV 05A</i>	<i>07.07.2022</i>
<i>Location Plan</i>		<i>SP-01 REV 02</i>	<i>21.01.2022</i>
<i>Elevation & Floor Plan</i>	<i>Auxiliary transformer</i>	<i>AV10.0</i>	<i>21.01.2022</i>

Elevation Plan	CCTV	AV11.0	21.01.2022
Elevation & Floor Plan	Control room	AV9.0	21.01.2022
Elevation Plan	Fence and Gate	AV8.0	21.01.2022
Plans	Internal Road Access	AV5.0	21.01.2022
Elevation & Floor Plan	Inverter Transformer	AV4.0	21.01.2022
Elevation Plan	PV elevations	AV3.0	21.01.2022
Elevation Plan	Storage Container	AV13.0	21.01.2022
Elevation Plan	Substation	AV8.0 REV 01	21.01.2022
Plans	Weather Station	AV7.0 REV 01	21.01.2022
Supporting Statement	Landscape and Ecology Enhancement Plan	BY-01-P16	07.07.2022

Reason: For the avoidance of doubt and in the interest of proper planning

Provisions were made in application DC/22/0100 for two access routes into the solar farm. The approved Construction Traffic Management Plan ('CTMP') 'P-01 CTMP Jan 2022' set out details of the two access routes; one route to the development via Huddleston Farm to the south, and a separate access route serving the development from the B2135 Horsham Road adjacent to Nutwood House to the west (the 'Horsham Road access'). The CTMP provided an assessment of the Horsham Road access for use by construction vehicles, including Swept Path Analysis of Heavy Goods Vehicles. WSCC Highways were consulted as had no objection to the development.

Application Proposals

This application seeks to enable the use of the Horsham Road access for all vehicular movements associated with the development across the construction, operation and maintenance, and decommissioning phases of the development. This is achieved by amending the requirements of the CTMP detailed in the Conditions of the permission.

Condition 1 (the 'Plans Condition') is to be amended. There are no changes to the physical works required or permitted, only in the use of the access approved for all construction and all operational vehicles associated with the development.

Accordingly, the revised wording to Condition 1 would read:

1. *Plans Condition: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.*

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
<i>Details Plan</i>	<i>Proposed Site Access Arrangement (Construction Traffic Management Plan P-01 CTMPv1 December 2025)</i>	<i>Proposed Site Access Arrangement 2105-069 - SK01 Rev A</i>	<i>06.01.2026</i>
<i>Supporting Statement</i>	<i>Construction Traffic Management Plan</i>	<i>P-01 CTMPv1 Dec 2025</i>	<i>06.01.2026</i>
<i>Section Plan</i>	<i>Site sections</i>	<i>BY-01-P15</i>	<i>16.06.2022</i>
<i>Site Plan</i>	<i>Proposed</i>	<i>AV2.0 REV 06A</i>	<i>06.01.2026</i>
<i>Location Plan</i>		<i>SP-01 REV 02</i>	<i>21.01.2022</i>
<i>Elevation & Floor Plan</i>	<i>Auxiliary transformer</i>	<i>AV10.0</i>	<i>21.01.2022</i>
<i>Elevation Plan</i>	<i>CCTV</i>	<i>AV11.0</i>	<i>21.01.2022</i>
<i>Elevation & Floor Plan</i>	<i>Control room</i>	<i>AV9.0</i>	<i>21.01.2022</i>
<i>Elevation Plan</i>	<i>Fence and Gate</i>	<i>AV8.0</i>	<i>21.01.2022</i>

Plans	Internal Road Access	AV5.0	21.01.2022
Elevation & Floor Plan	Inverter Transformer	AV4.0	21.01.2022
Elevation Plan	PV elevations	AV3.0	21.01.2022
Elevation Plan	Storage Container	AV13.0	21.01.2022
Elevation Plan	Substation	AV8.0 REV 01	21.01.2022
Plans	Weather Station	AV7.0 REV 01	21.01.2022
Supporting Statement	Landscape and Ecology Enhancement Plan	BY-01-P16	07.07.2022

Reason: for the avoidance of doubt and in the interest of proper planning

Planning Policy context and justification

National and Local Planning Policy remain supportive of the proposals. The Development Plan relevant to the determination of the application is the Horsham District Planning Framework (adopted November 2015).

Having regard to the policies contained within the Planning Framework there is clear support for renewable and low/zero carbon energy projects subject to material planning considerations. The most relevant policies within the Planning Framework are Policy 35 'Climate Change' and Policy 40 'Sustainable Transport'. The amends to the approved CTMP in Condition 1 continue to comply with the development plan and national planning policies.

The changes to the previously approved CTMP, do not give rise to "severe" impacts nor would they result in "unacceptable impact on highway safety" (National Planning Policy Framework, 2024, paragraph 116).

Contact was made with WSCC Highways on an informal basis regarding the proposed amendment to the wording of the CTMP. In addition, and for completeness, the reference to the "Temporary Construction Road" in the Key of the approved site layout plan (Ref: AV2.0 Rev05A) has been changed to "Access Road" (see Proposed Site Plan Ref: AV2.0 Rev06A) submitted with this application.

Supporting Documentation

The planning application has been prepared and submitted in line with the Local Planning Authority validation checklist and is supported by the documentation set out below:

Documents and Drawings	Author	Date
Covering Letter, Application Forms (PP-14495812), Certificates and CIL Form	Enso Energy	6 th January 2026
Decision Notice (ref: DC/22/0100)	Horsham District Council	19 th October 2022
Construction Traffic Management Plan (P-01 CTMPv1 December 2025)	Transport Planning Associates Ltd	December 2025
Proposed Site Plan (Ref: AV2.0 Rev06A)	Enso Energy	5 th January 2026

A payment for £2,085 to cover the application fee has been made directly to the Planning Portal (of which £2,000 forms the Council application fee and £85 forms the Planning Portal service charge), reference: PP-14495812.

We trust the submitted documentation is sufficient for the Council to validate the application without delay. However, if you do require any further information, please contact me directly.

Yours sincerely,



Richard Moore
Principal Planner



Enso Energy Limited

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