



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0294

Springlands, Frylands Lane, Wineham, West Sussex, BN5 9BP

DESCRIPTION:

Installation of shed and solar panels on land adjoining Springlands.

RELEVANT PLANNING HISTORY:

DC/21/0820	Erection of a detached garage with external staircase and a study and store on first floor, a detached pool changing room, a detached outbuilding and creation of a raised concrete base.	Application 08.09.2021	Permitted	on
DC/21/1550	Erection of an agricultural barn for the storage of machinery and installation of new entrance and pedestrian gates.	Application 28.01.2022	Permitted	on
DC/21/1551	Erection of stables and sand school.	Application 12.05.2022	Permitted	on

DESCRIPTION OF THE SITE

The application site comprises a field located adjacent to Springlands, a detached Grade II Listed Building situated within a rural location. The dwelling is accessed via a shared private track and is surrounded by open countryside, agricultural land and scattered residential properties.

The proposed development is located within the field to the east of the dwelling and outside the immediate residential curtilage of the listed building. A pond is situated to the west of the field, with the listed dwelling located approximately 85 metres from the proposed solar installation.

DESCRIPTION OF THE APPLICATION

The application seeks permission for the installation of 25 ground-mounted solar panels and a small storage shed for battery and inverter equipment, for domestic use in connection with the adjacent dwelling. The panels would be positioned on ballast-mounted frames within an aggregate base measuring approximately 20m x 20m, with a 1.8m x 1.8m (6ft x 6ft) shed located alongside.

The proposal is intended to generate renewable energy for the dwelling and reduce reliance on mains electricity. The applicant advises that solar panels cannot be installed on the listed building itself, and the field location has therefore been selected as an alternative means of providing renewable energy infrastructure.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 24 - Strategic Policy: Environmental Protection

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 34 - Cultural and Heritage Assets
Policy 36 - Strategic Policy: Appropriate Energy Use

Wineham and Shermanbury Plan (W.A.S.P) 2014 – 2031

Policy 3: Heritage Assets Development

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 Conservation: no objection

Although there will be a landscape impact I am satisfied this will not be harmful to the setting of the listed building.

Ecology Consultant: No Objection

The Ecological Consultant raises no objection to the proposal and confirms that sufficient ecological information is available to determine the application. It is noted that no buildings or features suitable for roosting bats would be affected and that existing trees and boundary vegetation are to be retained. Whilst a Preliminary Ecological Appraisal is not considered necessary, a Precautionary Method Statement is recommended to protect mobile species, including hedgehogs, during construction. The consultant also supports the provision of biodiversity enhancements and a native hedgerow, secured through appropriate planning conditions. Overall, subject to conditions, the proposal is considered acceptable in ecological terms.

PUBLIC CONSULTATIONS:

Representations:

None received.

Shermanbury Parish Council: No Objection

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

Principle of Development

Policy 35 (Climate Change) of the HDPF states that Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy.

The proposal seeks the installation of a ground-mounted solar array and associated storage shed to serve the adjacent dwelling. The development would support the generation of renewable energy, reducing reliance on mains electricity and contributing towards sustainable energy objectives. Given the domestic scale of the proposal and its association with the existing dwelling, the principle of development is considered acceptable subject to consideration of its visual, heritage and amenity impacts.

Design and Appearance

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) seek to secure a high standard of design that respects and enhances local character and distinctiveness. They require development to be of an appropriate scale, massing and appearance, relating sympathetically to its surroundings, including the landscape, open spaces, views and the wider setting of the site.

The proposal comprises 25 ground-mounted solar panels and a small associated equipment shed within a field adjacent to the host dwelling. Whilst the development would introduce built form into an area that is currently undeveloped, the structures would be modest in scale, low in profile and domestic in nature. The solar array would be located away from the public highway and would benefit from a degree of separation from neighbouring properties and wider public viewpoints.

The site consists of grassland within a rural setting, surrounded by fields and pasture. It is acknowledged that the introduction of solar infrastructure would alter the appearance of part of the field and may result in a degree of visual change when compared to the existing open character of the site. However, the proposed array occupies a relatively small portion of the landholding and, by virtue of its low height and limited scale, would not appear unduly prominent or visually intrusive within the landscape.

Taking these factors into account, and subject to the implementation of appropriate landscaping and biodiversity enhancement measures, the proposal is not considered to give rise to unacceptable harm to the character or visual amenities of the area. As such, the development is considered to accord with the objectives of Policies 32 and 33 of the HDPF.

Heritage and Archaeology

The application site lies adjacent to, but outside the curtilage of, the Grade II Listed Building known as Springlands. The proposed solar array and shed would be located approximately 85 metres from the listed building and would not directly affect its historic fabric. Given the separation distance, scale of the proposal and its location within the adjoining field, it is considered that the development would preserve the setting and significance of the listed building.

The Council's Conservation Officer has reviewed the proposal and advises that, whilst there will be some landscape impact arising from the introduction of the solar array and associated shed, they are satisfied that this would not be harmful to the setting of the listed building. On this basis, the proposal is considered to preserve the significance of the heritage asset and accords with the relevant heritage policies.

Residential Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The solar panels and associated shed would be located within a field away from neighbouring dwellings and public viewpoints. As such, the proposal would not result in any unacceptable loss of privacy, light or outlook to neighbouring occupiers. The development is intended for domestic use only and is not expected to generate significant noise, activity or disturbance. Accordingly, the proposal is considered acceptable in terms of residential amenity.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF N6 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The submitted Biodiversity Metric demonstrates a 48.41% increase in area habitat units and a 17.43% increase in hedgerow units, with all gains achieved within the application site. No off-site habitat creation or statutory biodiversity credits are required.

Conclusions:

On balance, the proposal is considered acceptable. The development would provide a renewable energy source to serve the adjacent dwelling, reducing reliance on mains electricity whilst supporting wider sustainability objectives. Although the proposal would introduce a degree of change within the landscape, consultees have raised no objection, and the Council's Conservation Officer is satisfied that

the development would not result in harm to the setting of the Grade II Listed Building. Furthermore, subject to the recommended ecological conditions, the proposal would not adversely affect biodiversity or neighbouring amenity. Accordingly, the proposal is considered to accord with the relevant policies of the development plan and is recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement condition:** A Precautionary Method Statement for mobile protected and Priority species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected and Priority species during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 4 **Pre-Commencement condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

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/26/0294

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date

Location plan		11/047-023	19.02.2026
Details plan	Proposed solar panels	11/047-022	19.02.2026
Location & Block plan		11/047-024	19.02.2026
Details plan	Proposed battery shed	11/047-021	19.02.2026
Details plan	BNG baseline habitat plan	1, REV 1	18.05.2026
Details plan	Amended plans set	Set	24.08.2026
Location plan		none	28.08.2026
Details plan	BNG Baseline habitat	None	28.08.2026
Details plan	Proposed habitat plan	Rev 2	28.08.2026
Supporting Statement	BNG metric	Rev 2	28.08.2026
Supporting Statement	BNG metric	Rev 2	28.08.2026
Supporting Statement	BNG conditions assessment	None	28.08.2026
Supporting Statement	Biodiversity gain plan	None	28.08.2026
Supporting Statement	UPDATED Biodiversity Enhancement Strategy	None	24.08.2026
Supporting Statement	Draft habitat management and monitoring plan	None	27.05.2026
Supporting Statement	Heritage statement	None	11.03.2026
Supporting Statement	Supporting statement	None	19.02.2026
Supporting Statement	Solar panel spec details	None	19.02.2026
Supporting Statement	Renew data spec	None	19.02.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 28/08/2026

Authorising Officer sign/initial RHERMITAGE Date: 04/09/2026