

PLANNING STATEMENT

26th February 2026

Horsham District Council
Planning Service

Planning Reference: TBC
Ineco Energy Reference: IE-RH503

Dear Horsham District Council Planning Service,

**RE: Prior Notification/Approval Application;
Sainsbury's Horsham Superstore**

Please find attached our Prior Notification/Approval application for the installation of a 655kWp Solar PV system on a non-domestic rooftop addressed at:

**Sainsbury's Horsham Superstore
7 Worthing Road
Horsham RH12 1SQ**

Description of Proposed Works

The proposed development is to install solar PV panels to the rooftops upon Sainsbury's Horsham Superstore. An installation of a 655kWp solar PV system - (1,424 solar PV modules) - on a non-domestic flat rooftop, to produce low carbon renewable energy for the site. This system will reduce 136 tonnes of CO₂e carbon annually.

As part of our application please find attached the following plans:

- IE-RH503-Sainsburys Horsham-01 Planning Statement (this document)
- IE-RH503-Sainsburys Horsham-02 Location Plan
- IE-RH503-Sainsburys Horsham-03 Proposed Site plan
- IE-RH503-Sainsburys Horsham-04 Existing Roof plan
- IE-RH503-Sainsburys Horsham-05 Proposed Roof plan
- IE-RH503-Sainsburys Horsham-06 Proposed Roof Section Detail
- IE-RH503-Sainsburys Horsham-07 Glint & Glare Statement
- IE-RH503-Sainsburys Horsham-08 Solar Panel Datasheet

As noted from planning.data.gov.uk/map/ designations mapsearch the application site is; not a listed building, nor is there a listed building within the application boundary and is not within a conservation area.

The proposed solar PV, so far as practicable, will be sited so as to minimise its effect on the external appearance of the building and the amenity of the area. The proposal would not unacceptably harm the characteristics of the existing building or the character of its surroundings - because the area is utilitarian in its appearance, set within a commercial area. The proposal would not be prominently visible from the street scene as it is a tall building and with the solar panels set well up from the eaves it will not harmfully impact the design of the building and the area. Given this, the panels would not have a material impact on the building itself.

The rooftop solar panels would be visible from certain heights & higher elevations, however, would not be prominently visible from the public realm, street scene and wider surroundings because the proposed siting & positioning within the roof plane will be shielded from view as a result of the height & orientation of the commercial building. The solar panels won't directly face forward to neighbouring properties & there is a degree of separation between the host building and the neighbouring properties.

Solar panels are designed to absorb light as much as possible for efficiency reasons. Solar panels have at least one layer of anti-reflective coating to reduce light reflection. The chosen solar panels are dark in colour to absorb light and have anti-reflection technology - which minimises any potential glint & glare. Given basic light reflectivity assumptions, the angle of reflected light is most likely to be directed sufficiently skyward. It is not considered that the proposed solar PV panels will cause any adverse impacts in respect of glint & glare on neighbouring properties.

The equipment would be removed as soon as reasonably practicable if no longer needed, however, it is envisaged that the PV equipment will be needed for the foreseeable future to meet the energy demands.

The solar PV system will be arranged in compliance with [The Town and Country Planning \(General Permitted Development\) \(England\) Part 14 Class J installation or alteration etc of solar equipment on non-domestic premises](#). It is considered that the principle of the proposed development is acceptable as the proposed development complies with the requirements. In order to comply;

Class	Requirement	Applicant Comment	Compliance
J	The installation, alteration or replacement of— (a) microgeneration solar thermal equipment on a building; (b) microgeneration solar PV equipment on a building; or (c) other solar PV equipment on the roof of a building,	Applicable	Complies
J.1a	Development is not permitted by Class J if— (a) the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;	Not applicable, solar PV equipment not on a pitched roof	N/A
J.1b	Development is not permitted by Class J if— (b) the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);	Solar PV equipment protrudes 0.325m from roof plane - less than 1.0m	Complies

J.1c	Development is not permitted by Class J if— (c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;	Solar PV equipment not within 1m of any external roof edge	Complies
J.1e	Development is not permitted by Class J if— (e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or	Development not within a scheduled monument	Complies
J.1f	Development is not permitted by Class J if— (f) the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.	Development not on a listed building/curtilage	Complies
J.2a	Development is not permitted by Class J(a) or (b) if— (a) the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;	Not applicable, as no works on an external wall	N/A
J.2b	Development is not permitted by Class J(a) or (b) if— (b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or	Not applicable, as no works on an external wall	N/A
J.2c	Development is not permitted by Class J(a) or (b) if— (c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.	Development not on article 2(3) land	Complies
J.4 (1a)	Class J development is permitted subject to the following conditions— (a) the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and	Solar PV equipment, so far as practicable, sited to minimise effects	Complies
J.4 (1b)	Class J development is permitted subject to the following conditions— (b) the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.	Solar PV equipment is removed when no longer needed	Complies

I trust that this application provides you with the information required to validate the application. Should you require any further information or clarifications, please do not hesitate to contact me – thank you thank you

Yours sincerely,



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