



Mr Richard Moore  
Enso Energy  
Unit 1 & 2 Cirencester Office Park  
Tetbury Road  
Cirencester  
GL76JJ

Application Number: DC/26/0030

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

On behalf of: Richard Moore, Enso Green Holdings Y Limited

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

**Variation of Condition 1 of previously approved application DC/22/0100 (Installation of a solar farm with associated infrastructure) Relating to the Traffic Management Plan.**

**Huddlestone Farm, Horsham Road, Steyning, West Sussex**

to be carried out in accordance with Application No. DC/26/0030 submitted to the Council on 09/01/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes  
Head of Development and Building Control

Date: 08/04/2026

- 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 |
|------------------------|-----------------------|----------------|---------------|
| Section plan           | site sections         | BY-01-P15      | 16.06.2022    |
| Location plan          |                       | SP-01 REV 02   | 21.01.2022    |
| Elevation & Floor plan | Auxiliary transformer | AV10.0         | 21.01.2022    |
| 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 |
| Supporting Statement   | Construction traffic management plan   | NONE          | 09.01.2026 |
| Site plan              |                                        | AV2.0 REV 06A | 09.01.2026 |

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

- 2 **Standard Time Condition:** The development hereby permitted shall begin before 20/10/2025.

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

- 3 **Temporary Permission:** The use of the land hereby permitted for generating electricity shall be discontinued on or before 40 years from the first operational use of the solar photovoltaic panels, in accordance with a scheme of works to be submitted to and approved, in writing, by the Local Planning Authority at least 3 months before the expiry of this permission. The scheme of works shall include:
- Method statement for decommissioning and dismantling all equipment on site;
  - Details of any items to be retained on site;
  - Method statement for restoring the land to agriculture;
  - Timescales for decommissioning removal and reinstatement of the land;
  - Method Statement for the appropriate disposal / recycling of redundant equipment / structures;
  - Provision for the review of the scheme as necessary.

The scheme of works shall be implemented in accordance with the agreed details and the land restored to its former use within 3 months of the written approval of the scheme of works.

Reason: The Local Planning Authority would not normally grant permission for such a use of land in this location, but it is considered reasonable to allow the development for a limited period in accordance with Policies 25, 30 and 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** All works shall be executed in full accordance with the construction environmental management plan (CEMP: Biodiversity) approved under DISC/25/0101 (02.05.2025)

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

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 (Priority habitats & species).

- 5 **Regulatory Condition:** All works shall be executed in full accordance with the Biodiversity Enhancement Strategy for protected and Priority species approved under DISC/25/0101 (02.05.2025)

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

Reason: To conserve and enhance 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 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** All works shall be executed in full accordance with the Skylark Mitigation Strategy approved under DISC/25/0101 (02.05.2025)

The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

Reason: To conserve and enhance 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 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** All works shall be executed in full accordance with the landscape and ecological management plan approved under DISC/22/0200 (25.09.2025). The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species), and in accordance with Para 174 and 180 of the NPPF (2021).

- 8 **Regulatory Condition:** All works shall be executed in full accordance with the scheme for the provision and management of a minimum 5 metre wide buffer zone alongside the watercourse/wetland approved under DISC/25/0101 (02.05.2025). Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, formal landscaping, solar panels and associated infrastructure.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species), and in accordance with Para 174 and 180 of the NPPF (2021).

- 9 **Pre-Occupation / Use Condition:** No development shall commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Access Arrangement 2105-069 - SK01 - Rev A.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation / Use Condition:** No part of the development hereby permitted shall be first brought into use until details of the proposed fire safety and firefighting provisions for the solar farm, including fire appliance access to app properties and containers on site, have been submitted to and approved in writing by the Local Planning Authority. The approved fire fighting measures shall be installed and ready for use prior to the first use of the development hereby permitted and shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** All works shall be executed in full accordance with the Landscape and Ecological Management Plan (LEMP) approved under DISC/25/0101 (02.05.2025).

Reason: To conserve and enhance 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 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation / Use Condition:** Prior to first use of the development hereby permitted, the stile at the junction of Footpath 2600 and Horsham Road is to be removed and replaced with a 1.2m gap, unless a structure is required for livestock control in which case it should be replaced with a gate that conforms to British Standard BS 5709-2018, the minimum width of such a gate being 1.2m. . All other stiles within the red line of the boundary should be removed and replaced with a 1.2m gap, unless a structure is required for livestock control in which case it should be replaced with a gate that conforms to British Standard BS 5709-2018, the minimum width of such a gate being 1.2m. The PROW Team are available to advise the applicant on a suitable structure, if required

Reason: To retain the right of access for users of the Public Right of Way, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** All avoidance and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment Report V3 including Appendix 5 (Avian Ecology Limited, January 2022) and the Landscape and Ecology Enhancement Plan (Landscape Visual Ref. No. 1270/10a, January 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance 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 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** The materials, external colours and other details to be used in the development hereby permitted shall strictly accord with those indicated on the approved drawings associated with the application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** All external lighting shall be installed in accordance with the specifications and locations set out in the scheme, and directed to maintain dark corridors for nocturnal species. Any other lighting required for security reasons should be infra-red to prevent impact on sensitive nocturnal wildlife. All lighting shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 16 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment [P01 AIA - JANUARY 2022 by Barton Hyett, 14th Jan 2022].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** In relation to the Public Rights Of Way 2602 and 2600, the following shall apply:

- The PROW shall be kept clear and unobstructed at all times throughout the construction and operational phases of the development hereby permitted, and a useable width of 2 metres shall be available at all times for lawful footpath users
- Adequate visibility splays must be available and maintained at all times, where the internal road crosses Public Footpath 2602
- Signs must be erected on the service road at either side of the junction with Footpath 2602 advising drivers of all vehicles of the presence of the public right of way (PROW) and of the requirement to give way to the public using the PROW. These should be retained after construction for operational vehicles.
- The surface of the public footpath must not be adversely affected by the service road and this must not present a trip hazard or other obstacle to users of the footpath. The Applicant must make good any damage or undertake any remediation as required by the PROW Team
- Should any trenching be necessary for the laying of underground utilities, such as electrical cables, through a PROW, this would require the consent of the PROW Team. It is a criminal offence to disturb the surface of a PROW without such consent
- Perimeter fencing of the site alongside the PROW must not encroach the width of the PROW. A minimum width of 3m is suggested to be appropriate to ensure that the use of the PROW is not negatively impacted by the development (please note that this is a minimum requirement). Any side and overhead vegetation should be regularly cut back to ensure that encroachment does not occur with summer growth.

Reason: To retain the right of access for users of the Public Right of Way, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ('Flood Risk and Drainage Impact Assessment - Adur Valley Solar Farm', dated 25/04/2022, by Neo Environmental Limited) and the following mitigation measures detailed within the FRA:

- The solar panels will have a stow height of at least 2.1m AOD.

These mitigation measures shall be fully implemented prior to use. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

To ensure the safety of the development and to allow flood flows in accordance with Policy 38 of the Horsham District Planning Framework (2015).

#### **Note to Applicant**

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at [planningportal.co.uk/planning/planningapplications](http://planningportal.co.uk/planning/planningapplications)

#### **Note to Applicant**

The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

#### **Note to Applicant**

The Applicant should note that any works (even if temporary) may require a Flood Risk Activity Permit under the Environmental Permitting (England and Wales) Regulations 2016 from us if taking place in, under, over or within 8 metres the top of the bank of the northern watercourse (designated as a Main River - Northover Sewer). Further details about Flood Risk Activity Permits can be found on the gov.uk website using the following link - <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

#### **Note to Applicant**

A. The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW); this can only be done with the prior consent of West Sussex County Council (WSCC), as highway authority, and possibly also a legal Order process by the relevant local planning authority. Further advice can be provided on request.

B. Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route - advice on the legal width can be provided by the WSCC PROW Team.

C. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

D. No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.

E. Any down pipes or soakaways associated with the development should discharge into an existing or new drainage system and away from the surface of the PROW. No drainage system is to be installed through the surface of the path without the prior consent of the WSCC PROW Team.

F. Where the ground levels adjacent to the PROW are to be raised above existing ground levels, this could increase the potential to flood the path. A suitable drainage system must be installed adjacent to the path to a specification agreed with the WSCC PROW Team prior to development commencing.

G. Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

H. Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

I. The applicant is advised that a public access right has precedence over a private access right.

Where a PROW runs along a route also used for private access purposes, usually for private vehicle

access, this shared use has the potential for accident or injury - the applicant must consider how access is managed so the public is not endangered or inconvenienced.

J. Some properties have private rights over them for the benefit of a particular individual or property; for example, a landowner may have the right to drive over a neighbour's track to gain access to property. This right of access is granted to individuals and / or properties only and does not extend to the public. The WSCC PROW Team does not hold records of private rights of access; the applicant is encouraged to check that no private access rights will be detrimentally affected by this proposal.

K. It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

L. Where it is necessary to undertake works within the legal width of a PROW, e.g. install utilities, (or for development works immediately adjacent to a PROW that can not reasonably be managed through different Health and Safety practice) the applicant must be advised to apply to WSCC PROW Team for a temporary path closure. The applicant must be advised there is no guarantee an application will be approved; that a minimum of 6 weeks is needed to consider an application.

M. Where it will be necessary to permanently divert or extinguish a path 'to enable development to take place' by means of a Public Path Order (PPO) (most often under Town & Country Planning Act 1990 s257), to be applied for by the developer through the Local Planning Authority prior to development, WSCC PROW Team is not able to grant a temporary path closure as a precursor to a PPO. In such circumstance, WSCC PROW Team will only consider an application for a temporary path closure once the Local Planning Authority has made and confirmed a PPO.

N. Consented development is often subject to various environmental requirements, which can impact on the availability of PROW. For example, Great Crested Newt fencing has often been known to be laid across a PROW, which is either subject to installation of unauthorised stiles or gates, or unlawfully diverted around the site edge. The applicant must be advised that any environmental licence, such as from Natural England, does not negate the need to provide the legal line of a PROW without additional structures.

O. If the development proposes shared use of a PROW with vehicles (and / or introduces a vehicle crossing point of a PROW), which may increase the risk of accident or injury to a PROW user, then the applicant is encouraged to introduce signage to advise vehicle drivers of the hazard and to act responsibly.

### **Note to Applicant**

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

### **Note to Applicant**

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

### **Note to Applicant**

Vegetation removal, trees and hedgerows It is recommended that any vegetation removal, takes place outside of the bird breeding season (March-August inclusive). If vegetation works are necessary during the breeding season, any suitable nesting habitat to be affected by works should be checked by a suitably experienced ecologist prior to works commencing. The Applicant should contact Natural England for further advice and to discuss whether any permits are required in this regard. Some of the mature individual trees on site have bat roosting suitability, however, it is proposed that these and all other trees on site will be retained and protected during construction. We support the proposal to retain all existing field hedgerows and that gaps be infilled to maintain wildlife corridors into and

across the site. Perimeter fencing As proposed, perimeter fencing must include a suitable number of mammal gates to allow access into and across the developed site.

**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.

**ADDITIONAL INFORMATION**

**Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail [streetnaming@horsham.gov.uk](mailto:streetnaming@horsham.gov.uk) or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email [hop.oast.admin@horsham.gov.uk](mailto:hop.oast.admin@horsham.gov.uk).

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

**Compliance with the Approved Plans and Conditions**

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

**Amendments**

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

**Monitoring**

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

## **Conditions Compliance**

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

## **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](mailto: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>.