



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0771

Bonwycks Place, Ifield Wood, Ifield, West Sussex, RH11 0LE

DESCRIPTION:

Part retrospective installation of 36 no. ground mounted solar panels and associated equipment.

RELEVANT PLANNING HISTORY:

DC/26/0515	Installation of 23no. solar panels to the rear elevation roof of existing barn.	Application Permitted on 20.05.2026
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Rusper Neighbourhood Plan 2018 – 2031

Policy RUS3: Design

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:

Conservation Officer: No objection.

Parish Comments:

None received

Representations:

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

The use of renewable energy resources is favoured within national and local planning policy, where it considers that increasing the amount of energy from renewable and low carbon technologies will help to secure a reliable energy supply, and also help reduce greenhouse gas emissions. It is therefore considered that the principle of the development is acceptable, subject to all other material considerations.

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the HDPF states that "The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets". It expects applications which affect heritage assets to "Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas". As well as "Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features."

Policy RUS3 of the Ruser Neighbourhood Plan aims to maintain proposals for new development, including extensions to existing buildings, must be of the highest design standards, and will be required to reflect the character and scale of surrounding buildings.

The proposal seeks planning permission for part retrospective installation of 36 no. ground mounted solar panels and associated equipment. The development would be positioned to the south of Bonwycks Place on paddock land situated to the south of the former sand school. There would be a total of 36 ground mounted black modular solar panels cells. The proposed solar panels would measure approx. 420mm high, 1954mm width and 1134mm depth. The proposal would utilise the existing battery approved under planning permission DC/26/0515.

Whilst it is recognised that the site is relatively open in short range views, wider views, including those from surrounding rights of way, are limited by the surrounding woodland and tree belts. It is considered that the modest size of the proposed solar panels would reduce the visual prominence of the development, where the development is considered to be of a scale and form that would not appear intrusive or overly dominant. Following consultation with the Council's Conservation Officer it is considered that the proposed solar array will not harm the setting of the listed building. The visual impact of the proposal is therefore considered acceptable and in accordance with the above policies.

Impact on Neighbouring 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 siting and layout of the proposed solar panels and the resulting relationship with adjacent properties and land would be sufficient to prevent any unacceptable harm to neighbouring 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 paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

The works to install the solar panels have been commenced and the development is part retrospective. The development is therefore exempt from Biodiversity Net Gain requirements.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Regulatory Condition:** The solar panels hereby permitted shall be installed in accordance with the approved details. In the event of the solar panels ceasing to be used, they shall be removed from the land and the land made good, as soon as is reasonably practicable and no later than six months after the cessation of their use.

Reason: To ensure that the significance of the designated heritage assets, and the landscape character of the wider surroundings is not prejudiced, and to comply with Policy 25, 33, and 34 of the Horsham District Planning Framework (2015).

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/26/0771

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

