

From: Meg.Bayliss [REDACTED]

Sent: 28 May 2026 10:44

To: Luke Lloyd

Subject: RE: DC/26/0098 Falcon Lodge, Sedgwick Lane, Horsham

Dear Luke,

Thank you for your email.

Seán is acting in his capacity as a Conservation Officer, providing specialist advice on works

affecting the listed building. His correspondence reflects concerns regarding the impact of the

development on the building's significance and seeks to establish how the situation may be

addressed. In respect of contact made with your supplier, this was undertaken separately by Seán

in his role, and any specific queries relating to that communication would be best directed to him.

The Council has separate responsibilities in relation to planning and listed building enforcement.

Where unauthorised works to a listed building are identified, the Council has a duty to investigate,

and early contact may be made to establish the facts of the case and whether the matter can be

resolved without the need for formal action.

Any formal decision on the application will be made in due course, and you will retain the right to

appeal any refusal. Should it be necessary, any enforcement action would follow the appropriate statutory process.

Many thanks

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From: Luke Lloyd [REDACTED]

Sent: 26 May 2026 19:06

To: Meg.Bayliss [REDACTED]

Subject: Re: DC/26/0098 Falcon Lodge, Sedgwick Lane, Horsham

Dear Meg,

Thank you for your response.

I appreciate you have directed me to Seán on certain points, but I would like to bring one question back to your department, as it concerns planning process rather than the substance of the conservation advice.

What authority does Seán have to (a) contact my suppliers directly to inform them they have six months to remove the panels, and (b) write to me referencing legal prosecution

and requiring that I explain how I intend to rectify the situation?

My understanding is that any enforcement action would be led by the planning department

following a formal decision, and only after the statutory period in which I am entitled to appeal. Please correct me if I have misunderstood the process.

Kind Regards,

LUKE LLOYD | DIRECTOR

[REDACTED]

HUXLEYSBOP.CO.UK

Registered Charity Number: 1208765

On 26 May 2026, at 09:35, Meg.Bayliss [REDACTED]

wrote:

Dear Luke,

Thank you for your email.

In relation to the site notice, I acknowledge that it was displayed later than initially anticipated. However, as outlined in my email below, I was only able to attend the site on 7th May to erect the notice, which we confirmed you were agreeable to at the time. The consultation period is therefore being run from that date and is due to expire on 28th May.

I would also clarify that, whilst an initial indication has been provided regarding the

likely outcome, no formal decision has been made at this stage. The application will not be determined until the consultation period has closed and all representations have been fully considered.

In terms of the planning assessment, the Council is required to have regard to the advice of its specialist consultees. The Conservation Officer has advised that the installation of solar panels on the roof of the listed building does not preserve its special interest or significance, particularly when viewed from Sedgwick Lane, and therefore raises concerns in relation to heritage policy. This advice forms a key part of the overall assessment and must be afforded appropriate weight in the decision-making process. Any further questions on this, I would suggest you speak with Seán directly.

I understand that you may not agree with this position, however I do need to apply the Council's policies and the professional advice of our specialist officers when progressing the application. I also appreciate that this is frustrating, but as this is a retrospective application, there is always a degree of risk where works have been carried out in advance of the necessary consents being in place.

With regard to the contact made with your supplier, I am not involved in that correspondence and would recommend that any queries on that matter are directed to Seán directly.

Finally, I would note that where development is considered unauthorised, I have an obligation to keep the Council's Enforcement Team informed as part of the process.

I hope this helps to clarify the current position,

Kind regards,

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From: Luke Lloyd [REDACTED]
Sent: 14 May 2026 18:03
To: Meg.Bayliss [REDACTED]
Subject: Re: DC/26/0098 Falcon Lodge, Sedgwick Lane, Horsham

Dear Meg,

Thank you for your email. Before this matter is progressed any further, I need to register serious concerns about the procedural fairness of how the application is being handled.

1. The site notice was only posted on the property very recently, and the statutory consultation period has not yet closed. It is not appropriate for the Council to indicate the application "will be recommended for refusal" while consultation is still open and further representations may still be received.

2. The only objection I am aware of on file is from Seán in conservation,

based on observations taken from a road that is not a public footpath and from which the roof is, in reality, only partially visible. I do not consider this a balanced or proportionate assessment of public visibility or impact on the building's special interest.

3. Seán has separately written directly to my supplier instructing removal of the panels within six months. This pre-empts the determination the Council is statutorily required to make and, in my view, indicates that a position has been taken before due process has been followed.

4. I have engaged fully and in good faith throughout — I submitted the retrospective application, provided supplier contact details, and have responded to every communication. To have the application now recommended for refusal mid-consultation, with enforcement steps already taken in parallel, is not a fair process.

Please could you confirm in writing:

- (a) the date the consultation period closes;
- (b) that no formal recommendation will be finalised until consultation has properly closed and all representations have been considered;
- (c) the conservation officer's full written assessment, including the methodology used to evaluate roof visibility and the vantage points relied upon; and
- (d) the authority under which Seán issued a six-month removal instruction to my supplier prior to determination.

I reserve my rights to appeal any refusal to the Planning Inspectorate and to

pursue the procedural matters above through the Council's formal complaints process and, if necessary, the Local Government and Social Care Ombudsman.

I would welcome a call to discuss.

Kind Regards,

LUKE LLOYD | DIRECTOR



HUXLEYSBOP.CO.UK

Registered Charity Number: 1208765

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On 14 May 2026, at 15:42, Meg.Bayliss



wrote:

Dear Luke,

Apologies for the delay in responding; I wanted to seek advice from a more senior officer before confirming how to proceed.

Given that the applicant has confirmed they do not wish to amend the development and having regard to the comments already provided by Sean, the Council is minded to determine the application on the basis of the information currently submitted.

On this basis, the application will be recommended for refusal.

As the development has already commenced, the matter will also be referred to the Council's Enforcement Team.

Please let me know if you have any questions or if you would like to discuss this further.

Kind regards,

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From: Luke Lloyd [REDACTED]

Sent: 07 May 2026 15:04

To: Meg.Bayliss [REDACTED]

Subject: Re: DC/26/0098 Falcon Lodge, Sedgwick Lane, Horsham

Hi Meg,

That's fine. How does it all work. If your only objection is from
Sean will that deny it?

Kind Regards,

LUKE LLOYD | DIRECTOR

[REDACTED]

HUXLEYSBOP.CO.UK

Registered Charity Number: 1208765

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On 7 May 2026, at 13:34, Meg.Bayliss

[REDACTED] wrote:

Hi Luke,

No problem at all, I understand.

Unfortunately, I was also allocated this application quite late and haven't yet been able to attend the site to put the notice up, I will be attending today to do this. This will cause the deadline to extend slightly to the 28th May – please could you confirm if this is acceptable? I can also extend the decision further if needed, please let me know.

Thank you

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From: Luke Lloyd [REDACTED]

Sent: 07 May 2026 13:27

To: Meg.Bayliss [REDACTED]

Subject: Re: DC/26/0098 Falcon Lodge, Sedgwick Lane,
Horsham

Hi Meg,

No not at this time. If a suitable solution is not
found then I will have to appeal to government
level if it is rejected.

Kind Regards,

LUKE LLOYD | DIRECTOR

[REDACTED]

HUXLEYSBOP.CO.UK

Registered Charity Number: 1208765

<image007.jpg>

On 7 May 2026, at 11:38,

Meg.Bayliss

[REDACTED]

wrote:

Good morning, Luke,

Following the below email, please
could you let me know if the applicant
wishes to withdraw their current
application?

Thank you

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From: Sean.Rix

[REDACTED]

Sent: 06 May 2026 14:25

To: Luke Lloyd


Subject: DC/26/0098 Falcon Lodge,
Sedgwick Lane, Horsham

Dear Luke,

The solar panels are clearly a modern technology that do not respect or reinforce the special interest of the listed building. Fundamentally, listed buildings are protected by law to ensure they are preserved in a way that allows for an understanding and appreciation of their special interest and historic significance. In regard to my comments, I confirm I am referring to the view from Sedgwick Lane.

I appreciate the desire to take advantage of modern technologies but this needs to be balanced with preserving the special interest of the listed building. If there is opportunity to place the solar panels remotely such as on an outbuilding away from the listed building or on frames placed on the ground then this would

be an appropriate alternative. I have attached a couple of recent appeal decisions that will help to explain the weighted balance towards preserving special interest.

I suggest talking to your supplier and installer as they share responsibility in making sure listed building consent has been granted before undertaking works. Please pass on their contact details so I can speak with them directly.

Regards,

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From: Luke Lloyd

[REDACTED]

Sent: 30 April 2026 11:31

To: Sean.Rix

[REDACTED]

Subject: Falcon lodge solar panels

Dear Sean,

I have received the objection
raised and have been invited to get
in touch with you.

I wanted to clarify some points in
your objection if I may,

Regarding the visualisation from the road, are you talking about Sedgewick lane as these aren't seen from the Brighton road and lastly your point about the amount of panels against what's needed, I wanted to check that you were aware the property is leased with the land for huxleys bird of prey centre and as such supply's electricity to both and is less than substantial for the energy requirements.

As mentioned in the application, the solar panels were installed under a government grant and we also have a zoo licence that emphasises the conservation and use of renewable energy, in this day and age I would like to understand the impact that these panels have on the building when it's not generally seen by the passing public other than those speeding down Sedgewick lane to get to either end and what your

proposed plan would be that you
feel would rectify your objection.

Kind Regards,

LUKE LLOYD | DIRECTOR



HUXLEYSBOP.CO.UK

Registered Charity Number: 1208765

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