ECE Planning
64 – 68 Brighton Road, Worthing
West Sussex, BN11 2EN

Shaping places.
Unlocking potential.

4 November 2026

Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

SL/Let/P2141

Dear Sir, Madam

Full Planning Application for the instillation of 140 solar panels at land north of Broomers Hill House, Broomers Hill Lane. Pulborough, Horsham, West Sussex, RH20 2HZ.

This letter has been prepared in support of a Full Planning Application for the installation of 140 ground-mounted photovoltaic solar panels on land to the north of Broomers Hill House, Broomers Hill Lane, Pulborough, West Sussex, RH20 2HZ.

The proposal has been brought forward to reduce the property's reliance on imported electricity, reduce its carbon emissions and increase the proportion of energy consumed at the property that is generated from a renewable source. The scale is only that recommended to supply the main property and its outbuildings.

The proposed development comprises 140 photovoltaic panels arranged in two rows of 70 panels, positioned within an existing field to the north-west of the main house. The array has been carefully positioned away from and not visible to the principal residential buildings and within an area substantially contained by the established landscape (thick tall hedgerows on all four sides of the field surrounding the property.

The application has been informed by the particular characteristics of the site, including its rural setting, established field boundaries, mature vegetation and the presence of designated heritage assets within the surrounding area.

It is considered that the proposal represents an appropriately scaled renewable energy installation which can be accommodated within the existing landscape without resulting in unacceptable adverse effects upon landscape character, visual amenity or the significance of nearby heritage assets.

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

ECE Planning Ltd
Registered in England
No 7644833
VAT No 122 2391 54

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

Site and Surroundings

Broomers Hill House is a substantial residential property situated within an extensive rural land holding to the north of Pulborough. Figure 1 demonstrates the proposal in full with the access road required for instillation / delivery of the solar panels only.

The surrounding landscape is characterised by agricultural and grazing land, established field boundaries, mature hedgerows, individual mature trees and substantial areas of woodland.

The application property itself occupies extensive landscaped grounds. The main house, which is Grade II listed and associated buildings occupy the eastern part of the property, whilst the proposed solar array would be positioned within an existing open field approximately 100m + to the north-west.

The location has been selected so that the solar installation is physically separated from the principal house and garden whilst taking advantage of the substantial existing tree and vegetation cover around the wider site.

The site is located within the countryside but is not understood to fall within a National Landscape or National Park designation. Accordingly, whilst the intrinsic character and beauty of the countryside remain important considerations, the site is not subject to the additional landscape protection afforded to nationally designated landscapes.

The proposed array would therefore be read as a small-scale renewable energy installation associated and supplying the existing property rather than as an independent commercial solar farm.



Figure 1 - Proposed Site with star showing the Listed Building.

The Proposal

The development comprises:

- 140 no. photovoltaic solar panels, arranged in two rows of 70 panels;
- Renusol ConSole+ ballasted ground-mounting units;
- associated ballast and fixing components;
- a 1.0 metre-high perimeter protective fence; and
- associated electrical cabling connecting the solar installation to the existing property.

The proposed panels are JA Solar JAM54D41 LR n-type double-glass monofacial modules. Each module measures approximately 1,762mm x 1,134mm x 30mm and weighs approximately 22kg. The submitted product information identifies the proposed 465W model as having a module efficiency of approximately 23.3%.

At 465W per panel, the 140-panel installation would have an indicative maximum rated capacity of approximately 65.1 kWp.

The panels have a predominantly black appearance, incorporating black photovoltaic cells and frames. This subdued finish assists the proposed installation in assimilating into its rural surroundings.

The Renusol mounting system comprises freestanding ballasted tubs manufactured primarily from HDPE with aluminium and stainless-steel components. Each unit is approximately 1.73m wide, 1.10m deep and 0.39m high, with the photovoltaic module mounted at a 15-degree angle.

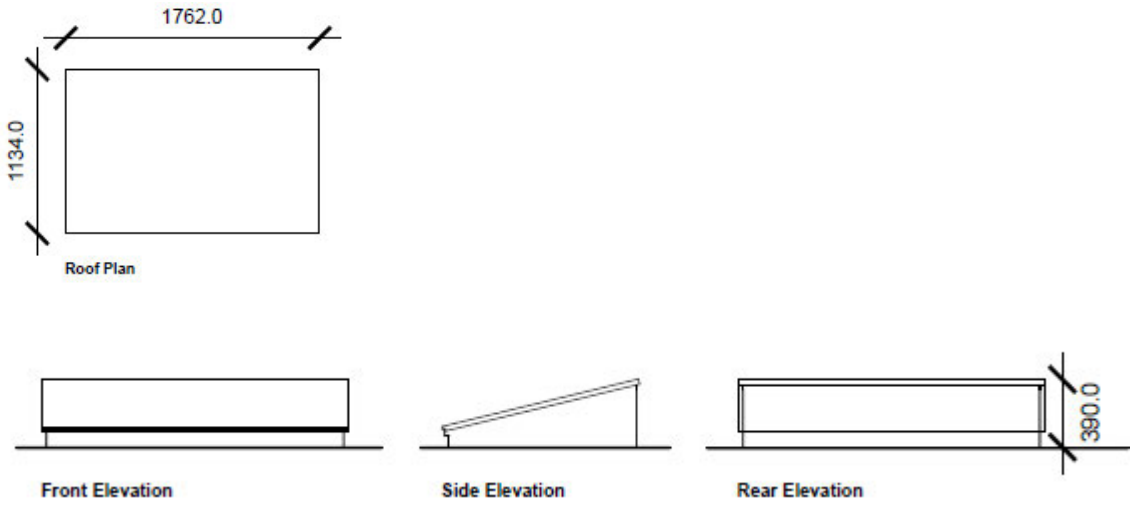

Figure 2 - Roof plan and Elevation of Solar Panel

Need for the Development and Climate Change

The purpose of the development is to generate renewable electricity for use at Broomers Hill House and thereby reduce the property's dependence on electricity imported from the grid.

The proposal will make a direct contribution towards reducing greenhouse gas emissions associated with the operation of the property.

The Climate Change Act 2008, as amended, establishes the statutory objective for the United Kingdom to achieve net-zero greenhouse gas emissions by 2050. The planning system has an important role in facilitating the transition towards lower-carbon forms of energy generation.

The principle of generating renewable electricity at an existing property is therefore strongly aligned with national objectives to decarbonise the country's energy supply.

National Planning Policy Framework – September 2026

A revised National Planning Policy Framework (NPPF) was published in August 2026. The current Framework takes a strongly positive approach towards renewable and low-carbon energy development. The key policies are listed as follows:

- W3: Renewable and low carbon energy development and electricity network infrastructure
- CC2: Mitigation of climate change
- W2: Securing renewable and low carbon energy and electricity network infrastructure

Local Planning Policy

The statutory development plan remains the Horsham District Planning Framework (HDPF), adopted November 2015. Horsham District Council continues to identify the HDPF as its current Local Plan.

The policies particularly relevant to this application include Policies 24, 25, 26, 32, 33, 34, 35 and 36, insofar as they relate to environmental protection, landscape character, countryside, design, heritage, climate change and renewable energy.

The Council commenced preparation of a new Horsham District 2045 Local Plan in 2026. This is presently at an early stage of preparation, and accordingly the adopted HDPF remains the principal local planning policy document against which this application should be assessed.

Planning Appraisal

Principle of Development

The proposed development seeks to provide renewable electricity for Broomers Hill House through the installation of 140 ground-mounted photovoltaic panels, with a combined capacity of approximately 65.1 kWph.

The proposal would reduce the property's reliance upon imported electricity and contribute towards national and local carbon reduction objectives. The principle of renewable energy generation is supported by national planning policy and Policies 35 and 36 of the Horsham District Planning Framework (HDPF), subject to acceptable environmental impacts.

The installation would be directly associated with the existing residential property and would not constitute a commercial solar farm. Its modest scale, low-profile design and location within an established field have been carefully considered to minimise impacts upon the surrounding countryside and nearby heritage assets.

Landscape Character and Countryside

The site is situated within the countryside to the north of Pulborough, where the landscape is characterised by agricultural fields, established hedgerows, mature trees, woodland and dispersed residential properties.

Although the site is located within the countryside, it is not understood to fall within a nationally designated landscape such as a National Park or National Landscape. Nevertheless, Policies 25 and 26 of the HDPF seek to protect the intrinsic character and appearance of the countryside, and these considerations have informed the siting and design of the proposal.

The proposed solar array would occupy a relatively small area of an existing field to the north-west of Broomers Hill House. The field is well screened by established landscaping, including mature boundary hedgerows, trees and surrounding vegetation, which restrict views to the main building.



Figure 3 - Photographs of Boundary Treatment (Ecology Report)

Importantly, the proposal would retain these existing landscape features rather than relying upon extensive new planting to mitigate its effects. The retention of mature vegetation would assist in limiting views of the installation from surrounding land and would preserve the established pattern of fields and woodland which characterises the wider landscape.

The panels would be mounted on low-profile ballasted supports, with a predominantly black finish and a protective perimeter fence approximately 1.0 metre in height. The development would not involve substantial buildings, extensive access tracks or significant ancillary infrastructure typically associated with larger commercial solar installations.

Whilst the introduction of photovoltaic panels would result in some change to the immediate appearance of the field, the development would remain a relatively modest feature within the wider landscape. The existing field boundaries, mature vegetation and surrounding agricultural land would continue to define the character of the area.

Furthermore, the freestanding ballasted mounting system would minimise permanent ground disturbance and allow the installation to be removed in the future, with the field capable of being restored to its former condition.

It is therefore considered that the proposal would result in a limited and localised rather than significant harm to the character and appearance of the wider countryside. The development is considered consistent with the objectives of Policies 25 and 26 of the HDPF.

Visual Impact and Public Rights of Way

The visual impact of the proposal has been considered in relation to the surrounding countryside, neighbouring properties and users of public rights of way.

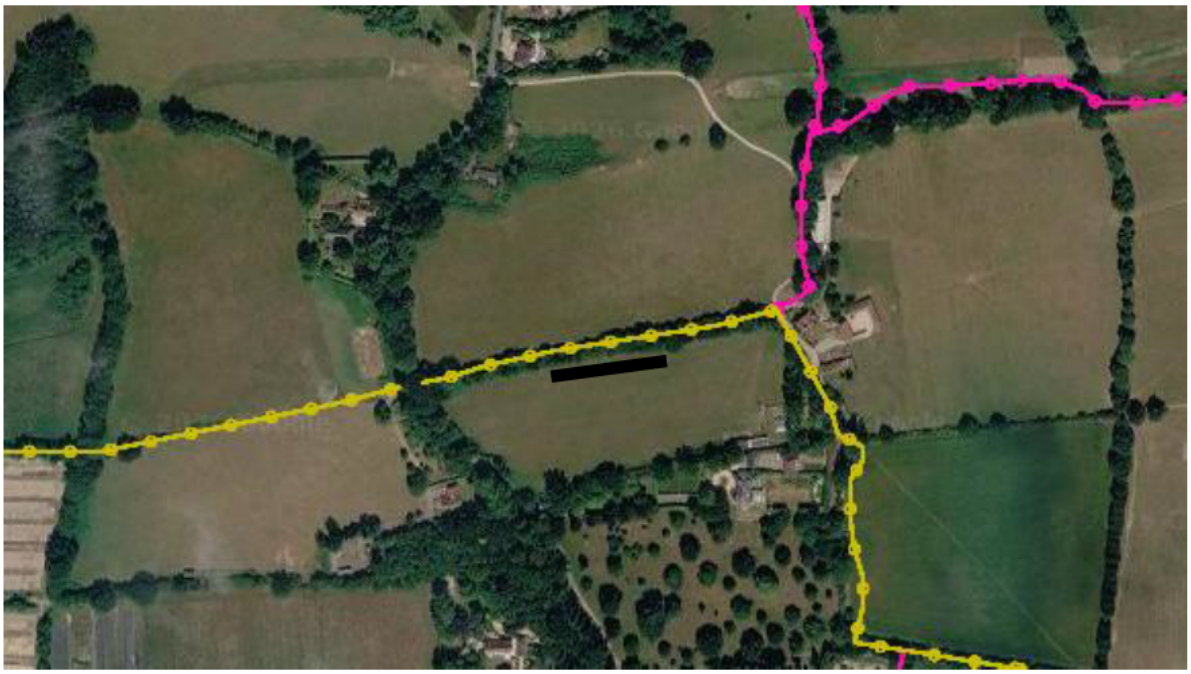

Figure 4 - PRoW Map showing approximate location of panel array.

Importantly, the public footpath is situated at a significantly lower ground level than the proposed solar array, with the intervening change in topography, together with the landscape screening, limits views of the panels.

It is acknowledged that the effectiveness of screening may vary seasonally, particularly where deciduous vegetation provides reduced cover during winter months. Nevertheless, the established field boundaries and surrounding vegetation would continue to provide a degree of visual containment throughout the year.

Overall, the scale, siting and established landscape containment of the development would ensure that any visual effects remain localised and acceptable.

Heritage Considerations

Broomershill House is a Grade II listed building, and the potential impact of the proposed development upon its significance and setting is an important planning consideration.

The significance of the listed building derives principally from its architectural and historic interest, including its traditional built form, historic fabric and relationship with the surrounding rural landscape.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings and their settings. The proposed development has been designed with this statutory requirement in mind.

Rather than attaching photovoltaic panels directly to the roof or fabric of Broomershill House, the installation would be located within a separate field to the north west of the principal residence.

This approach would avoid any physical alteration to the historic building and preserve its existing roofscape, architectural detailing and traditional materials.

The separation between the proposed array (approx.. 100m) and the listed building is an important aspect of the design.

The panels would also have a comparatively low profile and predominantly dark appearance, limiting their prominence within the wider landscape.

Whilst the surrounding countryside contributes to the setting of Broomershill House, the proposed development would occupy only a limited part of the wider rural setting and would not fundamentally alter the rural character in which the listed building is experienced.

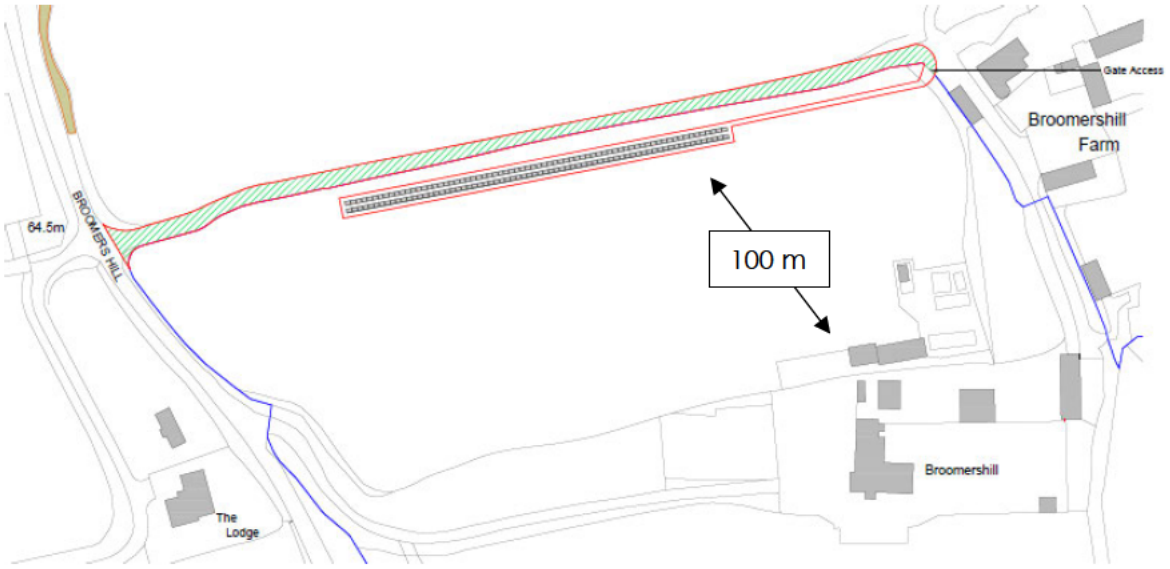

Figure 5 - Distance from Listed Building

The established landscape of fields, mature trees, hedgerows and woodland would remain substantially unchanged, allowing the historic character and significance of the listed building to continue to be understood and appreciated.

It is therefore considered that the development would preserve the architectural and historic significance of Broomershill House and would result in no harm to the listed buildings through changes to their setting.

Importantly, the proposal represents a sensitive means of improving the environmental performance of a listed property without physically altering its historic fabric. The proposal is therefore considered acceptable in heritage terms.

Relevant Planning Considerations – Bolney Solar Farm (DC/22/0100)

Relevant consideration has been given to Horsham District Council's Planning Committee report for the solar farm at Land North of Huddlestone Farm, Horsham Road, Steyning (DC/22/0100), considered in October 2022.

The application comprised a substantial commercial solar farm generating approximately 18MW of renewable electricity across an enclosed area of approximately 27 hectares. The development was therefore considerably greater in scale than the proposed installation at Broomers Hill House.

The Bolney application was located within a sensitive rural landscape, with public rights of way crossing the site, nearby listed buildings and potential visual impacts upon the setting of the South Downs National Park.

The Council's assessment acknowledged that the development would introduce significant man-made infrastructure into the countryside and that some localised landscape harm would remain.

Of particular relevance, paragraph 6.113 of the committee report concluded that the reduced extent of the development and increased landscape mitigation meant that the renewable energy benefits outweighed the identified landscape harm.

Officers consequently recommended that planning permission be granted, notwithstanding the acknowledged localised visual effects.

Whilst the circumstances of each application must be considered individually, the Bolney assessment provides a useful example of the Council's approach to balancing renewable energy benefits against landscape and heritage considerations.

The comparatively modest scale and limited potential impacts of the current proposal are therefore important factors which weigh in favour of the development.

Ecology

A Preliminary Ecological Appraisal (PEA) has been prepared by PJC Consultancy Ltd (October 2026, Ref: PJC/7351E/26-02) to assess the ecological characteristics of the site and identify any potential constraints associated with the proposed development.

The ecological assessment confirms that the development is unlikely to adversely affect statutory designated sites or protected and notable habitats, having regard to its limited footprint, the nature of the proposed works and the separation from sensitive ecological features.

Opportunities for ecological enhancement have also been identified, principally through sensitive management of the retained grassland to encourage greater structural diversity and improve habitat conditions for wildlife. These measures will complement the existing landscape framework and contribute positively to the ecological value of the wider site.

Overall, the proposal represents a modest and carefully located intervention within an established landscape setting. The retention of existing habitats, limited extent of ground disturbance and incorporation of appropriate ecological safeguards ensure that the development can be accommodated without unacceptable harm to biodiversity, consistent with the relevant objectives of national planning policy and Policy 25 of the Horsham District Planning Framework.

Biodiversity Net Gain

The proposed development is considered to fall within the statutory exemption from mandatory Biodiversity Net Gain (BNG) requirements for development sites not exceeding 0.2 hectares, introduced on 6 August 2026.

Notwithstanding this exemption, the proposal incorporates appropriate ecological protection measures and opportunities for habitat enhancement, demonstrating a positive approach to biodiversity conservation proportionate to the scale and nature of the development.

Conclusion

The proposed development would make a positive contribution towards national and local renewable energy objectives through the installation of approximately 65.1 kWp of photovoltaic generation capacity.

The proposal would occupy a limited area within an established field, benefit from mature landscape screening and avoid the introduction of substantial built infrastructure. The wider countryside would retain its predominantly rural character, with any visual effects expected to remain localised.

The development would also avoid direct physical intervention in the Grade II listed Broomershill House, providing renewable electricity whilst preserving the building's historic fabric, setting and architectural character.

The development represents an appropriate and proportionate form of renewable energy generation which respects the rural character of the surrounding countryside and the significance of nearby heritage assets.

Accordingly, the proposal is considered consistent with the relevant objectives of national planning policy and the Horsham District Planning Framework, and planning permission should be granted.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director