

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 15 May 2026 11:39:43 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/26/0794 Bluebell Railway

Hi Andy

Comments on the above planning application.

The application site is the carriage shed at Horsted Keynes Railway Station, which is part of the Bluebell Railway. There a number of Grade II listed buildings within the station complex, including the station itself (with booking hall, station master's house, canopies, waiting rooms etc.), signal box, and engine house, all of which date from c.1882. The carriage shed, however, is a modern structure, located a short distance to the south of the station, and to the east of the signal box and engine shed. It would not be regarded as curtilage listed, but is within the close setting of the listed buildings. It is a substantial building with double parallel pitched roofs.

The current proposal, which follows on from pre-application advice, is for the installation of solar PV array to the inward facing roofslopes of the shed. It is an extensive array, but the location of the panels has been carefully considered to reduce its visual impact, including in setting back the outermost panels from the eaves of the building so that they will not be visible from ground level. As such, the impact on views from and of the listed buildings will be minimal, and given the context of the modern carriage shed the effect on the character of the settings of these buildings and the contribution which these make to their special interests is considered to be limited and acceptable.

The proposal is therefore considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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