

Bluebell Railway Solar Panel Planning Application Heritage Statement



Site address

Horsted Keynes Station, Station Approach, Horsted Keynes, RH17 3BB

Site Location

Horsted Keynes Station is to the north of Station Approach between Hammingden Lane to the west and Cinder Hill to the east. Drawings uploaded with the application documents, show :-

- The overall Horsted Keynes Station site location 1:2500
- Block Plan 1:1250
- Block Plan 1:500
- Existing Carriage Shed Roof 1:200
- Carriage Shed Roof with proposed solar panels 1:200

Listed Status

List Entry 1257917

The listed site is the Horsted Keynes Railway Station, Signal Box, Pump House and Engine Room. Built in 1882 as part of the East Grinstead to Lewes Railway by the London and South Coast Railway.

The site listed in 1997 has a traditional arrangement of a station comprising of a Station Masters House, Booking Hall and customer facilities building, island platforms with associated buildings and canopies. On the west side of the site is the Signal Box, Pump House and Engine Room. The latter once housed the pump required to lift water from a well to a holding tank used to water locomotives at the platforms. The station is now maintained as it looked in the 1920s, painted in the colours of the Southern Railway who operated the line at that time.

Also on the site is a Carriage & Wagon Works built in the late 20th Century, and adjacent Carriage Storage Shed built in the 2010s. This shed is 60m from any listed building at its nearest point.

The Proposal

This Planning Application seeks permission to fix 250 Solar Panels to the roof of the Carriage Storage Shed. The area of the roof is calculated as 1,591 sqm. This is the figure used to calculate the planning fee.

As can be seen from the drawings and photographs provided the Shed is a two-storey structure with two adjacent apex roofs forming a valley between them. The proposal is to locate the panels in the valley at least 1m from the edge of the roof such that they cannot be seen from the ground or by persons on the platforms.

The panels will at peak power generate 115Kw. Approximately 50% of the peak load at the station when it is open to the public and heavy machinery is being used in the Carriage Workshop. When the station is closed or Workshop not in use the power generated will be almost but not all the power that is required by the site.

Conservation Area

The proposal does not affect a conservation area

Net Zero

The proposal supports the Council's ambition to achieve Net Zero emissions.

26 March 2026