

Planning Statement:

REFERENCE: DM/26/0006

DESCRIPTION: RETROSPECTIVE PLANNING APPLICATION
FOR GROUND MOUNTED SOLAR ARRAY SUPPLYING
RESIDENTIAL PROPERTY.

LOCATION: FIVE OAKS LODGE POMPER LANE
HURSTPIERPOINT HASSOCKS

Site Location:

Five Oaks Lodge, Pomper Lane, Hurstpierpoint, Hassocks BN6 9LJ

Lat: 50.955495

Long: -0.17143071

Prepared By:

John Houlton

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Date:

09/01/26

1. Introduction

This Planning Statement has been prepared in support of a retrospective householder planning application for the installation of a small-scale, ground-mounted solar photovoltaic (PV) array within the domestic curtilage of an existing residential property. The proposal seeks to improve the environmental performance of the dwelling through the generation of on-site renewable energy with an integrated 13.5kW intelligent battery and EV charger.

2. Site and Proposal

The site comprises an established residential property with associated paddocks. The proposed development consists of a modest ground-mounted solar PV array, positioned to maximise solar gain while remaining visually discreet and subordinate to the existing dwelling. The installation is domestic in scale and intended solely to meet the energy needs of the household.

3. Planning Policy Context

The proposal has been assessed against relevant national and local planning policy. At a national level, the National Planning Policy Framework (NPPF) promotes sustainable development and supports the transition to a low-carbon future. Paragraphs 152 and 153 emphasise the importance of supporting renewable and low-carbon energy developments, while paragraph 158 states that small-scale renewable energy schemes should be approved where impacts are acceptable. The NPPF also encourages development that contributes to climate change mitigation and reduces greenhouse gas emissions, consistent with the Government's wider environmental objectives.

4. Assessment of Key Planning Considerations

a. Principle of Development

The principle of installing domestic renewable energy infrastructure within the curtilage of a dwelling is supported by national planning policy. The proposal represents an appropriate and sustainable form of development.

b. Visual Impact and Character

The array is modest in scale and has been sited to minimise visual impact. It will not detract from the character or appearance of the site or the wider area and will remain subordinate to the main dwelling.

c. Residential Amenity

Due to its size, siting, and low profile, the development will not result in overlooking, loss of light, noise disturbance, or any other adverse impact on neighbouring residential amenity. Correspondence from 2 neighbours is included in this application expressing full support.

d. Landscape and Biodiversity

The proposal will not result in any ground disturbance and avoids harm to existing vegetation or habitats. The installation is fully reversible, ensuring the land can be reinstated if required. The installation has no foundations nor is it fixed to the ground – it stands on submerged timber sleepers under its own weight

e. Sustainability Benefits

The development will generate clean, renewable electricity on-site, reducing reliance on fossil fuels and lowering household carbon emissions, in accordance with the NPPF's sustainability objectives.

5. Conclusion

This small domestic ground-mounted solar PV array complies with national planning policy and represents a sustainable, well-considered form of development. It delivers clear environmental benefits without giving rise to unacceptable impacts on visual amenity, residential amenity, or the surrounding environment. The proposal is therefore considered acceptable in planning terms and should be granted planning permission.