Prior Approval Application
Roof Mounted Solar
on non-domestic building
Walton Farm, Bosham
PQ18 8QB
February 2024

JACKSON PLANNING

1. Introduction and Background

1.1 This statement supports a prior approval application for a roof mounted solar installation.

1.2 The applicant is Landlink Estates Ltd who are responsible for the property management of the Langmead Group of businesses, including those at the application site Walton Farm.

1.3 The technical aspects of the proposal have been prepared by EDEN Generation Ltd. EDEN Generation are a group of renewable energy experts who have experience and knowledge in the renewable energy market over the past decade. They support applicants with technical expertise and proven reliable quality installation experience. Their holistic approach provides the customer with an individually tailored solution to meet their energy needs.

1.4 This proposal is for a roof mounted solar installation on the existing packhouse, with an expected output of 172,080 kWh.

The Application

1.5 This statement considers the prior approval impacts of the proposal against the criteria the Local Planning Authority must consider. This statement supports the completed forms and plans that form the prior approval application which is submitted through the planning portal.

1.6 The Town and Country Planning (General Permitted Development) (England) Order 2015 Part 14 Class J (c) confirms that other solar PV equipment on the roof of a building is permitted development.

1.7 There are limits to the permitted development rights as follows, the compliance is considered in the section 3 of this report:

J.1 Development is not permitted by Class J if—

(a)the solar PV equipment or solar thermal equipment would be installed on a pitched roof and would protrude more than 0.2 metres beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof slope;

(b)the solar PV equipment or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

(c)the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof;

(d)the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or

(e)the solar PV equipment or solar thermal equipment would be installed on a listed building or on a building within the curtilage of a listed building.

In addition the following is required:

(2) Class J(c) development is permitted subject to the condition that before beginning the development the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land, and the following sub-paragraphs apply in relation to that application.

(3) The application must be accompanied by—

(a)a written description of the proposed development;

(b)a plan indicating the site and showing the proposed development;

(c)the developer's contact address; and

(d)the developer's email address if the developer is content to receive communications electronically;

together with any fee required to be paid.

1.8 To conform to the requirements of the GDPO this prior approval application is accompanied by:

(a) a written description of the proposal is given in this report

(b) plans indicating the site and showing the proposed development is submitted with this application;

(c) the developer's contact address is provided on the form;

(d) the developer's email address (if the developer is not content to receive communications electronically) The developer's email address is not provided as the correspondence will be with the agent, whose email address is provided.

(e) the fee required to be paid has been paid through the planning portal

1.9 Where a proposal for roof mounted solar is submitted for prior approval the local planning authority must consider eligibility. This is examined in the section 3 of this report.

2. Site Location and Description

The Proposal

2.1 The proposal is for the installation of JA solar JAM66S30 panels on the roof of the existing packhouse at Walton Farm. The expected output is 172,080 kWh. This would give annual CO2 savings of 33.28t

2.2 The panels are shown in the attached data sheet and are fixed by means of a mini-rail. A data sheet for the inverter is also provided as part of this submission. Confirmation, in the form of a letter, that the front side of the panels a tempered high transmission glass covered by an anti-reflection coating to reduce reflection and absorb more solar energy for conversion to power is submitted in support.

2.3 The conversion of the energy is made by three phase inverters. The data sheet is provided for information.

2.4 Export of power will by private wire into the site, connecting to a point to the internal wall where the inverters are located. 99% of the forecasted 172,080 kWh produced will be consumed on site through a Power Purchase Agreement from the landlord.

2.5 A DNO has been issued and energisation would be May 2024 if prior approval application is confirmed.

The Site

2.6 The site lies within the Walton Farm complex. The site location plan shows the host building outlined in red.

2.7 There are no nature conservation designations within the Site itself and the closest nationally designated is the Chichester Harbour Special Area of Conservation (SAC) and Special Scientific Interest (SSSi) which is less than 2km to the east, Pagham Harbour Site a SAC SSSI, which is approximately 7km to the southeast of the Site.

2.8 The site is within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) (now known as National Landscapes). The South Downs National Park is some 5.5km north of the site.

2.9 The site is located in Flood Zone 1 and has the lowest probability of flooding from rivers and the sea.

2.10 The site has a complex planning history; however, this is not a valid consideration in respect of permitted development rights.

3. Eligibility

Permitted Development Limits

3.1 The following are the key limits of eligibility for permitted development rights.

3.2 The roof for installation is a pitched roof. None of the solar photovoltaic equipment protrude more that 0.2 metres beyond the plane of the roof slope (when measured from the perpendicular with the external surface of the roof slope).

3.3 The 'Elevation' Plan, which is a roof plan, shows the dimensions of the panels and how these are all located outside the restricted zone of 1 metre of the external edge of the roof.

3.4 The building is not a scheduled monument, neither is it a listed building or within the curtilage of a listed building.

Impacts of the proposal

3.5 In terms of **J.4**—(1) Class J development is permitted subject to the following conditions—

3.6 (a)the solar PV equipment or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building and the amenity of the area; and

3.7 (b)the solar PV equipment or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

3.8 The solar equipment has been sited so as not to have any significant visual impact on the amenity of the area. The roof runs with the ridgeline north/ south and as a result have less impact on amenity. The view from the access on Chequers Lane (see Google Street View

screenshot above) taken in September 2023 shows how the frontage buildings on the site are visible from the entrance, but the application buildings that will host the solar panels are not visible from the public domain.

3.9 Generally the site is well contained visually and the host buildings are central to the site and the roof slopes are orientated away from viewpoints. A detailed analysis is described below.

3.10 There are no visual receptors to the east or the north of the site, given vegetation, distance and the intervening building, as well as orientation of the host roof. The impact would be neutral. There would be no visual receptors from the footpaths to the south of the site as there is an intervening hedge that prevents views into the site, added to the distance and the orientation of the host roof. The impact would be neutral.

3.11 To the west there would only be glimpses from properties in Walton Lane -possibly from upper floors only as there are intervening buildings between residential dwellings and the proposed installation. The two barn conversion buildings on Walton Lane have no windows at first floor level, rooflights do not afford a view of the proposed installation and there is an intervening building.

3.12 From upper floors from the semi-detached houses on Walton Lane the distance to the proposed solar panels is 60m+. The only view (from upper windows only) is a glimpse of the roof over intervening buildings and is also framed by the extensive glasshouses already on the site that will be visible as the context to the solar panels. Given the assurances about glint and glare from the panel manufacturer, this contrasts significantly with the existing greenhouses which will have some reflective impacts, albeit, at some distance from receptors. The impact would be neutral.

3.13 The appearance of the site is already one that has a quasi-industrial appearance, and generally well contained. The addition of roof mounted solar is therefore in terms of visual impact is neutral overall in this immediate environment. The panels are not continuous or complete on the roof they are proposed to be mounted around the glazing roof panels so as not to impact natural light within the packhouse. In this respect the appearance will be very similar to the existing roof which is a mixture of solid and glazed elements. There would be no additional glint or glare from the proposals.

3.14 The inverters are to be located between the packhouse and glasshouse. There would be no disturbance to amenity given the quiet operation of the inverters at <67dBA (this is equivalent to the sound of a normal conversation between two people) (as set out in the data sheet), the significant distance to receptors and the screening effect of the adjacent buildings. In addition they would not be visible given they are located at an internal building interface.

3.15 The Planning Authority would gain no additional information by requiring a full planning application to assess the impacts. The detailed description and analysis of views shows that the impact on local receptors is entirely neutral.

3.16 The solar equipment would be removed if the site was no longer producing energy.

4. Assessment and Conclusion

Amenity Considerations

4.1 The main consideration in terms of the proposal is as to whether the proposal will harm adjacent occupiers in terms of potential impact on amenity and in terms of visual impact, especially glint and glare.

4.2 Given the very limited number of receptors and the significant distances from the solar panels to the receptors and the intervening buildings and vegetation the impact would be neutral.

Eligibility and Conditions

4.3 The above statement and accompanying materials meet the conditions of an application and these confirm that the eligibility criteria are met.

Conclusion

4.4 Given both compliance with the eligibility and conditions and the lack of any detrimental impact of the proposal, which in any event is significantly outweighed by the benefits, the applicant kindly requests that given the above the permitted development rights are confirmed for this proposal.