Development Management
Wiltshire Council
Bythesea Road
Trowbridge

17th August 2023

Dear Sir/Madam,

Notification for Prior Approval for the Installation of Solar Panels

At: Salisbury Racecourse, Netherhampton, Wiltshire, SP2 8PN

Introduction

Please find enclosed a notification for prior approval for the installation of solar panels to two existing buildings at the Salisbury Racecourse complex. The racecourse is located in the Parish of Netherhampton, just off Netherhampton Road.



Figure 1: Site Context

It is proposed to install solar panel modules on top of the two buildings. The solar arrays have been split into four different locations cross two roofs and are identified in the accompanied proposed block plan. **Appendix A** contains the manufacturer's details (including engineering drawings with dimensions).

Legislation

As part of permitted development rights for renewable energy, Class J, Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 permits the installation of solar panels on non domestic buildings. The requirements are set out in the table below along with an explanation as to the compliance of the proposal.

Planning History - 18/06294/PNCOU

The site (along with two other buildings that are excluded from this application) were previously granted Prior Approval for the installation of solar panels in 2018. For ease of reference the Officer Report and Decision Notice are included at **Appendix B**

This application is similar but proposes less panels.

Assessment

The General Permitted Development Order (GPDO) – Class J – Installation or alteration etc. of solar equipment on non-domestic premises:

Requirements	Assessment
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;	(Relevant for Building One only) The solar panels being installed on the pitched roof would not 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 (exclusing any chimney);	(Relevant for Building Two only) The solar panels being installed on the flat roof would be mounted panels that are not higher than 1 meter above the highest part of the roof.
(c) the solar PV equipment or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof;	The solar PV equipment would be installed on a roof and as shown by the dimensions on the plan they will not be within 1 metre of the external edge of the roof.
(d) in the case of the building on article 2(3) land, the solar PV equipment or solar thermal	The site is not on article 2(3) land so this is not applicable.

equipment would be installed on a roof slope which fronts a highway;	
(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; or	The site is not designated as a scheduled monument.
(f) 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.	Neither building are listed or within the curtilage of a listed building.
J.2 Development is not permitted by Class J(a) or (b) if- (a) The solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plan of the wall when measured from the perpendicular with the external surface of the wall;	The solar PV equipment would not be installed on a wall.
(b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or	The solar PV equipment would not be installed on a wall.
(c) in the case of the building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.	The solar PV equipment would not be installed on a wall.
J.3 Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.	The solar PV equipment installed would not generate more than 1 megawatt of electricity.

Any development permitted is subject to conditions that:

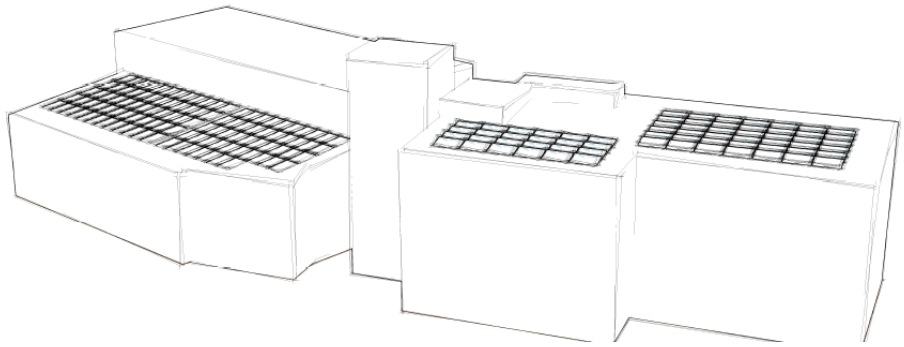
a) The solar PV equipment is so far as practicable sited so as to minimise its effects on the external appearance of the building and the amenity of the area;

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

Furthermore, the developer must apply for a determination as to whether the prior approval is requires as to the **design or external appearance of the development, in particular the impact on glare on occupiers of neighbouring land.**

In this case, the PV Panels are located on the roof of both buildings and as the isometric view below shows, they would have a minimal impact on the appearance of the building. The proposed block plan is included with this application, which shows the proposed layouts on the various roof areas. These are as follows:

- Roof 1: 107 Modules Flush Mounted to Roof Pitch assumed at 6 degrees.
- Roof 2: 66 Modules South facing at 10 degrees inclination.



Isometric View
NTS

Any potential views of the solar panels would be restricted to the immediate area outside the clubhouse and therefore, their installation would not have any influence on the landscape character. Additionally, there are no nearby residential dwellings that could be affected by the solar panels.

Indeed, when considering the earlier Prior Approval for more panels than proposed here, the Officer stated in their report,

"It is considered that the design and external appearance of the proposed development would be appropriate in the context of the existing buildings on site. The Applicant has provided a study on glare carried out in April 2016 by the Solar Trade Association. Whilst this study is not site-specific to this case, it is based on Solar PV As a whole. There are many large installations that do not cause any more glare than before they were installed. Solar panels are designed to absorb light rather than reflect it and are also coated with an anti-reflective coating. It is considered that any glare arising from the proposed

solar PV installation is unlikely to materially ad to that emanating from the highly prominent existing buildings

RECOMMENDATION – That the Prior Approval of the Local Planning Authority is Not Required".

Overall, the proposal meets the condition J.4 of the GPDO 1(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 for the building and the amenity of the area.*

Conclusions

Overall, it is clear that the earlier solar panels were acceptable and given only fewer are proposed in this case, it is logical to assume that these solar panels are also going to be acceptable. I trust that the enclosed information is sufficient; however, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Zoe Wilkinson
Associate
01722 638008
zoe@atlasplanninggroup.co.uk

Appendix A – Manufacturer's details
Appendix B – Officer Report and Decision notice for 18/06294/PNCOU

A

www.jinkosolar.com

Building Your Trust in Solar

Tiger Neo N-type 54HL4-B

400-420 Watt

ALL-BLACK MODULE

N-Type

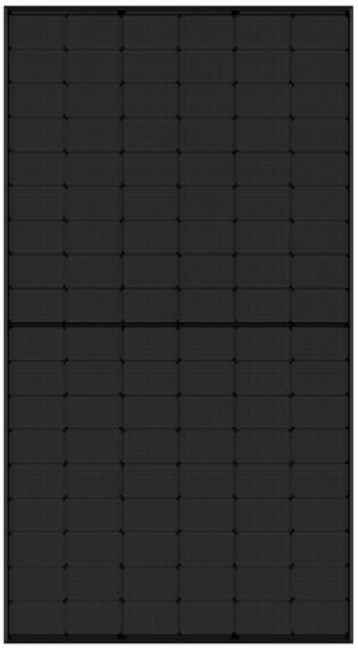
Positive power tolerance of 0~+3%

IEC61215(2016), IEC61730(2016)

ISO9001:2015: Quality Management System

ISO14001:2015: Environment Management System

ISO45001:2018
Occupational health and safety management systems



Key Features

SMBB Technology

Better light trapping and current collection to improve module power output and reliability.

Hot 2.0 Technology

The N-type module with Hot 2.0 technology has better reliability and lower LID/LETID.

PID Resistance

Excellent Anti-PID performance guarantee via optimized mass-production process and materials control.

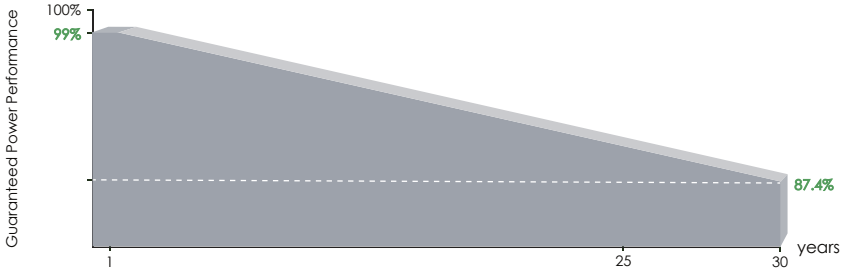
Enhanced Mechanical Load

Certified to withstand: wind load (2400 Pascal) and snow load (5400 Pascal).

Durability Against Extreme Environmental Conditions

High salt mist and ammonia resistance.

LINEAR PERFORMANCE WARRANTY

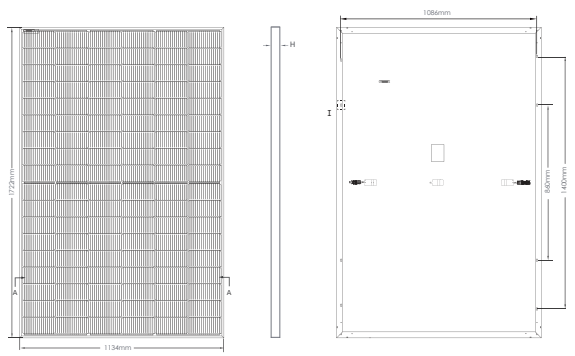


25 Year Product Warranty

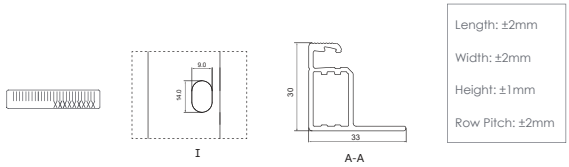
30 Year Linear Power Warranty

0.40% Annual Degradation Over 30 years

Engineering Drawings



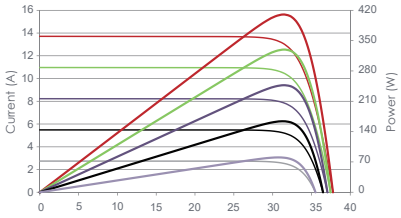
Front Side Back



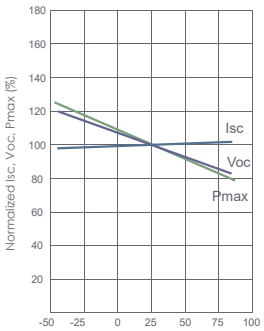
Length: ±2mm
Width: ±2mm
Height: ±1mm
Row Pitch: ±2mm

Electrical Performance & Temperature Dependence

Current-Voltage & Power-Voltage Curves (415W)



Temperature Dependence of Isc, Voc, Pmax



Packaging Configuration

(Two pallets = One stack)

36pcs/pallets, 72pcs/stack, 936pcs/ 40'HQ Container

Mechanical Characteristics

Cell Type	N type Mono-crystalline
No. of cells	108 (6×18)
Dimensions	1722×1134×30mm (67.79×44.65×1.18 inch)
Weight	22 kg (48.50 lbs)
Front Glass	3.2mm,Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP68 Rated
Output Cables	TUV 1×4.0mm² (+): 400mm , (-): 200mm or Customized Length

SPECIFICATIONS

Module Type	JKM400N-54HL4-B		JKM405N-54HL4-B		JKM410N-54HL4-B		JKM415N-54HL4-B		JKM420N-54HL4-B	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	400Wp	301Wp	405Wp	305Wp	410Wp	308Wp	415Wp	312Wp	420Wp	316Wp
Maximum Power Voltage (Vmp)	31.28V	28.89V	31.47V	29.08V	31.66V	29.59V	31.85V	29.78V	32.04V	29.97V
Maximum Power Current (Imp)	12.79A	10.30A	12.87A	10.36A	12.95A	10.42A	13.03V	10.48A	13.11A	10.54A
Open-circuit Voltage (Voc)	37.38V	35.50V	37.58V	35.69V	37.77V	35.88V	37.96V	36.06V	38.15V	36.24V
Short-circuit Current (Isc)	13.55A	10.94A	13.62A	11.00A	13.68A	11.04A	13.74A	11.09A	13.80A	11.14A
Module Efficiency STC (%)	20.48%		20.74%		21.00%		21.25%		21.51%	
Operating Temperature(℃)	-40℃~+85℃									
Maximum system voltage	1000VDC (IEC)									
Maximum series fuse rating	25A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	-0.30%/℃									
Temperature coefficients of Voc	-0.25%/℃									
Temperature coefficients of Isc	0.046%/℃									
Nominal operating cell temperature (NOCT)	45±2℃									

*STC: Irradiance 1000W/m² Cell Temperature 25℃ AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20℃ AM=1.5 Wind Speed 1m/s

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Specifications included in this datasheet are subject to change without notice.
Datasheet valid in Europe only.

B

Wiltshire Council
Where everybody matters

Mr Kevin Fryer
Green Power Projects Ltd
Unit 54 Romsey Industrial Estate
Greatbridge Road
Romsey
Hampshire
SO51 0HR

Development Services
Tel No: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

Dear Mr Fryer

Town and Country Planning (General Permitted Development) (England) Order 2015

Application No:	18/06294/PNCOU
Proposal:	Notification for Prior Approval Under Class J - for the Installation of 96.6kWp Solar Photovoltaics Panels on the Roofs of 4 Non-Domestic Buildings
Site Address:	Salisbury Racecourse, The Race Plain, Netherhampton, Salisbury, Wiltshire, SP2 8PN
On Behalf of:	.

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will not be required**. This is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order.

The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient. The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol. Alternatively you can make your application by calling 01225 770321.

Yours sincerely

Tim Martienssen
Director
Economic Development and Planning

CASE OFFICER'S REPORT

Application Reference: 18/06294/PNCOU
Date of Inspection: 3 August 2018
Date site notice posted: 3 August 2018
Date of press notice: Not Applicable

SITE DESCRIPTION

The site comprises four buildings forming part of the Salisbury Racecourse complex, located north of the access track known as The Race Plain. The track is a public right of way (Byway BSTO39) and also forms part of the northern boundary of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, as well as the boundary between the civil parishes of Netherhampton (within which the site is located) and Stratford Tony. The site lies within an Area of Special Archaeological Significance, but this does not raise any issues in relation to the current proposal.

PROPOSAL

The application seeks Prior Approval for the installation of 96.6kWp solar photovoltaics on the roofs of the buildings.

POLICIES

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations. In some cases the permitted development rights will require the Local Planning Authority to approve certain matters (a process generally referred to as 'Prior Approval').

The Town and Country Planning (General Permitted Development) (England) Order 2015 ('the Order') amends the Town and Country (General Permitted Development) Order 1995 to allow new permitted development rights for renewable energy projects.

Class J of Part 14 of Schedule 2 to the Order ('Class J') permits the installation, alteration or replacement (on non-domestic premises) of:
(a) microgeneration solar thermal equipment on a building;
(b) microgeneration solar PV equipment on a building; or
(c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

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) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

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

Development is not permitted by Class J (a) or (b) if:
(a) the solar PV equipment or solar thermal equipment would be installed on a wall and would protrude more than 0.2 metres beyond the plane of the wall when measured from the perpendicular with the external surface of the wall;
(b) the solar PV equipment or solar thermal equipment would be installed on a wall and within 1 metre of a junction of that wall with another wall or with the roof of the building; or
(c) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a wall which fronts a highway.

Development is not permitted by Class J (c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.

Before beginning the development, the Applicant is required to 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.

ISSUES

Whether the proposal constitutes Permitted Development
Whether the Prior Approval of the Local Planning Authority is required

RELEVANT PLANNING HISTORY

None

REPRESENTATIONS

Netherhampton Parish Council: None received.

Stratford Tony Parish Council: None received.

ASSESSMENT

Whether the proposal constitutes Permitted Development

The proposed development comprises the installation of solar PV equipment on the roof of the buildings and is thus subject to Class J (b) or (c). The capacity of the solar PV equipment installed to generate electricity would not exceed 1 megawatt.

In three cases the solar PV equipment or solar thermal equipment would be installed on the pitched roofs of buildings. It is not clear whether the equipment would protrude more than 0.2 metres beyond the plane of the roof slopes when measured from the perpendicular with the external surfaces of the roof slopes. However, this can reasonably be added as an informative in the event that Prior Approval is not required.

In one case the solar PV equipment would be installed on the flat roof of a building. It is not clear whether the highest part of the solar PV equipment would be higher than 1 metre above the

highest part of the roof (excluding any chimney). However, this can reasonably be added as an informative in the event that Prior Approval is not required.

The solar PV equipment would not be installed within 1 metre of the external edges of the roofs. The buildings are not on article 2(3) land and none of the buildings are either a scheduled monument, a listed building or within the curtilage of a listed building.

Whether the Prior Approval of the Local Planning Authority is required

It is considered that the design and external appearance of the proposed development would be appropriate in the context of the existing buildings on the site. The Applicant has provided a study on glare carried out in April 2016 by the Solar Trade Association. Whilst this study is not site-specific to this case, it is based on Solar PV as a whole. There are many large installations that do not cause any more glare than before they were installed. Solar panels are designed to absorb light rather than reflect it and are also coated with an anti-reflective coating. It is considered that any glare arising from the proposed solar PV installation is unlikely to materially add to that emanating from the highly prominent existing buildings.

RECOMMENDATION

That the Prior Approval of the Local Planning Authority is Not Required.

INFORMATIVES

This decision is based on the information submitted on the application form, Impact of solar PV on Aviation and Airports study, location plan, aerial photograph and drawings A 01, A 02, A 03 and A04, submitted with the application.

In the cases of the equipment to be installed on the pitched roofs of buildings, the equipment must not protrude more than 0.2 metres beyond the plane of the roof slopes when measured from the perpendicular with the external surfaces of the roof slopes.

In the case of the equipment to be installed on the flat roof of a building, the highest part of the equipment must not be higher than 1 metre above the highest part of the roof (excluding any chimney).

Failure to comply with the above may result in the proposal breaching Permitted Development conditions, in which case a Full Planning Permission may be required.