

CASE OFFICER'S REPORT

Application Reference:	PL/2026/00613
Application Type:	Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises
Consultation Ends:	03/04/2026
Case Officer:	Daniel Jacobs

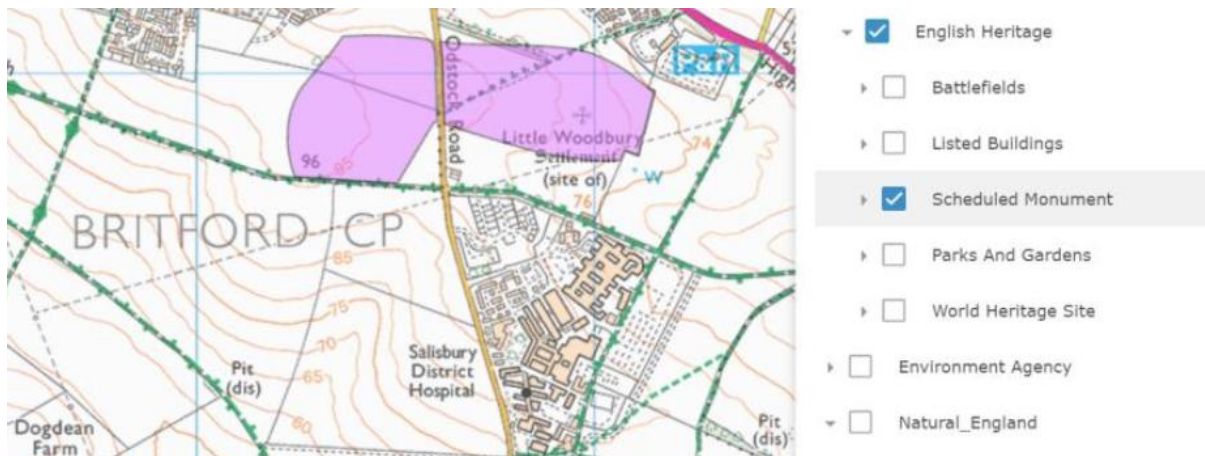
Site Address:	Salisbury District Hospital, Odstock Road, Salisbury, Wilts, SP2 8BJ
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Proposal:	Install 215.72 kWp solar PV on flat roofs using a ballasted, MCS-compliant system with SolarEdge equipment, set back 1 m from roof edges.
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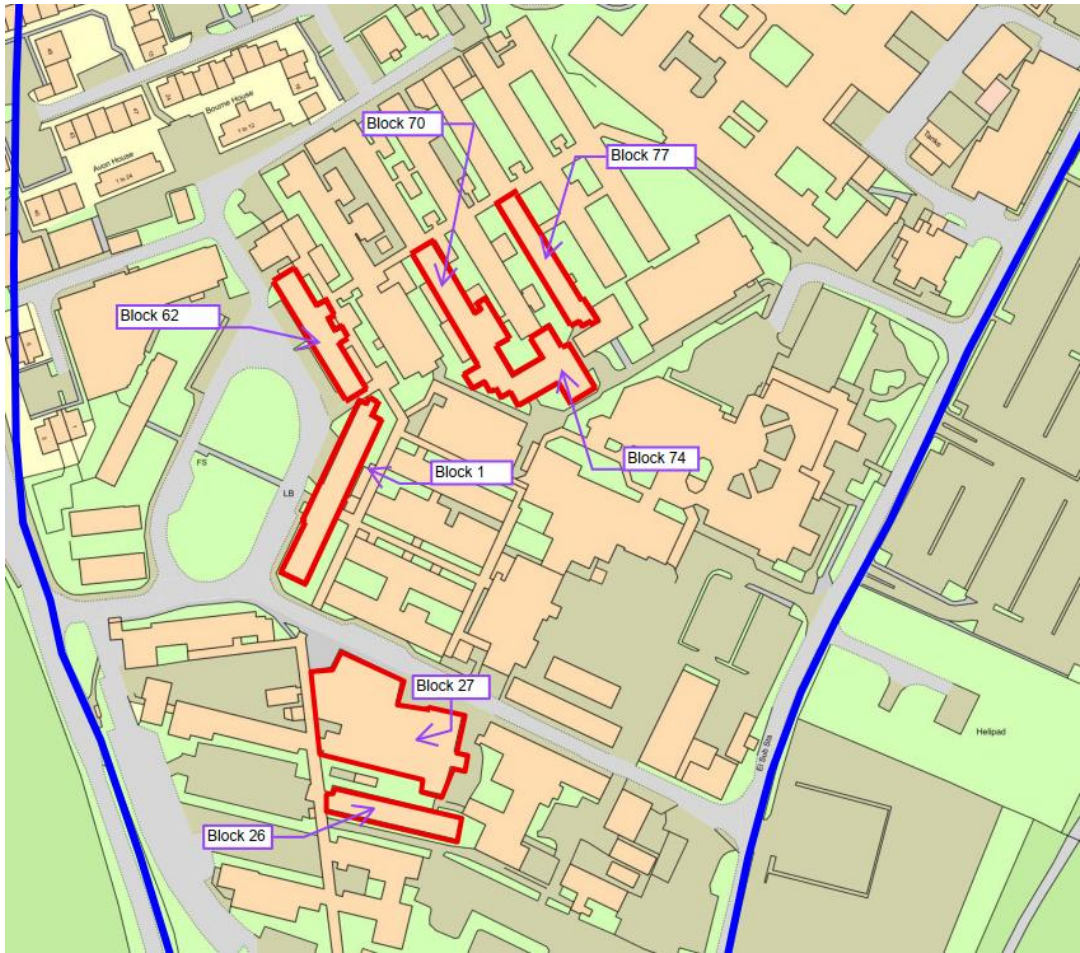
Recommendation:	Prior approval is not required
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SITE DESCRIPTION AND PROPOSAL

Salisbury District Hospital is long-established. The site is a significant distance from the boundary of the Cranborne Chase National Landscape to the south. The whole site is however in a special landscape area (SLA) designation. North of the hospital site is a scheduled monument as shown in purple in the excerpt below:



This application is to determine if the installation of solar photovoltaic (PV) panels on the roofs of various buildings within the site is permitted development and whether prior approval is required. The panels would be on flat roofs. The following submitted plan shows the buildings to which this application relates:



POLICIES

N/A.

RELEVANT PLANNING HISTORY

There have been various applications for developments at the hospital site over many years. A development brief was adopted in the 2000's relating to the southern part of the hospital site for redevelopment.

There are three previous planning applications of relevance to these proposals. PL/2023/10887, a Prior Approval Part 14 Class J application, sought permission for a solar PV system on multiple flat and pitched roofs at Salisbury District Hospital. PL/2025/02615 and PL/2025/07284 also sought prior approval for solar panels on multiple flat roofs. In all cases it was determined that prior approval was not required.

REPRESENTATIONS

Britford Parish Council: No comment response received.

Third party comments: No comments received.

PLANNING ISSUES

This submission is not a planning application but is instead a prior approval application submitted pursuant to the Permitted Development rights enshrined within Schedule 2, Part 14 Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the installation of, alteration or replacement of solar photovoltaic equipment on the roofs on non-domestic buildings producing up to a capacity of 1 megawatt. There is no requirement for planning permission for such development providing the conditions and caveats set out with Class J are satisfied. The legislation is shown below with comments related to the proposals added by the case officer in red.

Class J – installation or alteration etc of solar equipment on non-domestic premises

Permitted development

J. The installation, alteration or replacement 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 not permitted

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; All solar panels proposed are to be installed on a flat roof. The proposals therefore would not conflict with this limitation.**
- (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); The proposals would not conflict with this limitation.**

(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 proposals would not conflict with this limitation.**

(d) **This criterion has been omitted from the GPDO.**

(e) the solar PV equipment or solar thermal equipment would be installed on a site designated as a scheduled monument; **The site is not designated as a scheduled monument; the nearby scheduled monument is clearly outside of the site and some distance away to the north 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. **The proposals would not conflict with this limitation.**

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 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.

The proposals would not conflict with any limitations detailed in J.2.

J.3 **This criterion has been omitted from the GPDO.**

Conditions

J.4— (1) Class J development is permitted subject to the following conditions—

(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; **Noted** and

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

(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.

The thrust of national and local policy is broadly supportive of small-scale renewable energy schemes. It is now relatively common to see solar panels affixed to the roofs of buildings. All of the buildings onto which it is proposed to site the panels already exist and are well contained within the established boundaries of the hospital site. Given the location, scale, colour, and siting of the proposed panels, it is not considered that they would have an unacceptable impact on the prevailing character, appearance and setting of the area nor would they harm the distinctive landscape qualities and character of the SLA. There would be no harm to the setting of any heritage assets.

In terms of the impact of glare on occupiers of neighbouring land, as already stated the panels would be sited onto existing buildings contained within the hospital site. There are few residential properties in close proximity. Solar panels have evolved considerably since they were first introduced and are designed to absorb solar energy

and have very low reflection levels. Full details of the specifications have been provided. All panels are to be installed on flat roofs which greatly reduces visibility and potential for adverse levels of glare/reflection onto neighbouring land.

It is considered that the information provided is sufficient to provide reassurances that appropriate consideration has been given by the applicant to this matter and that the impacts on amenity through glare are minimal.

As such, the development is considered to comply with the requirements within paragraphs J.4(1) and J.4(2) of Schedule 2 Part 14 Class J(c) of the GDPO.

- (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. All criterion in this section has been met.
- (4) The local planning authority may refuse an application where, in the opinion of the authority—
- (a) the proposed development does not comply with, or
 - (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in Class J applicable to the development in question.
- (5) Sub-paragraphs (6) and (8) do not apply where a local planning authority refuses an application under sub-paragraph (4) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.
- (6) The local planning authority must give notice of the proposed development—
- (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which—
 - (i) describes the proposed development;
 - (ii) provides the address of the proposed development;
 - (iii) specifies the date by which representations are to be received by the local planning authority; A site notice was erected on site, in a suitable location, on 13/03/2026. or
 - (b) by serving a notice in that form on any adjoining owner or occupier.
- (7) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application. Not required.
- (8) The local planning authority must, when determining an application—
- (a) take into account any representations made to them as a result of any notice given under sub-paragraph (6); and
 - (b) have regard to the National Planning Policy Framework so far as relevant to the subject matter of the prior approval, as if the application were a planning application. Noted and this has been done.
- (9) The development must not begin before the occurrence of one of the following—
- (a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

- (b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or
- (c) the expiry of 56 days following the date on which the application under sub-paragraph (3) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.

(10) The development must be carried out—

- (a) where prior approval is required, in accordance with the details approved by the local planning authority;
- (b) where prior approval is not required, or where sub-paragraph (9)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (3), unless the local planning authority and the developer agree otherwise in writing.

(11) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.

(12) When computing the number of days in paragraph (6)(a), any day which is a public holiday must be disregarded.

CONCLUSION

The proposed development is permitted development and prior approval is not required.

RECOMMENDATION: That prior approval is not required.