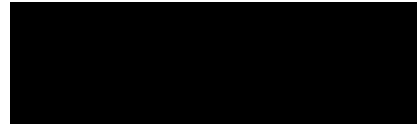




Development Management
Wiltshire Council
Bythesea Road
Trowbridge
BA14 8JN

26 May 2026

Planning Portal reference: PP-14957952
Our reference: MLP26023



Dear Development Management,

Barn at Ford Mill, Ford, Salisbury, SP4 6DN

Please find enclosed a planning application made by Mr J Lovering for the following proposed development at the above address:

Installation of solar panels to roof of barn

The planning application has been made via the Planning Portal and comprises the following:

- Planning application form for Full Planning Permission;
- Completed Certificates;
- CIL Form 1: CIL Additional Information;
- Planning application fee of £400;
- Drawing No. MLP26023-01: Site Location Plan at 1:1250 (A4);
- Drawing No. MLP26023-02: Site Plan, including Proposed Roof Plan at 1:500 (A3);
- Product Specification: JA Solar 470W JAM54D40 Black Frame; and
- Planning and Heritage Statement (below).

PLANNING AND HERITAGE STATEMENT

Site description

The application site comprises a barn situated close to the Mill House at Ford, near Salisbury. The existing barn is of modern construction, with an asymmetrically pitched roof leading to a barrel roof at the lowest section. It is open fronted with a metal frame. The barn sits around 20 metres from a house, the Grade II listed Mill House, which sits perpendicular to the road to the south and is fronted by the associated mill pond fed by the River Bourne.

The development

This application proposes the installation of solar photovoltaic panels to the roof of the existing barn. These are to be installed along the south eastern elevation of the building. Details of the solar panels to be deployed are in the submitted product specification, with the 470W rated black frame JAM54D40 LR by JA Solar to be attached simply to the corrugated roof via stainless steel pins.

MASTERLP.CO.UK

ADDRESS: UNIT 7 OAKRIDGE OFFICE PARK, WHADDON, WILTSHIRE, SP5 3HT
PHONE: 01722 580 550 | COMPANY NUMBER: 13665608 | VAT: 394065184

Planning History

In 2003 and 2004, the site was the subject of applications and S/2003/1782 & S/2004/1055, seeking to demolish the barn in question to be replaced by a building to incorporate additional residential accommodation. These applications were refused and, while the latter refusal was appealed, that appeal was subsequently dismissed.

The 2003 was accompanied by a separate listed building consent application, which was withdrawn and not later repeated. This is understood to be the result of a determination that the barn is not curtilage listed.

Principle of development

Planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The application does not involve a change of use or the introduction of any new planning units, as a result the development does not conflict with policies seeking to avoid wholly new development in the countryside. Rather, the development entails work intended to support climate adaptation and move towards a net zero future by implementing the addition of solar photovoltaic (PV) panels in order to extract energy from a renewable source.

The installation of PV on both domestic and non-domestic premises is in most cases permitted development as a result of Schedule 2, Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In this case, it has been suggested that the site may be considered to fall within the curtilage of the nearby listed building, which if correct would disqualify the development from being permitted under this regime.

Nevertheless, the installation of renewable energy generation has support in both local and national policy. Core Policy 41 of the Wiltshire Core Strategy provides that retrofitting measures to improve the energy performance of buildings can be supported through use of building-integrated renewable technologies; this is subject to ensuring that, in cases relating to historic buildings, proposals ensure a sensitive approach, with the significance of heritage assets to be safeguarded in accordance with relevant national policy.

The NPPF at Paragraph 163 requires that the need to mitigate and adapt to climate change should be considered in assessing planning applications, and at Paragraph 167 requires that "*significant weight*" should be given to the need to support energy efficiency, explicitly including through installation of solar panels where these do not already benefit from permitted development rights. In line with Paragraph 168 of the Framework, the Applicant should not be required to demonstrate an overall need for renewable energy, and the valuable contribution to cutting greenhouse gas emissions represented by small-scale proposals such as this should be recognised.

Overall, therefore, the development should be considered acceptable in principle; this is also consistent with the advice provided at pre-application stage.

Ecology

The site is within the zone of influence for a number of ecological designations where increasing visits are having a harmful effect. The addition of solar panels to a roof in this area would have no effect on these sites and pre-application advice confirms that the development would be screened out of Habitats Regulations Assessment as there is no likely significant effect, subject to managing construction phase impacts through a Construction Ecological Management Plan to ensure no likely significant effect on the River Avon. To fulfil this requirement a Construction Ecological Management Statement is provided below.

The panels are to be mounted with a simple bolt-on mount that does not require intrusive work within the roof of the existing building. As a result, the development has no potential to affect protected species.

Biodiversity Net Gain (BNG)

The proposal does not involve development of land having a habitat value greater than zero. As a result the development benefits from exemption from the statutory BNG regime.

Construction Ecological Management Statement

Due to the proximity of the River Avon SAC it has been requested that the development takes account of the construction phase impacts of the development. This statement demonstrates that the development will not result in harm to the protected site and is proportionate to the scale and type of development proposed.

The proposal utilises pre-made panels, to be attached to the existing corrugated roof of the existing building using stainless steel bolted mountings. As a result, no aggregates, chemicals, nutrients or pollutants are to be used in the course of installation.

Workers will be stationed and parked within the forecourt of the existing building and the development will not spread beyond the established developed area of the site.

Impact on the historic environment

Core Policy 58 of the Wiltshire Core Strategy requires that the historic environment is protected, conserved and, where possible, enhanced. Heritage assets are likewise to be conserved and enhanced where appropriate in a manner appropriate to their significance.

The barn on which the panels are to be affixed is not historic or of heritage significance in its own right. Nearby, however, is the 18th century grade II listed Mill House and attached Mill.

The list entry (No. 1355735) for the listed building reads as follows:

"IB House with attached mill over River Bourne. 1783 on datestone on south gable of house, mill is C19 addition. Brick and flint bands to house and English bond-brick mill, Welsh slate roof with brick stacks. 2-storey, 2-window front to house. Central planked door with C19 slated canopy, either side is one 2-light wooden casement with segmental-arched head. First floor has two 2-light casements with square heads. Mill to left has planked door to right on both floors and two 2-light casements to ground and first floors. Right return has one small casement to attic. Rear has casements as front and brick lean-to sheds, and two segmental brick arches over river. Interior of house has stone floor and chamfered ceiling beams. Mill building contains disused complete machinery for milling flour with water power, in situ. Consists of water wheel minus paddles and sluice gates in River Bourne. Ground floor has shaft connecting cogwheels to water wheel and shaft through ceiling to first floor machinery; two millstones connected to cogwheels. On attic floor are wooden hoppers for corn and chutes to first floor millstones. All wooden and cast-iron parts in excellent condition at time of survey (September 1984)."

By virtue of its age and due to its intact setting retaining the connection with the river, the Mill House has historic value and evidential value. Given the characteristic and bucolic appearance of the building and the foreground when viewed from the road, the Mill House also derives a great deal of its significance from its aesthetic value fortuitously. Due to the ubiquity of this style and these materials in this part of Wiltshire, western Hampshire and northern Dorset, though certainly a fine example the Mill House has more limited architectural value.

While it is not clear that the subject barn forms part of the curtilage of the Mill House, there is no doubt that it does form part of its setting. Nevertheless, the functional nature of the modern barn is in great contrast to the more ornate and domesticated listed building and garden area. It is thus not an element of the setting of the listed building that makes a positive contribution

to its significance. The addition of solar panels to the barn's roof would not detract from the historic, evidential or aesthetic value of the Mill House or its setting, nor indeed from the limited architectural value either.

Consequently it is concluded that the development would not cause harm to the significance of the listed building or the historic environment as a whole. It is thus not necessary to outweigh any such harm with public benefits, though the provision of renewable energy in the face of the climate emergency would represent a significant public benefit capable of outweighing less than substantial harm were the heritage asset to be more vulnerable to this form of change in its setting.

Conclusion

The development is acceptable in principle, benefitting from policy support nationally and within the development plan. Subject to conditions there are no concerns over the development's impact on ecology. The development would adequately conserve the qualities of the historic environment. There are accordingly no outstanding concerns relating to the development and it is respectfully requested that this application be approved, and planning permission granted accordingly.

I trust that you have sufficient information to validate our client's planning application. Please do not hesitate to contact me should you require further information.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

Callan Powers MPlan
Senior Planner