

CASE OFFICER'S REPORT

Application Reference:	PL/2026/04110
Application Type:	Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises
Consultation Ends:	25/08/2026
Case Officer:	Daniel Jacobs

Site Address:	Salisbury District Hospital, Odstock Road, Salisbury, Wilts, SP2 8BJ
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Proposal:	Proposed installation of solar panels on the roofs of 9 buildings
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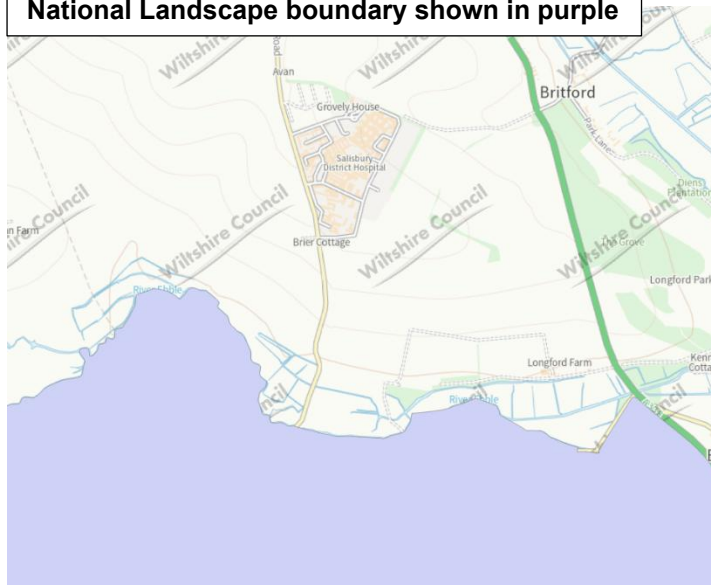
Recommendation:	Prior approval is not required
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SITE DESCRIPTION AND PROPOSAL

The site forms part of Salisbury District Hospital, a long-established healthcare campus comprising a range of hospital buildings and associated facilities. The site is approximately 1km from the boundary of the Cranborne Chase Landscape. The whole site is however in the Special Landscape Area (SLA) as defined by Saved Policy C6 of Salisbury District Local Plan. North of the hospital site is a scheduled monument. The site also lies within the River Avon Special Area of Conservation (SAC) and within the 13.8 km recreational zone of influence for the New Forest SAC.

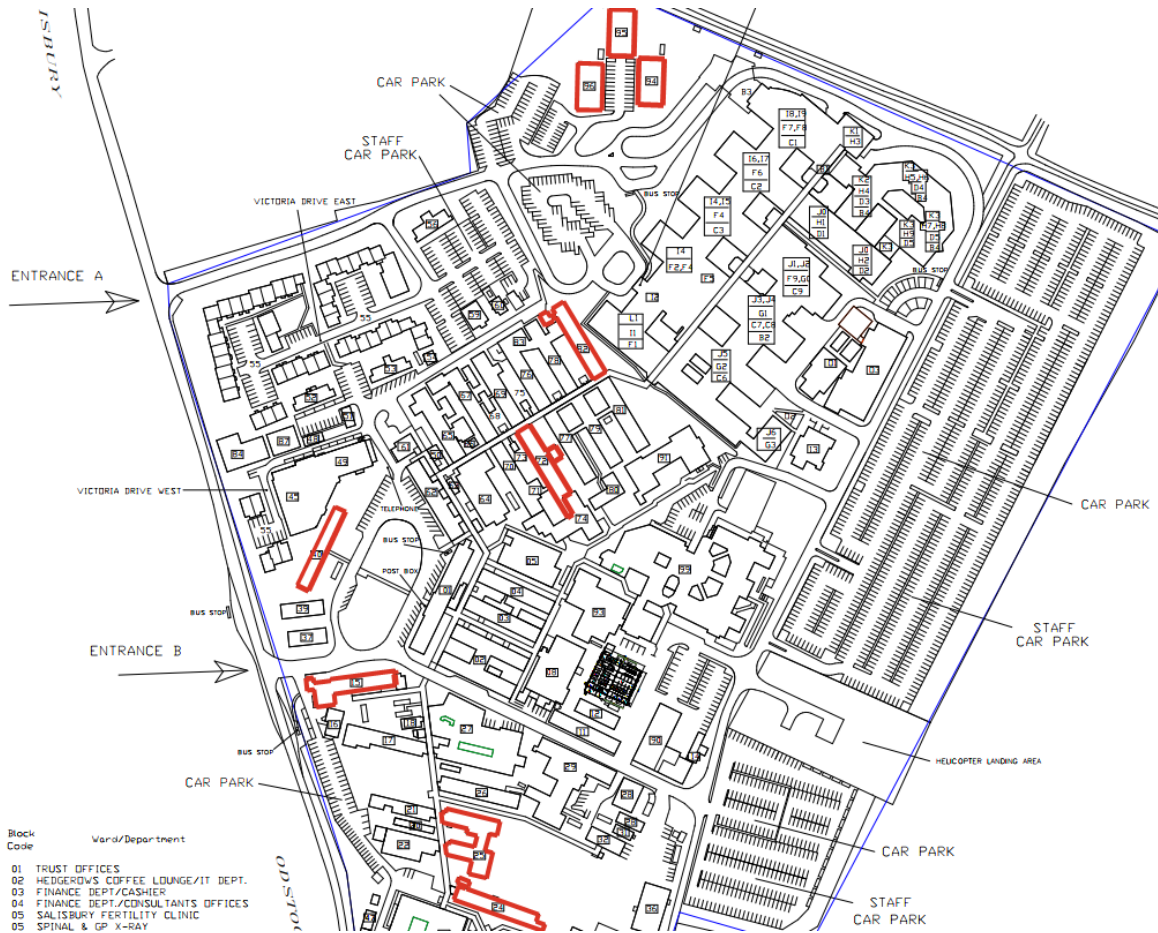


National Landscape boundary shown in purple

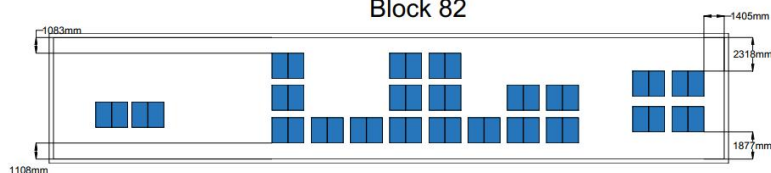


This application is to determine if the installation of solar photovoltaic (PV) panels on the roofs of various buildings within the site is permitted development and whether prior approval is required. The panels would be on flat roofs with blocks 94,95 and 96 being pitched roof. The following submitted plan shows the buildings to which this application relates:

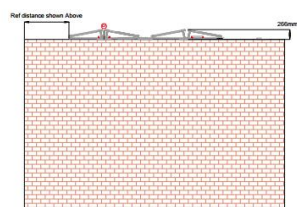
- Application form
- Location plan
- Roof plan – Block 15
- Roof plan – Block 82
- Roof plan – Block 72
- Roof plan – Block 40
- Roof plan – Block 25
- Roof plan – Blocks 94,95,96
- Roof plan – Block 24



ROOF PLAN : TOP VIEW
Block 82



One of the proposed roof plans



POLICIES

NPPF

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and Low-Carbon Energy
- Core Policy 42: Standalone Renewable Energy Installations
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

- C6: Special Landscape Area

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.

Since 2023 the site has been subject to 4 Prior Approval applications for solar panels on the roofs of various hospital buildings. The application reference numbers are as follows:

PL/2023/10887

PL/2025/02615

PL/2025/07284

PL/2026/00613

All of the above were determined to meet the permitted development criteria under Part 14 Class J of the GPDO and Prior Approval was not required. This application is the fifth on site.

REPRESENTATIONS

Britford Parish Council: No response received.

Third party comments: No comments received.

PLANNING ISSUES

This submission is not a planning application but is instead a prior notification 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—

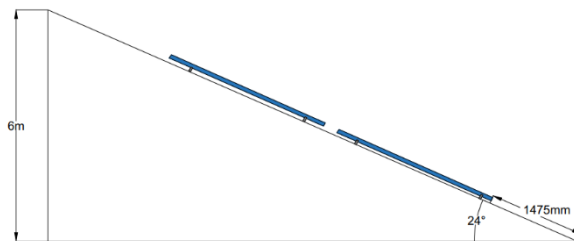
- (a) microgeneration solar thermal equipment on a building;
- (b) microgeneration solar PV equipment on a building; or
- (c) other solar PV equipment on the roof of a building, other than a dwellinghouse or a block of flats.

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; Buildings 94, 95 and 96 are the only pitched roof buildings forming part of the proposals, all other buildings have flat roofs. The submitted plan confirms the solar panels on buildings 94, 95 and 96 are to be flush with the roof. The proposals therefore would not conflict with this limitation.

On roof Flush Mount



(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); All plans show the solar panels on flat roofs to be less than 1 metre above the highest part of the roof. 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; None of the proposed solar panels are within 1 metre of the external edge of the roof. The proposals would not conflict with this limitation.

(d) *Omitted December 2023.*

(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 approximately 250m to the north.

(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. None of the 9 buildings subject to solar panels are listed. 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; **No solar panels are proposed 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. **No solar panels are proposed on a wall.**
- (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 site is not on article 2(3) land and no solar panels are to be installed on a wall.**

J.3 *Omitted December 2023.*

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; **This is discussed under condition 2.** 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.

Whilst the planning merits of renewable energy generation are not a matter for detailed consideration under this prior approval process, it is noted that the proposal is consistent with the wider objectives of the August 2026 NPPF, including Policy CC2, which affords substantial weight to measures that support the transition to a low-carbon future and improve the energy performance of existing buildings. The proposal is also broadly aligned with Core Policy 41 of the Wiltshire Core Strategy, which support renewable and low-carbon energy generation. Furthermore, four previous prior approval applications for solar panels on buildings across the hospital site have been implemented or approved, establishing the presence of similar development within the hospital campus.

In terms of potential glare and reflection the relevant neighbouring dwellings for consideration are The New Barn and Odstock View 1 and 2 to the south and the caravan park to the north.

The dwellings to the south are not directly adjacent to any of the buildings proposed to accommodate solar panels. The nearest panels would be on the flat roof of block 24 approximately 130 metres away.

The potential for glare resulting from the solar panels on blocks 94,95 and 96 and its amenity impact for the occupiers of the caravan site, which lies to the west, has been carefully considered. The three buildings are not on the shared boundary with the caravan site, furthermore sufficient separation distance and large mature trees separating the caravans

from the building largely block the view of the roof slope. The flush arrangement of the panels also reduces the potential for glare.



All of these factors combined mean the proposed solar panels on blocks 94,95 and 96 are not deemed to result in an adverse or unacceptable amenity impact to the occupiers of the caravan site.

The majority of the solar panels being on flat roofs at a low protrusion, and flush nature of panels on the pitched roofs, mean that no harm to the special quality or character of the SLA are deemed to arise.

Having regard to their siting, scale and appearance, the proposed panels would not result in unacceptable impacts on the character or appearance of the area, the distinctive qualities and character of the Special Landscape Area, or the amenity of occupiers of neighbouring land. As such, there are no matters relating to the design or external appearance of the development which require the Local Planning Authority's prior approval and prior approval is therefore not required.

(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 points in condition 3 have been complied with and the appropriate fee has been paid.

(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. **The proposals have been found to comply with the PD criteria set out in Class J.**

(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 20/08/2026.** or

(b) by serving a notice in that form on any adjoining owner or occupier. **This was not required as a site notice was displayed on site.**

(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 installation of solar photovoltaic panels on the roofs of 9 existing hospital buildings satisfies the limitations and conditions set out within Schedule 2, Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The panels would be installed on existing non-domestic buildings, would not exceed the prescribed height limitations, would not be located within 1 metre of the roof edges. The required information has been submitted and the relevant publicity requirements have been undertaken.

In respect of the matters subject to prior approval, it is considered that the proposed development would not result in an unacceptable impact upon the external appearance of the buildings or the surrounding area and would not give rise to unacceptable glare affecting occupiers of neighbouring land. The proposal represents the fifth prior approval application for solar panels at Salisbury District Hospital, with 4 previous schemes having been found to comply with Class J and not requiring prior approval. Accordingly, the development benefits from permitted development rights under Class J and prior approval is not required.

RECOMMENDATION: That prior approval is not required.