SUPPORTING STATEMENT

Prior Notification application for installation of solar equipment on non-domestic premises under Schedule 2, Part 14, Class J of the GPDO (2015) (as amended)

at

Cattlestone Farm
Harbolets Road
West Chiltington
RH20 2LG
West Sussex

ON BEHALF OF
Mr Alan Dougharty

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1. INTRODUCTION

1.1 This Statement has been prepared in support of a Prior Notification application which proposes the installation of a solar array on three buildings at Cattlestone Farm, Harbolets Road, West Chiltington.

1.2 The solar array is proposed under Class J of Schedule 2, Part 14 of the GPDO 2015 (as amended).

1.3 This Statement includes a discussion of the following matters:-

- Site Description
- Details of the proposed use
- Compliance with Class J criteria

2. SITE DESCRIPTION

2.1 The application site forms part of Cattlestone Farm, which lies to the south of Harbolets Road, West Chiltington, as shown in Figure 2.1 below. Cattlestone Farm is a circa 23 hectare holding which has been owned and farmed by the Dougharty family for around 60 years. The land is currently used for arable farming and the grazing of cattle and sheep.

2.2 Access into the site is via a private track off Harbolets Road to the north. The track extends to some 560m into the farm. The applicant has diversified the farming operations and recently obtained permission for the siting of shepherds huts to be used as holiday lets and a number of 'pitch your own' (touring) tent pitches. As such there is a mixed use of farming and camping / glamping on the site

2.3 Figure 2.1 shows the location of the site

Figure 2.1 – Location Plan and aerial plan (Base map: Google Maps)



2.4 There are a number of buildings within the application site associated with the farm and camping / glamping use. The applicant intends to install a solar array on three buildings, identified in figure 2.2 below.

Figure 2.2 - Farm buildings on site



2.5 Recent photographs of the application site are shown in figure 2.3. Photograph 1 shows a farm workshop as building 1, looking north-east. Photograph 2 shows building 2 looking north / north-west. The building has an open front with a mono pitch. Photograph 3 shows a hay barn with lean to as building 3. The photograph looks across to the north-east.

Figure 2.3 – Application site photographs

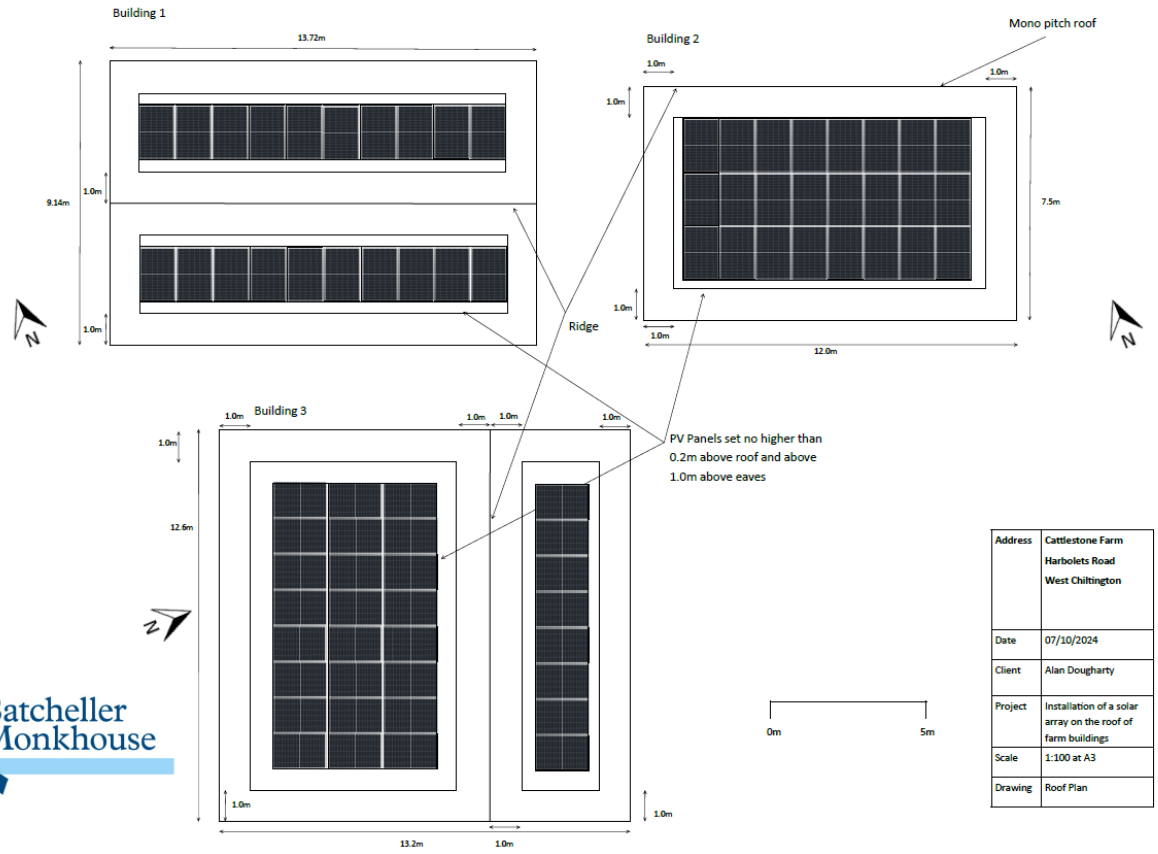


3. DETAILS OF THE PROPOSAL

3.1 The applicant intends to insert a solar array on the farm buildings 1, 2, and 3, as shown in chapter 2. The solar array on building 1 would be located on both roof elevations. The solar array on building 2 would cover the extent of the mono pitch roof. The solar array on building 3 would be located on both roof elevations.

3.2 The proposed installation would comprise up to 10 panels on each elevation of building 1, up to 24 panels on building 2 and up to 32 panels on building 3. The solar panels would have an expected combined output of 144 kWh. Proposed plans indicating the roof coverage of the panels is shown below in figure 3.1. The supporting specification sheet provides the technical detail of the panels.

Figure 3.1 – Roof plan of proposed solar array



4. CLASS J

4.1 Class J of Schedule 2, Part 14 the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for:

4.2 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.

4.3 **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;

The solar PV equipment to be installed on the pitched roof of buildings 1 and 3 and the mono pitched roof of building 2 would not protrude more than 0.2m 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);

None of the three buildings proposed to house the solar panels have a flat 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 panels would not be installed within 1m of the external edge of the roof of buildings 1, 2 or 3, as shown on the supporting plans.

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

The application 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 1, 2 or 3 are classed as listed buildings, nor are they within the curtilage of a listed building.

4.4 **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

The proposal shown as part of this submission would be located on the roof slopes of the buildings and would not protrude more than 0.2m beyond the plane 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;

The proposed solar arrays would not be located within 1m of a junction of a wall or roof of a building

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 application site does not lie within article 2(3) land. The proposed solar arrays would not be located on a wall that fronts a highway.

4.5 **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; and

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

(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

4.6 The installation is considered to fall within the definition of 'microgeneration', therefore the prior approval of the LPA, as set out under J.4(2) is not therefore required. Notwithstanding this, 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. These are assessed below.

4.7 **Amenity**

4.7.1 The proposal would be located on the roof slopes of each of the three buildings. It is not considered that this would be unusual or harmful given the character and external appearance of the buildings. The site is set within a private estate and the addition of the solar panels are not considered to have a detrimental impact on the amenity of the area.

4.8 **Visual Impact**

4.8.1 The site is very well contained visually, and the host buildings are screened from viewpoints by the existing vegetation. The addition of roof mounted solar is therefore neutral overall in terms of the visual impact in this immediate environment.

4.8.2 In terms of the materials, the front side of the panels are of a tempered high transmission glass covered by an anti-reflection coating to reduce reflection and absorb more solar energy for conversion to power.

4.8.3 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. There would be no additional glint or glare from the proposals.

4.9 **Eligibility and Conditions**

4.9.1 The above statement and accompanying plans and specification sheets meet the conditions of an application and these confirm that the eligibility criteria are met.

5 Conclusion

5.1 The GPDO grants planning permission for certain classes of development subject to meeting specific conditions and circumstances set out within the Order. If a proposal meets these requirements, then the proposal can be considered to be 'permitted development' as it would benefit from planning permission by reason of Article 3(1) of the order. This proposed solar array should be considered against Schedule 2, Part 14 Class J - installation or alteration etc of solar equipment on non-domestic premises.

5.2 The GPDO extends permission for development to facilitate the installation or alteration of solar equipment on non-domestic premises. The proposal is modest and sufficient to achieve the stated objective of microgeneration.

5.3 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.

5.4 The requirements of Part 14 class J are fully satisfied. The proposal is 'permitted development' and Prior Approval is not required