Development Management – Delegated Officer Report

Application Number: NOTICE/0023/23 Recommendation: Prior Approval required and granted

Site: **Shoreham Technical Centre, Old Shoreham Road, Lancing**

Proposal: **Notification for Prior Approval for the installation of Solar Photovoltaics (PV) Panels to building 7 on the Ricardo site.**

Date of Site Visit: 14th February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to building 7 at the Ricardo site on the west side of the River Adur, just north of the Old Shoreham Bridge. The application seeks a determination as to whether prior approval is required for the proposed installation of a PV array on the roof, as required by Schedule 2, Part 14, Class J of the GPDO.

Part 14, Class J states that the installation of solar PV on the roof of a non domestic building is permitted development subject to various criteria, including not being higher than 1m above a flat roof and being at least 1 metre from the external edge of that roof. It is also 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.

It is also 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.

The current proposal seeks to install 265 solar panels on the flat roof of Building 7 (the large grey building on the east side of the site which is prominent from views across the river). The panels will not project more than 1m from the roof surface and will be largely hidden behind the parapet (150mm will be visible above the parapet). The panels will be at least 1m from the edge of the roof.

The application has been amended from the original submission and no longer includes Building 2.

Planning History:

Numerous applications

Consultations:

Public Health: No comments

Brighton City Airport: No objection but require a glint and glare assessment to be submitted
Comments following receipt of assessment: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 19, 25
National Planning Policy Framework (December 2023)

Planning Assessment

The site stands alone to the north of the airport, south of the A27 and to the west of the river. Residential properties are some distance away. The proposed panels will not be unduly prominent, being largely screened by the parapet around the flat roof of the two buildings. Consequently, they are not expected to be unduly prominent or visually harmful.

A glare assessment has been submitted at the request of Brighton City airport. "*The modelling predicts no glare toward the airport's Air Traffic Control Tower and pilots on final approach to runway 02 grass and asphalt and runway 31.*
The maximum predicted ocular impact toward pilots on the remaining final approaches and the modelled visual circuits, is "low potential for after-image" (green glare). This corresponds to a "low" magnitude impact. No further mitigation is recommended. The results of this assessment indicate that the Proposed Development does not introduce an unacceptable operational hazard to Brighton City Airport."

It is therefore considered that prior approval is not required.

Recommendation

Prior Approval is not required

Is recommendation contrary to letter(s) of representation N

Case Officer: Peter Barnett Date: 20 June 2024

Authorised by: Gary Peck Date: 20 June 2024