



Town and Country Planning Act 1990 (As Amended)

PLANNING STATEMENT

Planning Application for installation of solar panels

at

Southlands Hospital
Upper Shoreham Road
Shoreham-by-Sea
BN43 6TQ

On Behalf of:

University Hospitals Sussex Foundation Trust

Prepared by

Batcheller Monkhouse
No.1 London Road
Tunbridge Wells
Kent
TN1 1DH

February 2026

CONTENTS

1	INTRODUCTION	3
2	SITE AND SURROUNDINGS	4
3	PLANNING HISTORY	5
4	DEVELOPMENT PROPOSAL	7
5	PLANNING POLICY	8
6	DEVELOPMENT APPRAISAL	10
7	CONCLUSION.....	12

1 INTRODUCTION

- 1.1 This statement is prepared on behalf of University Hospitals Sussex Foundation Trust in support of an application for the installation of solar panels at Southlands Hospital, Upper Shoreham Road, Shoreham-by-Sea, BN43 6TQ
- 1.2 The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context, and an appraisal of the scheme in the context of relevant planning considerations.
- 1.3 The application is supported by the following documents:
- Location Plan
 - Existing and Proposed Block Plans
 - Existing Elevations
 - Proposed Sections
 - Solar Panel Specification
 - Planning Statement

2 SITE AND SURROUNDINGS



Figure 1 Site Location Source Google Maps

- 2.1. Southlands Hospital is located in Shoreham by Sea to the south of Upper Shoreham Road. The hospital site has one main single storey building plus a number of detached standalone buildings as well as multiple car parking areas.
- 2.2. The area surrounding the hospital is largely residential with residential properties of a range of styles and ages.

3 PLANNING HISTORY

- 3.1 The site lies within the local planning authority area of Adur District Council. The Council's online planning records reveal an extensive planning history for the site the applications that are considered to be relevant to the current proposals are set out below:

Application	Proposal	Decision
AWDM/1063/23	Proposed 6m high flag pole	Permitted 29 August 2023
NOTICE/0027/22	Application for Prior Approval for the erection of a plant room enclosure to house new air handling unit and associated plant within existing courtyard on east side of building	Withdrawn 21 November 2022
AWDM/1122/22	Proposed new 2 storey extension to house new MRI Scanner on the ground floor and associated plant on the first floor on east elevation, infill of existing recessed loading bay on south elevation and installation of air source heat pump in service yard to west	Approved 05 September 2022
AWDM/0300/17	Expansion of car park (net gain of 72 car parking spaces) for public and staff in various areas around building including additional disabled spaces and formation of new pedestrian walkways, reconfiguration and replacement of entrance doors and new external canopy on west elevation, provision of smoking shelters and cycle shelters and upgrade of external lighting including 4m high lighting columns to new car parking areas.	Approved 11 May 2017

AWDM/1381/15	Extension of existing outpatients building to provide new departmental entrance, additional clinical floor space, enlarged roof top plant room and additional roof plant enclosure. Existing plant room to be overclad.	Approved 24 November 2015
--------------	---	---------------------------

Table 1: Planning history relating to the application site

4 DEVELOPMENT PROPOSAL

- 4.1 The application seeks permission for the installation of solar panels on two main areas of Southlands Hospital.
- 4.2 The extent of the solar panels can be seen in the submitted layouts and consists of the installation of 169 solar panels in two areas of the hospital roof. Firstly, there will be an array of 129no solar panels in the south-eastern corner of the hospital roof. Secondly, there will be an array of 40no solar panels in the north-western corner of the hospital roof. The solar panels will be pitched at a 10 degree pitch on flat roofs pointing in a southern direction. There is an existing parapet wall on the hospital roof which will minimise the visibility of the solar panels from areas surrounding the hospital as shown in the submitted section drawings.

5 PLANNING POLICY

5.1 Planning Policy Overview

5.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the site comprises the Adur Local Plan 2017. Material considerations include the National Planning Policy Framework (NPPF).

5.1.2. This following section sets out the relevant Development Plan policies for this site and other material considerations which may be taken into account in the determination of the application.

5.2 Development Plan

5.2.1. Table 2 sets out the relevant policies of the Local Plan

Policy	Summary
11	Shoreham-by-Sea
15	Quality of the Built Environment and Public Realm
19	Decentralised Energy and Standalone Energy Schemes

Table 2: District Plan Policies

5.3 Other Material Considerations

5.3.1. The NPPF came into force in 2012 and was updated in 2024. It is the overarching government policy for England in relation to the assessment and determination of planning applications.

Paragraph	Summary
8	The Three Dimensions of Sustainable Development
10	Presumption in Favour of Sustainable Development
131	Achieving well-designed places
167	Support energy efficiency improvements to existing buildings
168	Significant weight to benefits associated with renewable energy generation and the proposal's contribution to a net zero future;

Table 4: NPPF Paragraphs

6 DEVELOPMENT APPRAISAL

6.1 Principle of Development

6.1.1. The starting point for the consideration of applications is Section 38(6) of the Town and Country Planning Act 1990 which states that proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policy 19 of the Local Plan is the key policy for the determination of this application and provides support for renewable energy schemes subject to compliance with other policies in the plan.

6.2 Sustainable Development

6.2.1. Paragraph 8 of the NPPF sets out the constituent elements of sustainable development. The application to retain the existing use of land as garden extension including the small domestic shed would meet these in the following ways:

- i. **Economic** – The installation of solar panels will enable Southlands Hospital to make significant cost savings on their electricity bills.
- ii. **Social** – The solar panels are essential infrastructure to enable the continued operation of this community facility.
- iii. **Environmental** – It considered that the solar panels respect the character of the existing building and the wider area and will not cause any adverse amenity impacts.

6.3 Design

6.3.1 Policy 15 of the Local Plan sets out a range of criteria in relation to design considerations and requires development to respect and enhance the character of the site and the prevailing character of the area.

6.3.2 The hospital site is of a distinctive character in comparison to the residential areas surrounding the hospital so in this respect the key consideration in respect of design is how the solar panels will affect the appearance of the hospital buildings themselves. The hospital is of a utilitarian design and has a number of existing infrastructure elements on its roof. The solar panels will compliment the existing infrastructure on the roof and the height of the solar panels will only be marginally above the height of

the existing parapet wall surrounding the roof. The solar panels to be located in the north-western side of the roof will be largely screened from surrounding residential areas by virtue of the fact this part of the roof sits below the boundary wall/fencing that encloses the hospital to the north and west. Where the solar panels will be visible in the surrounding area they will be seen in the context of existing infrastructure associated with the hospital and so will not significantly alter the character of the hospital buildings. Overall the solar panels are not considered to have an adverse effect on the character of the hospital building.

6.4 Impact upon Residential Amenity and General Amenity

- 6.4.1 Policy 15 of the District Plan states that development proposals should not have an unacceptable impact on adjacent properties in particular the solar panels are sufficiently distanced from properties to avoid adverse impact by way of loss of sunlight/daylight.
- 6.4.2 In respect of the potential for solar glare from the solar panels there are a number of points to be made. Due to the orientation of the solar panels properties to the north, west and east of the hospital site would not be affected by solar glare. In respect of properties to the south of the hospital site these are single storey properties and together with the fact that they are at lower topography than the hospital site it is not considered that there will be a direct impact on these properties.
- 6.4.3 In terms of the visual amenities of surrounding properties as set out above the solar panels to be located in the north-western side of the roof will be largely screened from surrounding residential areas by virtue of the fact this part of the roof sits below the boundary wall/fencing that encloses the hospital to the north and west. In respect of the solar panels to be located in the south-eastern corner of the hospital roof the solar panels are only going to be marginally above the parapet wall in this area of the roof so it is not anticipated that they will be significantly visible from properties to the south and east of the hospital site.

7 CONCLUSION

- 7.1 This Planning Statement has been prepared to support a planning application for the installation of solar panels and associated infrastructure at Southlands Hospital, Upper Shoreham Road, Shoreham-by-Sea, BN43 6TQ.
- 7.2 The report demonstrates that the proposal performs the roles of sustainable development set out in the NPPF meaning that the presumption in favour of sustainable development can be applied.
- 7.3 The proposals are considered to comply with Policy 19 of the Local Plan which supports schemes for renewable energy. The proposals are also considered to maintain the utilitarian character of the hospital buildings and avoid adverse impact on surrounding residential properties.
- 7.4 The proposal is therefore commended to Adur District Council for approval.