



Planning Statement

Highfield Court, Tollgate, Chandler's Ford, Eastleigh, SO53 3TY

- Proposed Prior Approval for the Installation of Solar Photo Voltaic (sPV) arrays to the south, southeast or west facing roof slopes on a non-domestic building –
On behalf of Erwood Limited c/o Realest

Planning Statement dated: 03/02/2025

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Highfield Court Introduction

The application is seeking prior approval for the installation of a roof mounted solar pv system under **Part 14, Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015** on Highfield Court, an office building located in Tollgate Business Park in Chandler's Ford.

The three-storey office block was constructed in the late 1990s under planning permission Z/04513/083/00. Its footprint is 'T' shaped, with the lower two floors finished in red brick and the top floor in a buff block, all under a pitched roof. To the sides are a pair of external steel fire escape stairs. The site is surrounded by car parking and landscaping and is generally flat.

The site is located within an identified employment site and the defined urban area. It is surrounded on three sides by other similar scaled office complex buildings of two, three and four-storeys in height. To the south-east is the M3 motorway.

The offices were recently given permission to replace the existing main entrance porch, change the colour of the window frames and fire escapes and install cladding on the top floor over the existing buff brickwork under planning approval F/24/97276.

This application is part of a series of refurbishment works to bring the offices up to modern standards and improve its overall sustainability. This in turn will help ensure the offices attract businesses to occupy the premises in the longer-term.

Planning Assessment

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;
- (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);

(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;

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

(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.

The office complex is not a listed building or scheduled monument. The solar PV equipment would be set within the roofslope by 1m and not project more than 0.2m from beyond the plane of the roof. Please see the accompanying drawings for details.

The site is not on Article 2(3) land.

Class J is permitted subject to it meeting the criteria set-out by the legislation and 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.

All existing pedestrian and vehicular traffic access the site from the north-west boundary via Tollgate.

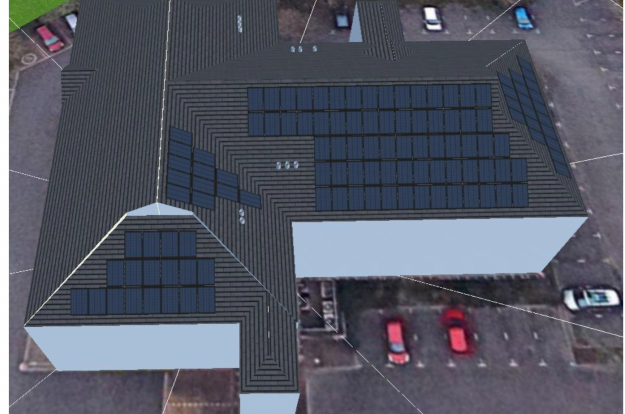
The solar panels have been purposely located on the southerly, southeast and western facing roof slopes to maximise solar gain opportunities to generate renewable energy. The main façade or roofslope which is public facing at the entrance does not have any solar panels on it so are fairly discrete in terms of any changes to the building's general appearance. The solar panels have been set-in from the roofslope and follow the shape of the roof so they appear as a clear, and sympathetic insertion on the roof. The proposals are therefore considered acceptable from a visual perspective and prior approval should not be required.

The installation of the roof mounted solar pv systems will reduce the building's reliance on the grid electricity supply and reduce emissions of carbon dioxide. It is anticipated that the PV generator output will be 51.33 kWp / spec. annual yield of 1,099.46 kWh/kWp with a performance ratio of 88.94%. The CO2 emissions avoided is 26,525 kg / year.

When considering the impact of climate change, the proposed development is expected to reduce / limit impacts on climate emissions as a result of the development. Whilst the office block is not very old, its overall refurbishment (including the installation of solar panels) will help to ensure it remains fit for purpose and will contribute to the employment areas sustainability.

The proposals are not expected to have an adverse impact upon existing local habitat or biodiversity given it is only minor changes to the existing roofslope.

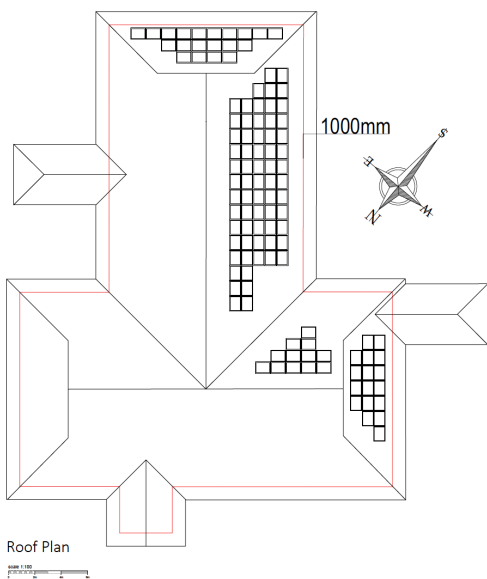
The very nature of solar panel design is to absorb as much light as possible, and not cause glare. The area is commercial in nature with generous separation distances between premises. As such, the minor alterations to the roof are considered acceptable from an amenity perspective. Therefore the proposals are considered acceptable and prior approval should not be required.



Front Elevation



Side Elevation



Roof Plan



Side Elevation



Rear Elevation

Figure 01 - Proposed Plans, illustrative 3D images and aerial photo