



LIGHTSOURCE

South Holland District Council,
Council Offices,
Priory Road,
Spalding,
PE11 2XE

FAO: Planning Department

31st July 2015

**Application for Prior Approval under Schedule 2, Part 14, Class J(c) of the General Permitted Development Order 2015 – Installation and operation of a 314.16kW rooftop mounted PV system
Bakkavor Logistics, West Marsh Road, Spalding, Lincolnshire, PE11 3SW**

This letter accompanies an application to South Holland District Council Planning Authority for determination as to whether or not Prior Approval is required for the installation and operation of a 314.16kW rooftop solar photovoltaic system at Bakkavor Logistics, West Marsh Road, Spalding, Lincolnshire, PE11 3SW

The applicant for the proposed development is Lightsource Midscale Limited, 7th Floor, 33 Holborn, London EC1N 2HT.

It is considered that the proposed development constitutes Permitted Development under Schedule 2, Part 14 Class J(c) as follows (direct extract from GPDO):

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;***

The proposed system sits flush with the pitch of the roof, and protrudes no more than 10.1cm beyond the plane.

- (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);***

N/A – the proposed system is on a pitched roof.

(c) the solar PV equipment or solar thermal equipment would be installed within 1 metre of the external edge of that roof;

The system has been designed so that all panels are located more than 1m from the edge of the roof.

(d) in the case of a building on article 2(3) land, the solar PV equipment or solar thermal equipment would be installed on a roof slope which fronts a highway;

N/A – The proposal does not involve a building located within Article 2(3) land.

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

The proposal is not located within a site designated as a Scheduled Ancient 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.

The Proposal is not located on a Listed Building, or within the curtilage of a Listed Building.

J.3 *Development is not permitted by Class J(c) if the capacity of the solar PV equipment installed (together with any solar PV equipment installed under Class J(b)) to generate electricity exceeds 1 megawatt.*

The proposal involves the installation of a system with a maximum capacity of 314.16kW.

In accordance with Clause J.4 of the above provisions, the following information is provided to assist the Planning Authority in making a decision as to whether or not Prior Approval is required under these Regulations:

Site Location

The site is comprised of the roof of Bakkavor Logistics at Bakkavor Logistics, West Marsh Road, Spalding, Lincolnshire, PE11 3SW. The proposed site sits directly in-between Vernatt's Drain and the River Welland. It is on the NE settlement boundary of Spalding. The site of the proposed solar arrays is illustrated on the Site and Location Plan that accompanies this application.

The building is used as the prepared foods business centre for Bakkavor Logistics. It is the Group's largest site and 1,000 products are freshly prepared on the site. The Group works with a number of nation and international brands, employing over 2,000 employees on site. The planning history of the building is not readily available on the Council website, however Google Earth imagery shows it being present since at least 2004. This is far beyond the 4 year enforcement period defined under s171B of the Planning and Compensation Act 1991, accordingly all existing development is lawfully established. The wider site consists of a large scale industrial complex with a focus on large scale food distribution meaning that HGVs are prevalent in the surrounding access roads.

The site is not located within any nationally or locally designated areas and is not within the curtilage of any Listed Buildings. The nearest listed heritage asset is the Grade 2 listed Yewtree Farm House which is approximately 800m to the west. A Grade 2 listed Vicarage and the Grade 1 listed Church of St Paul which is approximately 1.2km to the south east in Fulney. The screening created from the wider industrial estate, the large number of houses and the watercourses in the locality mean that the proposal has no impact on any heritage assets.

The site will be accessed via the existing West Marsh Road access (shown in blue on the aerial below). The access is already well used and will not require upgrades of any sort.



Description of Proposed Development

Planning permission is sought to install solar PV panels on an existing rooftop within the industrial complex, with a total capacity of 314.16kW. The electricity generated will be consumed on site by Bakkavor Logistics, with any excess capacity exported to the National Grid. The installation of solar PV panels on the rooftop of Bakkavor Logistics building will provide the existing activities on site with a source of locally produced renewable energy, thus reducing their carbon footprint.

The proposed installation will not fundamentally change the appearance of the building and the wider site. The solar PV panels will cover an area of 2095m² and will sit close to the roof, meaning there will be no substantial change to the height of the building or the orientation of the rooftop. As discussed in Appendix A, there are not considered to be any substantial Glint and Glare effects from the proposed solar PV installation.

The site is located within a well-screened industrial complex with limited visual receptors. It is considered that the addition of solar PV panels to the rooftops of the existing building will not have an undue adverse effect on the character of the area. Overall, it is considered that the proposed panels would have relatively limited visibility, and would have no adverse effect on the wider environment.

Conclusion

It is considered that the proposal for a 314.16kW rooftop solar photovoltaic facility constitutes Permitted Development under the Town and Country Planning (General Permitted Development) (England) Order 2015. Further, it is considered that the proposal will not materially affect the overall appearance of the building on which the development is proposed, and as such Prior Approval is not considered to be required in this instance.

I look forward to a response from the Planning Authority within the 56 day statutory limit. Please do not hesitate to contact me should you require anything further in this regard.

Regards,

Willow Mercer

Graduate Planner

Lightsource Renewable Energy Holdings

DDI: 020 36677964

M: 07885229797

E: willow.mercer@lightsource-re.co.uk

Appendix A – Summary of potential for Glint and Glare

There is sometimes a misconception that PV panels might result in significant adverse glint and glare effects, with reflected sunlight creating a nuisance or even a safety risk for planes or traffic. This is not the case. The glass used to make the panels is not like window glass; it is specifically designed to absorb as much daylight as possible to convert to electricity, and therefore has a low level of reflectivity when compared to surfaces such as window glass, water or snow. Less than 9% of total incident visible light is reflected by PV panels, whereas normal glass reflects about 17%.

The potential for glint and glare from a rooftop PV installation is much lower than the potential for glint and glare from other man-made structures such as poly tunnels and glass houses, as well as natural features such as water or snow.

Glint refers to a specular reflection, produced as a direct reflection of the sun off of a surface. Glare refers to a continuous source of brightness, being the general reflection of a bright sky rather than a direct reflection of the sun.

In summer, once the sun reaches sufficient height in the south eastern sky, sunlight will fall directly on the panels and there may be a slight chance of glint occurring, however, the reflected beam will be directed back into the sky toward the south west. During the winter, the location of the sun in the sky means light would be reflected back into the sky toward the west-southwest. Because most of the reflections from the panels will be skyward, the solar farm will not create a traffic hazard, or nuisance to residential properties.

This skyward reflection does not create a safety hazard for aeroplanes. In Germany and the USA it is common for PV systems to be installed on airport terminal buildings, or within airport grounds, and in 2012 solar panels were installed on the terminal buildings at Birmingham and Gatwick Airports in the UK.