

Our Ref: JPW1789

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Date: 4 May 2021

Planning Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Via Planning Portal: PP-09753396

Dear Sir/Madam,

**On behalf of Lidl Great Britain Ltd
Lidl Store, Manor Road, Hayling Island, PO11 0QW
Prior Notification of Intention to Install Solar Photovoltaic Panels to Lidl Store Roof**

Schedule 2 Part 14 Class J 'Town and Country Planning (General Permitted Development) (England) Order 2015' (as amended)

On behalf of Lidl Great Britain Ltd, I am instructed to submit the enclosed application for prior notification of the installation of solar photovoltaic panels to the roof of the existing store at the above address. The application comprises the following:

1. Application forms duly completed and signed;
2. Location Plan (ref: 21109 AD_001);
3. SOLAR PV INSTALLATIONS – reference images;
4. LIDL – Hayling Island 1674 – PV Layout (ref: SQ4S-PV-LIDL-HI1674-R-A);
5. LIDL – Hayling Island 1674 – Technical Submission;
6. Solar PV Specifications – (ref: 166 JAM60S20 365-390 MR Black Frame);
7. Application fee - £96, to be paid via bank transfer to the Planning Portal.

Background

Lidl seeks to achieve high levels of sustainability in both their operations and store development, and as part of that it is now standard practice to incorporate solar PV panels on the roof of their new stores. However, their store portfolio numbers over 800 and they are therefore starting to look at retro-fitting PV panels on some of their older sites, one of which is the store at Manor Road in Hayling Island.

The Lidl Hayling Island store is located on Manor Road, adjacent to the defined urban area of Hayling Island. The store was granted planning permission in 2018 (application reference: APP/17/0065) which allowed for the construction of a new Lidl retail food store with a gross internal ground floor area of 2,186 square metres (sq. m), which would have 1,340 sq. m. of retail sales floor space. The construction of the store pre-dated Lidl including PV panels as standard in their store formats.

Permitted Development

Schedule 2 Part 14 Class J of the 'Town and Country Planning (General Permitted Development) (England) Order 2015' (as amended) (GDPO) gives permitted development rights for the installation of microgeneration solar PV equipment on a building, or other solar PV equipment on the roof of a building.

That is for non-domestic buildings and it is subject to certain conditions, one of which is the requirement to apply to the local planning authority for a determination as to whether their prior approval is required in respect of design and external appearance.

Further Information

The PV panels proposed will provide circa 140kW of zero carbon energy and will allow the store to generate approximately 25% of its electricity requirements. That is at least 150,000kWh per year which is equivalent to 32 x 3-bedroom domestic properties. This will allow Lidl to reduce their carbon emissions by at least 44 tonnes per year.

The enclosed technical specification and plans provide further detail of the proposed design and external appearance of the PV panels. It is a shallow mono-pitch roof as is standard on most Lidl stores, and the proposed PV panels will not protrude more than 0.2m beyond the plane of the roof slope and will accord with all of the provisions set out in Schedule 2 Part 14 Class J of the GDPO relating to positioning and surrounding context.

The potential issue of glare on occupiers of neighbouring land should not be an issue given the shallow pitch of the roof and the fact that the panel specification is a black and non-reflective material. This specification of panel has been installed on similar roof designs across the UK and I am not aware of any concerns having ever been raised in respect of visual appearance (the enclosed illustrative photos show that they will be largely invisible from ground level) or impact on adjoining land users.

Conclusion

The application proposal is considered fully compliant with the relevant provisions of both national and local planning policy. It is considered that the design and external appearance of the panels will not have any significant adverse impact on the occupiers of neighbouring land and so there is no reason why you should require any further details and not issue a decision confirming your prior approval is not required.

I trust the above and enclosed details is sufficient to enable the prompt registration of the application. If you do however require any additional information, please do not hesitate to contact me.

Yours faithfully,

for RPS Consulting Services Ltd



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Encs