

## Response ID ANON-8KQG-1RQ5-4

Submitted to Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making  
Submitted on 2023-04-25 17:15:33

### Scope of the consultation

#### Introduction

What is your name?

Name:

[REDACTED]

What is your email address?

Email:

[REDACTED]

What is the type of organisation that you work for?

Local authority

If applicable, what is the name of your organisation?

Organisation:  
Southwark Council

What is your position in the organisation?

Position in organisation:

[REDACTED]

#### Privacy notice

A new permitted development right for temporary recreational campsites

Do you want to complete this section?

No

Permitted development rights for solar equipment on and within the curtilage of domestic and non-domestic buildings

Do you want to complete this section?

Yes

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Permitted development rights for solar equipment on and within the curtilage of domestic and non-domestic buildings

Rights for domestic solar - solar on domestic buildings

Q12. Should the permitted development right for solar on domestic rooftops be amended so that they can be installed on flat roofs where the highest part of the equipment would be no higher than 0.6 metres above the highest part of the roof (excluding any chimney)?

Yes

Please give your reasons :

We support this as it will remove a barrier to the deployment of domestic renewables on a wider range of roof types and building typologies, and work towards responding to the climate emergency.

Q13. Are there any circumstances where it would not be appropriate to permit solar on flat roofs of domestic premises?

Yes

Please give your reasons :

Where heritage significance would be unacceptably harmed. A sensible schedule of limitations should establish a general approach.

Q14. Do you agree that solar on a wall which fronts a highway should be permitted in conservation areas?

No

Please give your reasons :

The architectural design of front elevations of buildings within conservation areas are key contributors to the group character of conservation areas. Visual harm caused by the introduction of solar panels affixed to these visible elevations would degrade the significance of the group character of the conservation areas.

Q15. Do you have any views on the other existing limitations which apply to this permitted development right which could be amended to further support the deployment of solar on domestic rooftops?

No

Please give your reasons :

The remaining limitations are appropriate to ensure we can preserve the heritage significance of our designated assets monuments and listed buildings.

#### Rights for domestic solar - stand-alone domestic solar

Q16. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the dwellinghouse in conservation areas, should be removed?

No

Please give your reasons :

If dwellinghouses within the conservation area front a highway, it is likely the group character of the conservation area could be harmed by the introduction of stand-alone solar between the highway and dwellinghouse. Generally, conservation areas in Southwark do not benefit from large front gardens.

Q17. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone domestic solar?

No

Please give your reasons :

The remaining limitations are appropriate to ensure we can preserve the heritage significance of our designated assets monuments and listed buildings and their settings.

#### Rights for non-domestic solar - solar on non-domestic buildings

Q18. Do you agree that the current threshold permitting the generation of up to 1MW of electricity on non-domestic buildings should be removed?

Yes

Please give your reasons :

The current PDR at 1MW is preventing efficient use of roof space and changing this will enable us to maximise the use of rooftop coverage on non-domestic buildings which will help respond to the climate emergency.

Q19. Is the current prior approval for solar equipment on non-domestic rooftops (where equipment is over 50kW but no more than 1MW) effective?

Yes

Please give your reasons :

We agree that prior approval should still apply to the installation of any solar equipment which generates above 50kW of electricity. It is important for this scale of solar PV so that we can assess technical aspects of a proposal such as design, siting, and impact on highways.

Q20. Are there any circumstances where it would not be appropriate to allow for the installation of non-domestic rooftop solar where there is no limit on the capacity of electricity generated?

Yes

Please give your reasons :

Where heritage significance including its setting is unacceptably harmed.

Q21. Do you agree that the existing limitations relating to the installation of solar on non-domestic buildings in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

No

Please give your reasons :

The ability of the LPA to assess impact and acceptability via a planning application should be maintained in these sensitive locations.

Q22. Do you have any views on how the other existing limitations which apply to the permitted development right could be amended to further support the deployment of solar on non-domestic rooftops?

No

Please give your reasons :

The remaining limitations are appropriate to ensure we can preserve the heritage significance of our designated assets monuments and listed buildings.

#### Rights for non-domestic solar - stand-alone non-domestic solar

Q23. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the building in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

No

Please give your reasons :

The ability of the LPA to assess impact and acceptability via a planning application should be maintained in these sensitive locations.

Q24. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone non-domestic solar?

No

Please give your reasons :

The remaining limitations are appropriate to ensure we can preserve monuments and listed buildings.

#### Rights for non-domestic solar - solar canopies

Q25. Do you agree that permitted development rights should enable the installation of solar canopies in ground-level off-street car parks in non-domestic settings?

Yes

Please give your reasons :

We would agree with this, provided the prior approval process allows the LPA to have regard to heritage impacts alongside design, siting, external appearance and impact of glare on occupiers of neighbouring land. LPAs should also consider the likely performance of the proposed canopy to ensure it will deliver enough electricity. There may also be additional infrastructure (cabinets, etc) needed for canopies that may need to be included as part of the PDR.

Q26. Do you agree that a permitted development right for solar canopies should not apply on land which is within ten metres of the curtilage of a dwellinghouse?

Yes

Please give your reasons :

Q27. Do you agree that a permitted development right for solar canopies should not apply on land which is in or forms part of a site designated as a scheduled monument or which is within the curtilage of a listed building?

Yes

Please give your reasons :

Although we agree that a permitted development right for solar canopies should not apply for this type of land, there should also be reference to the consideration of impact on setting of the designated heritage asset.

Q28. Do you agree that the permitted development right would not apply to article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites?

Yes

Please give your reasons :

The ability of the LPA to assess impact and acceptability via a planning application should be maintained in these sensitive locations.

Q29. Do you agree that solar canopies should be permitted up to four metres in height?

Yes

Please give your reasons :

We would agree with permitting to 4 metres in height to allow for this to work, however we would oppose any consideration of increasing above 4 metres as this would have a negative impact on surroundings, particularly in Southwark where such car parks tend to be in dense urban settings.

Q30. Do you think that the right should allow for prior approval with regard to design, siting, external appearance and impact of glare?

Yes

Please give your reasons :

Prior approval will be necessary to ensure the technical impacts on design, siting, external appearance and impact of glare are all considered. Heritage impacts should also be considered.

Q31. Are there any other limitations that should apply to a permitted development right for solar canopies to limit potential impacts?

Yes

Please give your reasons :

Solar canopies should only be installed to the extent they are required to support the solar array, not for any other purpose such as advertising hoardings, etc.

## Solar equipment - Public Sector Equality Duty and Impact Assessments

Q32.a. Do you think that any of the proposed changes in relation to the permitted development rights for solar could impact on businesses?

Yes

Q32.b. Do you think that any of the proposed changes in relation to the permitted development rights for solar could impact on local planning authorities?

Yes

Q32.c. Do you think that any of the proposed changes in relation to the permitted development rights for solar could impact on communities?

Yes

Q32.d. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights they particularly relate to.

Please give your reasons :

This will have an impact on all of these but, in general should have a positive impact given this will be allowing businesses and communities to do more in terms of installing solar PV if they wish to do so and will enable LPAs to support this.

Q33. Do you think that proposed changes in relation to the permitted development rights for solar could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

No

If so, please give your reasons and specify which rights any comment relates to.:

Providing further flexibility to allow local authorities to undertake development

Do you want to complete this section?

Yes

### Providing further flexibility to allow local authorities to undertake development

Q34. Do you agree that the permitted development right allowing for development by local authorities should be amended so that the development permitted can also be undertaken by a body acting on behalf of the local authority?

Yes

Please give your reasons :

We are fully supportive of this as it will help the rollout of EV charge points and enable the Council to appoint charge point providers to install public charge points on the Council's behalf.

### Local authority development - Public Sector Equality Duty and Impact Assessments

Q35.a. Do you think that any of the proposed changes in relation to the permitted development right could impact on businesses?

Yes

Q35.b. Do you think that any of the proposed changes in relation to the permitted development right could impact on local planning authorities?

Yes

Q35.c. Do you think that any of the proposed changes in relation to the permitted development right could impact on communities?

Yes

Q35.d. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

Please give your reasons :

This will have an impact on all of these but, in general should have a positive impact given this will be allowing LPAs to appoint charge point providers businesses to install EV charge points which should help with the roll out of EV charge points which will benefit communities.

Q36. Do you think that proposed changes in relation to the permitted development right could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation)?

No

If so, please give your reasons:

### Changes to support film-making

Do you want to complete this section?

Yes

### Changes to support film-making

#### Film-making - proposed changes to the permitted development right

Q37. Do you agree that the maximum period of time land or a building can be used for the purpose of commercial film making should be increased to 12 months in any 27 month period?

Yes

Please give your reasons :

We agree with this, provided the prior approval process for LPAs is retained so that they can consider the dates which make up the filming period (and the hours of operation) and impacts of transport and highways, noise, light and flooding.

Q38. Do you agree that the maximum area of land or land on which the building is situated being used for the purposes of film making should be increased to 3 hectares?

Yes

Please give your reasons :

We agree with this, provided the prior approval process for LPAs is retained so that they can consider the dates which make up the filming period, the hours of operation, and impacts of transport and highways, noise, light and flooding.

Q39. Do you agree that the maximum height of any temporary structure, works, plant or machinery allowed for under the right should be increased to 20 meters?

Yes

Please give your reasons :

We agree with this, provided the prior approval process for LPAs is retained so that they can consider the dates which make up the filming period (and the hours of operation) and impacts of transport and highways, noise, light and flooding.

#### Film-making - Public Sector Equality Duty and Impact Assessments

Q40.a. Do you think that any of the proposed changes in relation to the permitted development right could impact on businesses?

Yes

Q40.b. Do you think that any of the proposed changes in relation to the permitted development right could impact on local planning authorities?

Yes

Q40.c. Do you think that any of the proposed changes in relation to the permitted development right could impact on communities?

Yes

Q40.d. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

Please give your reasons :

The proposed changes will impact all three stakeholders, but impact can be assessed, and negative impact mitigated, by the LPA using the existing prior approval process. The proposed changes will impact positively on film-making prospects in the borough of Southwark.

Q41. Do you think that proposed changes in relation to the permitted development right could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation)?

No

If so, please give your reasons: