

Planning, Design and Access Statement

1.0 Introduction

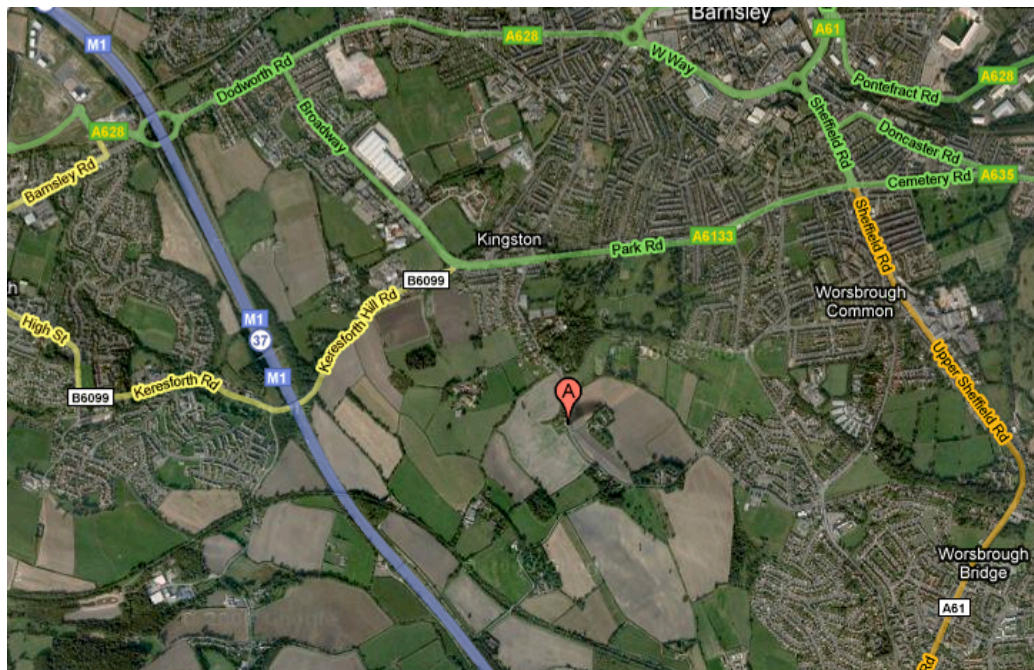
- 1.1 This is a statement submitted in support of the installation of 180 photovoltaic module panels and mounting system to provide the existing Rob Royd Farm Shop with a renewable energy source, reducing its reliance on the local electrical grid.
- 1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

2.0 Assessment of the site's immediate and wider context

- 2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below.

2.2 Location and Background

The Rob Royd Farm shop is set within 36 acres of the 180 acre Rob Royd farm holding, located along Genn Lane in the Ward Green area of the Barnsley Borough. The aerial image below shows the setting of the farm shop within its context and illustrates the surrounding community around the site.



The farm shop has become an extremely popular local amenity that provides the local community with fresh produce sourced within the Barnsley borough area. Its popularity attracts people from all over the Yorkshire region and within the last 4 years it has won numerous awards, the most recent being an award for its new extension that was built in 2011.

2.3 Physical

The existing farm shop is a stone built single storey structure with traditional details; stone quoins, coursed stone, tiled roof and timber doors. The farm shop was extended in 2011 to make provision for a larger deli and dining area. The extension is a contemporary structure that uses traditional detailing to produce an extremely successful merger of contemporary and traditional architecture that is sympathetic to the farm shop and local agricultural vernacular of the area. The form, and few contemporary details such as; the glazed link between the

existing shop and the extension, the clerestory and the copper roof of the building provide a legible architectural separation from the existing farm shop creating a new entrance and focal point for the building.

The newly extended property now holds; an office; bakery area; butchers; cold and dry stores; extended deli areas and electrical check outs with lighting; and a commercial kitchen to support the dining area.

2.3 Access

The current access will not be effected by the proposals.

2.4 Social

The farm shops high quality of produce and great service have cemented it as a thriving amenity for the area where people come to shop, eat and socialise on a regular basis.

2.5 Economic

Since it opened in 2008 the farm shop has increased its profits and customer numbers year on year, its service to the community has now become an irreplaceable facility. The measures taken to support the requirement of the local community such as the 2011 extension and the provision for a wider variety of produce have been positive decisions for the success of the farm shop and its customers.

However the energy used by the farm shop is creating an increasing burden on the local services with large quantities of energy being used daily. Currently the farm shop electrical bill is between £2000 and £2500 per month, this is neither a sustainable option for his business nor is it sustainable for the existing electrical service of the area. Our clients continuous consideration to provide a service while not jeopardising the sustainability of the farm shop has lead him to take action to find a way to reduce the amounts of electricity needed from the grid.

It is this growth of the business in both its footprint and popularity that causes the farm shop to use such a large amount of power to support its service to the community. Our client has considered two alternatives to a grid power supply and believes that the only way to reduce the shops burden on local services is to generate energy from a renewable resource offsetting a large part of its energy requirements.

3.0 Planning History

The Planning history for this site is detailed below;

- ❖ **B/04/1853/WB** - the application for the original farm shop in 06/09/2004
- ❖ **2006/1922** - confirmed the variation to the planning permission for the farm shop to include the production and the sale of baked goods
- ❖ **2008/0619** - application to retain two cold storage units, permission granted
- ❖ **2009/0764** - application to extend the car park, permission granted
- ❖ **2009/1194** - application for the extension to the farm shop, permission granted
- ❖ **2012/0718** – application to create an external terrace area with picnic lawn gazebo and a childrens play area. Permission granted.

4.0 Relevant planning policies

As previously stated the site lies within the green belt and as such a proposal of this nature will require special justification for development. The following passage highlights the local and national planning policies that have been considered in the decision to apply for the installation of photovoltaic modules and mounting system as a renewable energy source to the Rob Royd farm shop.

- 4.1 Policy CSP 1 Climate Change in the Barnsley LDF Core Strategy document states that a development will be expected to;

- ❖ *Reduce and mitigate the impact of growth on the environment and carbon emissions.*
- ❖ *Harness the opportunities that growth, and its associated energy demands, brings to increase the efficient use of resources through sustainable construction techniques and the use of renewable energy*

The proposed installation of photovoltaic modules supports this objective by reducing the farm shops reliance on the current electrical grid, thus reducing the developments carbon emissions and overall effect on the impact of climate change.

- 4.2 Policy CSP 5 Including renewable energy in developments;

- ❖ *Renewable sources include energy produced from the wind, sun, biomass, water and photovoltaic equipment. The proposals must accord with Policy CSP6.*
- ❖ *A proportion of the energy supply for new development should be secured from decentralised and renewable or low-carbon energy sources*

Although the application is not to build or extend the farm shop our intention is to ‘retro-fit’ a renewable energy source to reduce the energy consumption of the farm shop lessening the buildings impact on the environment and inevitably climate change. Thus supporting the requirements highlighted in policies CSP 5.

- 4.3 Policy CSP 6 Development that produces renewable energy. Careful consideration has been made to policy CSP 6 regarding the decision to install photovoltaic modules on the site to ensure there is no significantly harmful effect on:

- ❖ *The character of the landscape and appearance of the area*
- ❖ *Living conditions*
- ❖ *Biodiversity, geodiversity and water quality*
- ❖ *Heritage assets, their settings and cultural features and areas*
- ❖ *Highway safety, and infrastructure including radar*

Our client has reviewed the advantages and negatives of creating energy from renewable energy sources and photovoltaic modules have been chosen as the preferred option. Photovoltaic modules fixed to a supporting system have been chosen over a turbine;

Location and Impact on the Visual Amenity of the Green Belt

Due to the sites locality within the green belt the installation of a renewable energy source has had to be carefully chosen so not to harm the appearance of the area or the character of the landscape.

- The photovoltaic modules will be located along the North Western boundary angled south. They are to be located here to minimise the structures impact on the landscape and visual amenity of the area. Due to their low dimensions to the ground it is intended that the panels will not be seen from Genn Lane. Please refer to the attached drawings and literature for more detailed information.
- A turbine erected anywhere on the site would be much more prominent and seen from Genn Lane and by adjacent residential properties thus having a larger impact on the visual amenity of the green belt than the PV panel option.
- An advantage of a photovoltaic system fixed to the HIT supporting system is that they are fully de-mountable allowing easy access to maintain the modules while also providing the occupier with the option to omit them from the site at any time.

Economic

- As discussed the farm shops requirement for electricity has increased due to its expansion and enlarged popularity in the community. This has had a negative effect on the economic balance of the business, the service costs have increased to £2000 - £2500 a month this is becoming uneconomical to the business and to the local infrastructure. Photovoltaics have been chosen as a viable option to reduce the economic strain on the farm shop and to reduce its reliance on the local electrical grid.

4.4 The government is committed to delivering sustainable development as outlined in the National Planning Policy Framework (NPPF) It identifies sustainable development in three key sections; economic, social and environmental. The following section highlights the proposal in support of these three requirements of sustainable development defined within the NPPF:

- ❖ *An economic role; contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure*

It is thought that the proposal will promote the retention and development of the farm shop as local services and community facilities to the area, *'supporting a prosperous rural economy'*

The installation of photovoltaic panels will directly reduce the economic investment in energy from the national grid that the farm shop currently has to bear. It is estimated that the additional renewable energy created by the photovoltaic modules could reduce the farmshops expenses by an average of 50% per month supporting the growth of the business.

- ❖ *A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being*

The NPPF emphasises the need to provide public facilities in communities that encourage social cohesion, it also highlights the need to promote the retention and development of local services and facilities within rural areas. The proposal aims to aid the development of the business by reducing its running costs therefore promoting a higher quality of service and amenity to the local community.

- ❖ *An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

As previously discussed the farm shops development as a business and growing popularity has made it a significant facility within the local community. However this has increased its dependence on the local electrical grid to unsustainable amounts.

- Photovoltaic panels will be used to offset a lot of costs and the farm shops dependence on the grid reducing its need for energy from non-renewable sources.

This proposal supports the NPPF move to a low carbon future identified in the policy document by;

- Successfully improving the existing buildings energy efficiency
- Providing future generations with a valuable contribution to their energy requirements from a renewable source.

The developments impact on the biodiversity and geo-diversity of the landscape will be minimised by its provision of a temporary support system allowing it to be removed at any time.

5.0 Concluding statement

This design and access statement has been written in support of a planning application for the installation of 180 photovoltaic modules fixed to a galvanised steel mounting system: The statement clearly demonstrates the four steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented with references to the relevant planning policies
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, and appearance.

5.1 It is thought that on the information provided above we have proven that this proposal will provide significant benefits to the community in terms of:

- *National and Local Policies with regard to Economic, Social and Environmental Sustainability*
- *Developing the 'Green Economy' in Barnsley*
- *Supporting local Business and Agriculture*

5.2 In conclusion, it is considered that the proposal meets the requirements of National, Regional and Local Planning Policy and that the Council should be supportive of the scheme and grant Planning Permission.