



**PROPOSED SOLAR ELECTRIC PV ARRAY
POND FARM, POND COMMON LANE,
SNOWDEN HILL, OXSPRING.**

DESIGN AND ACCESS STATEMENT

**NOVEMBER 2011
REF: 201130.DA**

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DESIGN AND ACCESS STATEMENT

1.0 Assessment

1.1 Physical Context

A former farmhouse now part of a small residential enclave formed when the adjoining traditional farm buildings were converted to a number of individual dwelling-houses. Pond Farm house stands in grounds of approximately 2,500M² (0.25Ha or 0.62acres) accessed off Pond Common Lane on Snowden Hill around 1.7km south-south west of Oxspring village centre. Pond Farm is in an isolated position and has no other immediate neighbours than the residents of adjoining barn conversions.

1.2 Social Context

The proposal will provide on-site energy from a renewable source giving wider environmental benefits and raising the sustainability of the farm reducing its dependence upon less efficient energy supplies and systems. As a standalone ground-mounted solar electric scheme it should have limited impact upon other aspects of the social context. Also as far as we are aware there are no other local “public” aspirations that will be affected by this proposal.

1.3 Economic Context

Although it is not anticipated that this proposal will have a significant impact upon the local economic context it will benefit the wider area in making a modest but no less material contribution to tackling climate change and achieving renewable targets, whilst simultaneously reducing the farms outside energy demands and inherent costs.

1.4 Planning Policy Context

It would appear that the most relevant national planning policies to this application are; *Planning Policy Statement 22: Renewable Energy* and the site it is in green belt and the national policy, *Planning Policy Guidance 22: Green Belt* has also been a material consideration.

Local planning policy has also been considered and it would appear that the most pertinent local policies are from Barnsley MBC's adopted core strategy and these include CSP1: Climate Change; CSP5: Renewables and CSP6: Renewables – Impacts on other assets. CSP34: Protection of Green Belt is also relevant and all have been a material consideration.

2.0 Involvement

2.1 Preliminary discussions have been had with the local planning authority to establish the relevant validation requirements and review the local planning policy context.

3.0 Evaluation

3.1 The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

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4.0 Design

4.1 Use

Former farmhouse now in residential use located in a rural position surrounded by agricultural land. It is proposed to provide this use with a 4kW freestanding ground-mounted solar electric (PV) installation to lessen its demands upon outside energy supplies and improve its sustainability.

4.2 Amount

Installation of 21No photovoltaic panels on ground-mounted metal framework as indicated on drawings and within manufacturer's literature accompanying this planning application.

4.3 Layout

The solar electric installation will face due south in the south eastern corner of the site, as indicated on the drawings to optimize its energy generation potential.

4.4 Scale

The panels are 1.335m high x 0.986m wide and will be placed side by side in "portrait" format, however, as they will be fixed at an angle of 30 degrees from the horizontal their actual height will only be 668mm which even when paired will only give an overall height of 1.35m not dissimilar in scale to the peripheral dry-stone walls surrounding this part of the site.

4.5 Landscaping

Landscaping of the site is generally unaffected by the proposals.

4.6 Appearance

Photovoltaic panels on metal framework support.

4.7 Access

The installation will have no impact upon the existing private drive access nor the adjacent public highway from which it is separated by approximately 88 metres.

5.0 Summary

The solar electric installation is proposed to improve the sustainability of the existing property and will reduce its carbon emissions thus giving wider environmental benefits. The scheme is modest in scale and will have negligible impact upon its environs being predominantly screened by the surrounding boundary walls and as such it is hoped that it can be viewed favourably during the planning process.