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Design and Access Statement

Installation of 40 Roof Mounted Photovoltaic Panels at

**Hunshelf Hall
Green Moor
Wortley
Sheffield
S35 7DQ**

Applicant

**Mr Bruce Fox
Hunshelf Hall
Green Moor
Wortley
Sheffield
S35 7DQ**

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1. The Applicant

The Applicant is Mr Bruce Fox of Hunshelf Hall, Green Moor, Wortley, Sheffield, S35 7DQ.

Hunshelf Hall consists of 160 acres which 70 is rented. The land is used for corn, grass and potatoes along with grazing for cattle.

2. Proposed Development

The development proposed is a small scale renewable energy project consisting of the installation of 40 Photovoltaic Panels on the barn at Hunshelf Hall.

Photovoltaic Panels (PV's) convert sunlight directly into electricity.

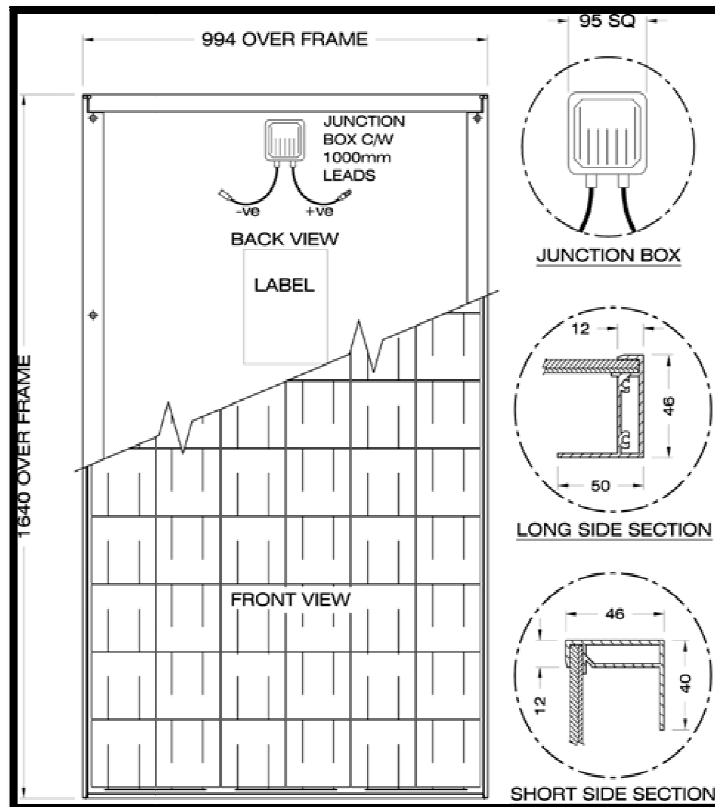
The photograph below shows the barn on which the PV's are proposed.



The PV's would be mounted in a portrait format, 2 PV's high and 20 PV's across.

The area covered by the PV's would be a total area of 65.12m²

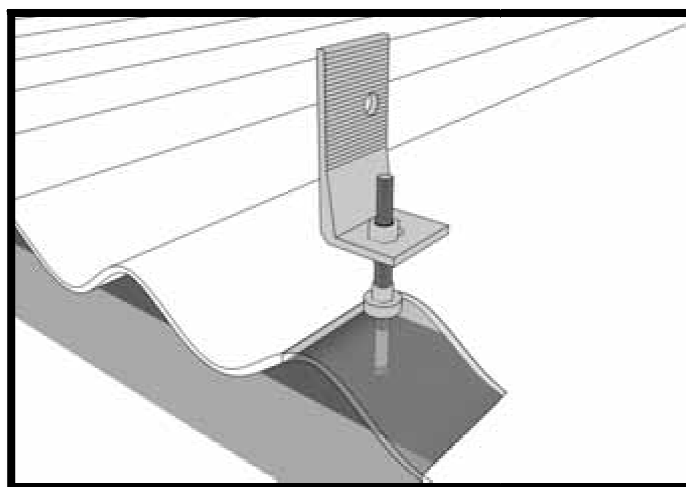
Each panel is 994 cm x 1.64m. This is a diagram showing a front, back, short side and long side view of the panel.



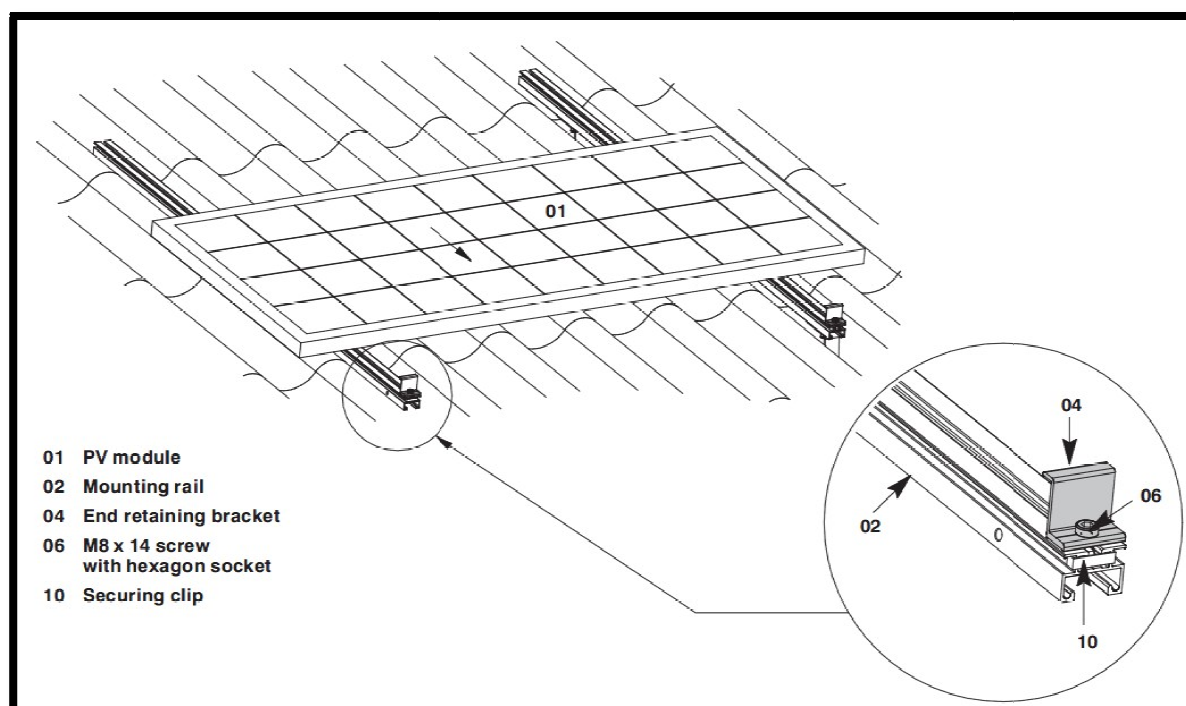
The PV's would be fitted to the roof using a mounting rail secured with stainless steel hanger bolts as shown below.



Stainless steel hanger bolt
10 x 200mm



The PV's are mounted as shown below.



The installation of the PV's will not require the construction of any additional buildings at Hunshelf Hall.

3. Location

The PV's will be fitted to the roof of an existing barn at Hunshelf Hall.

4. Access

The installation of the PV's will not require the creation of any new access from the highway or site roads.

There is an existing access to the highway.

Existing site roads are in place from the highway to the Unit upon which the PV's are to be installed.

5. Planning Policy

(A) National Planning Policy Guidance

The Government's Objectives on renewable energy are set out at the beginning of PPS22 as follows:-

The Government's energy policy, including its policy on renewable energy, is set out in the Energy White Paper (.Our energy future – creating a low carbon economy, CM5761, February 2003). This aims to put the UK on a path to cut its carbon dioxide

emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies.

The development of renewable energy, alongside improvements in energy efficiency and the development of combined heat and power, will make a vital contribution to these aims. The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010. The White Paper set out the Government's aspiration to double that figure to 20% by 2020, and suggests that still more renewable energy will be needed beyond that date. The White Paper sets out policies to stimulate the development of new technologies to provide the basis for continuing growth of renewables in the longer term, to assist the UK renewables industry to become competitive in home and export markets and in doing so, provide employment.

Increased development of renewable energy resources is vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy. Positive planning which facilitates renewable energy developments can contribute to all four elements of the Government's sustainable development strategy:

- social progress which recognises the needs of everyone – by contributing to the nation's energy needs, ensuring all homes are adequately and affordably heated; and providing new sources of energy in remote areas;*
- effective protection of the environment – by reductions in emissions of greenhouse gases and thereby reducing the potential for the environment to be affected by climate change;*
- prudent use of natural resources – by reducing the nation's reliance on ever diminishing supplies of fossil fuels; and,*
- maintenance of high and stable levels of economic growth and employment – through the creation of jobs directly related to renewable energy developments, but also in the development of new technologies. In rural areas, renewable energy projects have the potential to play an increasingly important role in the diversification of rural economies.*

These objectives are implemented through the following National Planning Policy Guidance

- (1) Planning Policy Statement: Planning Policy and Climate Change
Supplement to Planning Policy Statement 1 (PPS1 Supplement)
- (2) Planning Policy Statement 22: Planning for Renewable Energy (PPS22)
- (3) A Companion Guide to PPS22 : Planning for Renewable Energy
- (4) Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)

**(1) Planning Policy and Climate Change
Supplement to Planning Policy Statement 1 (PPS1 Supplement)**

The PPS1 Supplement begins with a Government statement that tackling climate change is a key Government priority for the planning system:-

“Tackling climate change is a key Government priority for the planning system. The

ambition and policies in this PPS should therefore be fully reflected by regional planning bodies in the preparation of Regional Spatial Strategies¹, by the Mayor of London in relation to the Spatial Development Strategy in London and by planning authorities in the preparation of Local Development Documents. Similarly, applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low-carbon economy and how well adapted they are for the expected effects of climate change. Applicants and planning authorities should bear in mind that the policies in this PPS are capable of being material to decisions on planning applications."

PPS1 accepts the scientific evidence that human activity is changing the world's climate and that the right responses both locally and globally are required to prevent an intensification of the climatic changes already being experienced

"PPS1 Supplement 'Climate Change and Planning':-:-

"1. There is a compelling scientific consensus that human activity is changing the world's climate. The evidence that climate change is happening, and that man-made emissions are its main cause, is strong and indisputable. The Intergovernmental Panel on Climate Change highlights that we are already experiencing the effects of climate change and if these changes deepen and intensify, as they will without the right responses locally and globally, we will see even more extreme impacts."

"3. The Government believes that climate change is the greatest long-term challenge facing the world today. Addressing climate change is therefore the Government's principal concern for sustainable development. Policies and priorities for action, both in the UK and internationally, are set out in the Climate Change Programme⁴ and the 2007 Energy White Paper"

PPS1, continuing in the section 'Climate Change and Planning' highlights the role the planning system can play in meeting targets for the reduction in carbon emissions:-

"8. The planning system needs to support the delivery of the timetable for reducing carbon emissions from domestic and non-domestic buildings. Building a Greener Future sets out a progressive tightening of Building Regulations to require major reductions in carbon emissions from new homes to get to zero carbon by 2016. There are similar ambitions to cut carbon emissions from new non-domestic buildings. This PPS sets out how regional and local planning can best support achievement of the zero-carbon targets alongside meeting community needs for economic and housing development."

To assist Planning Authority's, the PPS1 Supplement sets out 'Key Planning Objectives'

"9. To deliver sustainable development, and in doing so a full and appropriate response on climate change, regional planning bodies and all planning authorities should prepare, and manage the delivery of, spatial strategies that:

- make a full contribution to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability;*
- in providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions;*
- deliver patterns of urban growth and sustainable rural developments that help secure*

the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car;
– secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion;
– conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change;
– reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and
– respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.”

The PPS1 Supplement also gives direction on the content of Local Planning Documents:-

20. In particular, planning authorities should:
– not require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location;
– ensure any local approach to protecting landscape and townscape is consistent with PPS22 and does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances;

There can be no doubting the sentiments expressed in the Supplement to PPS1 and the requirement for Local Planning Authorities to implement the Governments commitment the reduction of carbon emission through the development of renewable energy schemes.

(2) Planning Policy Statement 22: Planning for Renewable Energy (PPS22)

PPS22 provides detail on the objectives and aims set out in the Supplement to PPS1.

PPS22 sets out it's own 'Key Principles' to which Regional Planning Bodies and Local Planning Authorities should adhere in their approach to planning for renewable energy:-

- (i) Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily.*
- (ii) Regional spatial strategies and local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. Regional planning bodies and local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate environmental safeguards.*
- (iii) At the local level, planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects. Planning policies that rule out or place constraints on the development of all, or specific types of, renewable energy technologies should not be included in regional spatial strategies or local development documents without sufficient reasoned justification. The Government may intervene in the plan making process*

where it considers that the constraints being proposed by local authorities are too great or have been poorly justified.

(iv) The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.

(v) Regional planning bodies and local planning authorities should not make assumptions about the technical and commercial feasibility of renewable energy projects (e.g. identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable.

(vi) Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small.

(vii) Local planning authorities, regional stakeholders and Local Strategic Partnerships should foster community involvement in renewable energy projects and seek to promote knowledge of and greater acceptance by the public of prospective renewable energy developments that are appropriately located. Developers of renewable energy projects should engage in active consultation and discussion with local communities at an early stage in the planning process, and before any planning application is formally submitted.

(viii) Development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures.

PPS22 accepts that small scale renewable energy projects are acceptable even in areas of high landscape designation such as National Parks and AONB'S:-

“12. Regional planning bodies and local planning authorities should set out in regional spatial strategies and local development documents the criteria based policies which set out the circumstances in which particular types and sizes of renewable energy developments will be acceptable in nationally designated areas. Care should be taken to identify the scale of renewable energy developments that may be acceptable in particular areas. Small-scale developments should be permitted within areas such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts provided that there is no significant environmental detriment to the area concerned.”

PPS22 also discusses the Landscape and Visual Effects of Renewable Energy Developments:-

“Landscape and Visual Effects of Renewable Energy Developments

19. The landscape and visual effects of particular renewable energy developments will vary on a case by case basis according to the type of development, its location and the landscape setting of the proposed development. Some of these effects may be minimised through appropriate siting, design and landscaping schemes, depending on the size and type of development proposed. Proposed developments should be

assessed using objective descriptive material and analysis wherever possible even though the final decision on the visual and landscape effects will be, to some extent, one made by professional judgement. Policies in local development documents should address the minimisation of visual effects (e.g. on the siting, layout, landscaping, design and colour of schemes).

20. Of all renewable technologies, wind turbines are likely to have the greatest visual and landscape effects. However, in assessing planning applications, local authorities should recognise that the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved, and that these impacts may be temporary if conditions are attached to planning permissions which require the future decommissioning of turbines."

(6) Sustainable Development in Rural Areas (PPS7)

The PV's proposed would be instructed on a farm and as a farm diversification project so the provisions of PPS7 are applicable.

The Governments stated objectives at the beginning of PPS22 include the following:

"In rural areas, renewable energy projects have the potential to play an increasingly important role in the diversification of rural economies."

PPS7 draws attention to the Government's objectives for the countryside and sets out the 'Key Principles' of raising the quality of life in rural areas, encouraging more sustainable use of land, and to diversify and promote growth in rural areas.

Two of the 'Key Principles' are

"(i) To raise the quality of life and the environment in rural areas through the promotion of:

- thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods;*
- sustainable economic growth and diversification;*
- good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and*
- continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.*

(iv) To promote sustainable, diverse and adaptable agriculture sectors where farming achieves high environmental standards, minimising impact on natural resources, and manages valued landscapes and biodiversity; contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable; and provides high quality products that the public wants."

Guidance is also provided in PPS7 para. 16 to Planning Authorities when determining applications for development in the Countryside:-

“16. When preparing policies for LDDs and determining planning applications for development in the countryside, local planning authorities should:

- (i) support development that delivers diverse and sustainable farming enterprises;*
- (ii) support other countryside-based enterprises and activities which contribute to rural economies, and/or promote recreation in and the enjoyment of the countryside;*
- (iii) take account of the need to protect natural resources;*
- (iv) provide for the sensitive exploitation of renewable energy sources in accordance with the policies set out in PPS22; and*
- (v) conserve specific features and sites of landscape, wildlife and historic or architectural value, in accordance with statutory designations”*

In addition, as the application site is within a Green Belt, the following National Planning Policies are also relevant:-

- (i) PPS 22

Green Belts

*13. Policy on development in the green belt is set out in PPG2. When located in the green belt, developments of many renewable energy projects will comprise inappropriate development, which may impact on the openness of the green belt. Careful consideration will therefore need to be given to the visual impact of projects, and developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed. **Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.***

- (ii) PPS7

Farm diversification

30. Recognising that diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises, local planning authorities should:

- (i) set out in their LDDs the criteria to be applied to planning applications for farm diversification projects;*
- (ii) be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. This applies equally to farm diversification schemes around the fringes of urban areas; and*
- (iii) where relevant, give favourable consideration to proposals for diversification in Green Belts where the development preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. **(Where farm diversification proposals in the Green Belt would result in inappropriate development in terms of PPG2, any wider benefits of the diversification may contribute to the ‘very special circumstances’ required by PPG2 for a development to be granted planning permission)***

(B) Local Planning Policy Barnsley Metropolitan Borough Council UDP

Policy GS9 Visual Amenity

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

(7) Issues to be considered against Local and National Policy.

(1) Landscape Impact

Although the Application site is within Greenbelt, the wider environmental benefits are special circumstances to permit development within the Green Belt.

The development proposed is the installation of 40 photovoltaic cells on the roof of the barn.

The PV's would cover a total area of 65.12m².

The PV's will be fitted flat against the existing roof and will protrude no more than 10cm above the existing roof line.

The PV's are to be laid consistent with the profile of the roof to the barn and would not create an unacceptable landscape intrusion.

Barnsley Metropolitan Borough Council when considering this application, are asked to bear in mind the provisions of PPS22, Key Principle (iv) which provides:

(iv) The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission.

(2) Historic Environment

Planning Policy Statement 5 – Planning for the Historic Environment.

As set out in paragraph 3 in the Introduction to PPS5:-

“The policies in this PPS are a material consideration which must be taken into account in development management decisions, where relevant. Therefore the development management Policies in the PPS can be applied directly by the decision maker when determining whether development should proceed”

A desk top survey of an area within a 500m radius has been carried out.

The survey has revealed 1 Listed Building.

The listed building is Hunshelf Hall with attached Gateway.

Hunshelf Hall and attached Gateway (List Entry Number 1287076)

Hunshelf Hall is 40m north east of the Application site

The list entry description is as follows:

SK29NE HUNSHELF HUNSHELF HALL LANE (north side), Hunshelf 11/55 Hunshelf Hall and attached gateway 18.3.68 II Large detached house and attached gateway. Probably 1746. Coursed rubble, Welsh slate roof. L-shape plan with addition to rear. Two storeys. 3-bay, symmetrical facade. Rusticated quoins. Central doorway (C20 door) with cornice on console brackets. 12-pane sashes to ground floor. 1985 casements to 1st floor in raised surrounds. Hipped roof. Attached to left is an ashlar gateway with moulded architrave and segmental pediment inscribed: " W G A 1746" Right return: 2 bays of 12-pane sashes (casement to ground-floor left). Interior not inspected.

Hunshelf Hall and attached Gateway is shown blue on the plan below.

The Application site is indicated with an arrow.



The proposed PV's will not affect or be visible from the Gateway.

Environmental Benefits

The PV's proposed would produce in the region of 8,472kWh of electricity per annum.

The consumption and production of electricity expressed as kilo watt hours (kWh)

As a combined figure for the various types of power station in the UK using fossil fuels (coal, gas and oil), each kWh (kilo Watt hour) of electricity produces 430g CO₂.

If the electricity to be generated by the PV's were produced using fossil fuels, a total of 3,643kg/CO₂ would be produced.

The generation of electricity using the PV's does not produce any CO₂; consequently the PV's would reduce CO₂ emissions by 3,643kg.

(3) Economic and Social Benefits

The Companion Guide to PPS22 in Section 2 identifies relevant local economic benefits of renewable energy generation, both direct and indirect. The benefits identified in 'PPS22 - Companion Guide' relevant to this application are:-

- (1) Using the PV's, Hunshelf Hall will generate a proportion of its own electricity. As electricity will not be bought in, the profitability of the farming business will increase which will lead to the recirculation of wealth in the local economy.
- (2) The fuel bills at Hunshelf Hall will be less.
- (3) The localised generation means that less electricity supplied to other properties will be wasted in transmission over long distances and reduce the risk of interference with supplies to neighbouring properties in rural areas.

(4) Environmental Impact Assessment

This Application is not a project listed in Schedule 2.3(i) The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 293 No. 1999) and an Environmental Impact Assessment is not required.

(5) Rural Development PPS7

This proposal is development on agricultural land in the countryside. It is an on farm diversification; consequently PPS7 is applicable and supportive.

Applying the provisions of PPS7, this diversification :-

- (1) will support other country-side based enterprises and contribute to the rural economy through the recirculation of wealth;
- (2) will protect natural resources;
- (3) is a sensitive exploitation of renewable energy resources.

(8) Conclusion

In Technical Annex to PPS 22 Supplemental Guide, Active Solar (Photovoltaic), there is guidance on the content of an application for planning permission.

19. A planning application or application for listed building consent for a solar PV system could usefully include the following information:

- *the design of the module or array;*
- *photographs of the existing built environment;*
- *detail of the roof mounting arrangement, if applicable;*
- *indicative drawings of the module or array in place;*
- *connection details to the building or grid if relevant;*
- *if the application involves a listed building, a photomontage of the proposed collector array could be useful.*

PPS22 sets out the issues to be covered in an application for planning permission to develop a renewable energy project.

5.8 In putting forward a planning application, developers should be able to demonstrate that the project:

- *meets the requirements of applicable development plan policies;*
- *does not compromise the reasons behind any relevant area designation, or if it does, provides a substantive case for allowing the project to proceed (e.g. by demonstrating that any economic, social or environmental benefits clearly outweigh the reasons for the designation²); and,*
- *addresses the issue of visual impact, and cumulative visual impact, where relevant*

5.9 The developer should also outline any environmental, social and economic benefits that are specific to the proposal (as opposed to, for example, broader environmental benefits that could be applicable to any renewable energy project).

This proposal is for the development of a small scale renewable energy project of the type encouraged by the Government and National Planning Policy.

Although within a Green Belt the wider environmental benefits are special circumstances as would permit the development. It is submitted, is appropriate in the location proposed.

August 2011.