

# Planning Support Statement

Dudland Hollins, Gisburn Road, Gisburn

Planning Application for ground mounted  
installation of solar array for farmstead  
property

Job No: 21/L/010

Version: 1

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# 1. Introduction

- 1.1. This planning application has been prepared on behalf of our client, Mr Ian Wilson, in support of a planning application for the ground mounted installation of solar array for energy generation on land at Dudland Hollins, Gisburn. The solar panel array will be located in a small field adjacent the farmstead buildings, but at the far end of the field away from the buildings. The battery equipment will be stored inside the property and along with the connections themselves, do not require planning consent.
- 1.2. The application seeks consent for the location of the solar panels alone, on the basis that the size of the panels sought for this project are greater than the maximum allowed under permitted development and therefore the application is required.
- 1.3. Part 14 (Class B) B of Schedule 2 of the General Permitted Development Order allows for the installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwelling and provides conditions on this that have been used as a guide to locate the array for this scheme. The location has been chosen to limit visual impact on the local and wider landscape, whilst being sufficiently close to the property to avoid unnecessary lengths of cabling.
- 1.4. The application contains the requisite forms and supporting documentation regarding the proposal, but should any questions be raised during the processing of the application, we would be happy to discuss in due course. Also, please contact us when the site visit is intended to be undertaken so we can make the necessary access arrangements.

## 2. Site Characteristics

- 2.1. The site lies within the Dudland Hollins farmstead, which is situated to the west of Gisburn, accessed directly off the A59. A stone gateway leads from the main road down a tarmac access road to the farmstead buildings, which sits in a well-secluded setting.
- 2.2. A planning consent was granted in 2009 for improvements to the access road serving Dudland Hollins, that permitted the tarmac surface now in place along its length from the A59 to the property. This consent also detailed that the fields and roadway would remain as agricultural routes and also confirmed that the track only serves the applicant's property.
- 2.3. This planning consent also notes that two public footpaths cross the track, with the Case Officer detailing that there was little evidence that the footpaths were used and the improvements to the track would have little impact on access to them. In terms of visual impact, the Case Officer also opined that the proposal would not have a materially harmful effect upon the visual amenity of this area of designated Open Countryside. They also detailed that land to either side of the access track for a considerable distance is flat, and a mature high hedgerow interspersed with trees mark the northern field boundaries adjacent to the roadside so when travelling by car or foot on Gisburn Road, views towards the track are limited and obscured. The visual impact of the proposal would be localised only and they noted that the access track serving the nearest residential properties was also tarmacked.
- 2.4. The application site sits off to one side from the access road, obscured somewhat by field boundaries, so is less visible than the access road described above. It is also not visible from the A59 and lies in a largely secluded position within the farmstead area.
- 2.5. Prior to the above application, planning consent was also granted for the replacement dwelling at Dudland Hollins. The consent details in the officer's report that there are no amenity issues in the locale due to there being no nearby properties.

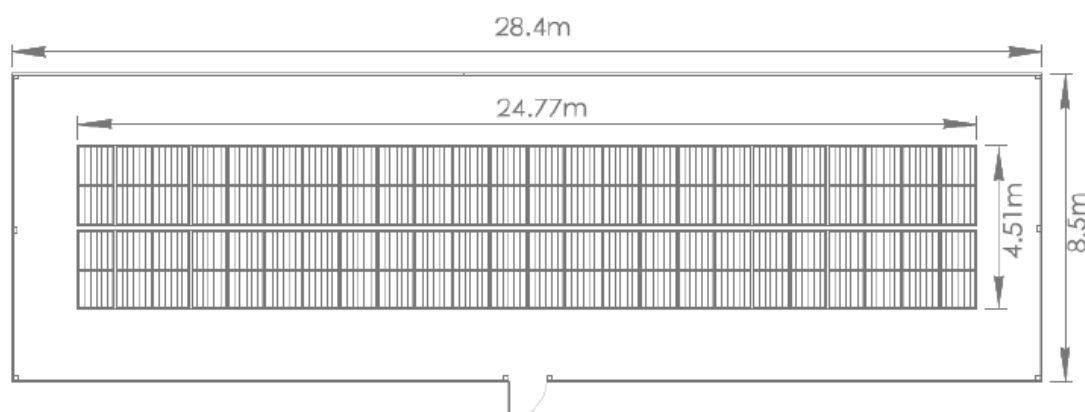
- 2.6. The application site is effectively the footprint over which the solar panels will sit as a ground mounted installation, which is located to the northern-most part of the field adjacent the property. This ensures that the equipment is located away from the property, but not too far in terms of cabling required and distance from the battery equipment within the property.
- 2.7. The site is shown below in its wider context of Dudland Hollins property and its distance from the main road Gisburn Road, A59 in figure 1 below. The site is not visible from the A59 and its protected from any view near distance view by the trees to the north that form part of the field boundary. The site, in the longer distance views is also largely protected by the property to the south and boundary trees and topography to the north and west.



*Figure 1 - Site Location (red) in relation to Dudland Hollins (to the south) and A59 (to the north)*

### 3. Application Proposal

- 3.1. The proposal seeks planning consent for the location of equipment that forms part of a photovoltaic energy system (solar array) for the Dudland Hollins property. The system will include 48 PV modules arranged in a rowed layout, as shown in Figure 2 below. It is proposed that these will be Jinko Solar Units - JKM455M-7RL3 (V) (v1). Arranged at 30 degree inclines, orientated southeast 143 degrees.
- 3.2. The system will provide for 21.84 kWp of power and avoid 8,698 kg of CO<sub>2</sub> emissions a year, providing renewable energy directly to the Dudland Hollins farmstead. The bulk of the generated energy, over 90% will provide for own power consumption for the farmstead, with surplus feeding back into the grid.



16 metre x 8.5 metre fenced area with gate  
48 x Jinko solar panels in two rows of 24

*Figure 2 - Panel Arrangement*

## 4. Planning Considerations

- 4.1. The National Planning Policy Framework document provides support for renewable energy schemes. In advising local authorities on determining planning applications for such schemes, Paragraph 154 states that they should:

*a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*

*b) approve the application if its impacts are (or can be made) acceptable.*

- 4.2. The application site lies within the Open Countryside designation of the Ribble Valley Local Plan. The Local Plan also contains a general policy on Sustainable Development and Climate Change and a specific planning policy relevant to Renewable Energy proposals. This policy, DME5, states that the council will support the development of renewable energy schemes, providing it can be shown that such developments would not cause unacceptable harm to the local environment or local amenity. Considerations such as landscape, visual and residential impact will be considered along with the potential benefits the proposal may bring.

- 4.3. The site also lies close to the Notifiable Installations/Pipeline annotation on the proposals map, which requires that separately to the planning application, a notification is made to the appropriate authority of any proposals. Given the nature of the ground mounted installation, this is not a matter for consideration of the planning application but will be dealt with by the applicant.

- 4.4. Fundamentally, national and local planning policy is supportive of renewable energy schemes. In addition, and subsequent to the adoption of the Local Plan, Ribble Valley Borough Council



declared a climate emergency in 2019, along with many other authorities. In the Ribble Valley, the large solar farm currently in place at Coal Pit Lane, Gisburn, contains approximately 20,000 PV panels already providing local energy from a renewable source. This site lies 2 miles east of the application site.

- 4.5. The nature of the proposal is an appropriate one, given the need to expand the provision of renewable energy schemes generally and our clients' wishes for their farmstead property. The size of the scheme is reflective of the energy needs, and is provided in what is considered the most appropriate location on their land in a largely secluded position.
- 4.6. The site is positioned on flat land to the corner of the small field, so as to reduce its impact in the wider landscape to the west as very long distance views may be visible from higher ground, but this will be viewed against the context of the farmstead and small bounded fields, so will be very limited. There are no nearby properties visible from the application site, nor that could see the proposal once installed and as such it will have no amenity impact.
- 4.7. The site location is appropriate for the proposal and is consistent with policy that is generally supportive of renewable energy schemes, in an area of the Ribble Valley that has shown to be acceptable for a large scale solar farm.
- 4.8. As such, we submit the application and supporting information and request that the proposal be supported and approved for consent.

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## 5. Summary

- 5.1. This statement has outlined support for the planning application to install a ground mounted solar array for Dudland Hollins farmstead, providing a renewable energy scheme for the property.
- 5.2. Planning Policy is supportive of schemes such as this, and the sites location has been chosen to limit impact on landscape and amenity, with the site providing a relatively secluded location within the farmstead that it will provide sustainable renewable energy to.
- 5.3. The application is formed by relevant documents and plans, but should additional questions be raised during the application process we would be happy to liaise with the Planning Officer to answer any questions. We respectfully request that the application be approved.



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