

Design and Access Statement - Holden Clough, Holden, Lancashire

5090 / Proposed installation of solar photovoltaic cells.

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This document is a written statement of the aims and intentions of our client with regards to 'Holden Clough' and the following proposals:-

- The installation of solar photovoltaic panels to the rear of the property.

This Design and Access Statement is to be read in conjunction with the associated drawings, reports and completed planning application form.

1.0 Site Address

Holden Clough,
Holden,
Nr Bolton by Bowland,
Lancashire,
BB7 4PE

2.0 Site location

Refer to drawing 5090/E/00 Location Plan.

Holden Clough lies northwest of the centre of Holden and is accessed from Barret Hill Brow up a private, long, wooded driveway.

The property stands in approximately 18 hectares of private land and apart from the area immediately around the house and the front lawn, the rest of the estate is heavily wooded on steeply sloping banks down to the river, Mear Gill.

The topography of the land and large areas of woodland is such that the property is completely screened from view and cannot be seen from any highway, public right of way or neighbouring houses/farm. There are no public footpaths within the grounds of the house or the estate.

2.0 Proposal

Refer to drawings:-

5090/E/00 Location plan.

5090//E/01 Existing site plan and section.

5090/PV/10A Proposed site plan and section.

5090/PV/11 Elevation and section of the proposed panels.

The proposal is to install two rows of solar, photovoltaic panels on a south facing bank, just north of the house. The bank lies within the domestic curtilage of the house in an area that was previously used as a kitchen garden.

The panels are to be mounted on a metal frame, which is cut into the ground, this ensures that the panels do not protrude above ground level more than their own height. The height of the panels are further reduced as they are positioned on a bank, which slopes up in the same direction as the panels. Drawings 5090/PV/10A & 5090/PV/11 illustrate this by showing sections through the site.

The positioning of the solar panels have been carefully considered, and the location has been chosen for the following reasons:-

1. It is a south facing hillside. This will provide the maximum amount of sunlight for the photovoltaic cells.
2. It is a discreet location, to the rear of the property. The cells are out of view from the principle elevations of the house and also from visitors coming to the house. The cells will only be visible from a sideways view out of Bedroom 6's window and Bedroom 5's en-suite window.

It is important to note that the house and land are obscured from the surrounding countryside and the cells cannot be seen from elsewhere.

3. It is in close vicinity to the house for connection into the electrical services.

3.0 Trees

Refer to report:-

Tree report by Anthony Wood of Yew Tree Gardens.

There are a number of trees and shrubs surrounding the proposed location and they are to be treated as follows:-

- a) The trees located to the north, along the boundary, provide screening from the

neighbouring farmland. However, very little screening is required from this direction, as when something is situated on ground that is sloping away from you, there is very little to see of it.

b) There is an existing Hazel and three apple trees, which are located close to the proposed position of the cells and the proposal is to remove them. The trees have been surveyed by an arboriculturalist and are in a poor condition, please refer to his report.

c) Our proposals show new small trees being planted to the south of the cells. These will screen the cells from the house, without shading them.

We are not aware of any trees carrying Tree Preservation Orders. The Trees that are proposed for removal lie within the immediate private garden area, close to the house and are outside the edge of the CBHS.

Note - none of the trees proposed for removal lie within the adjacent Ancient Woodland. Please refer to the arboriculturist's report.

4.0 Sustainability / Technical

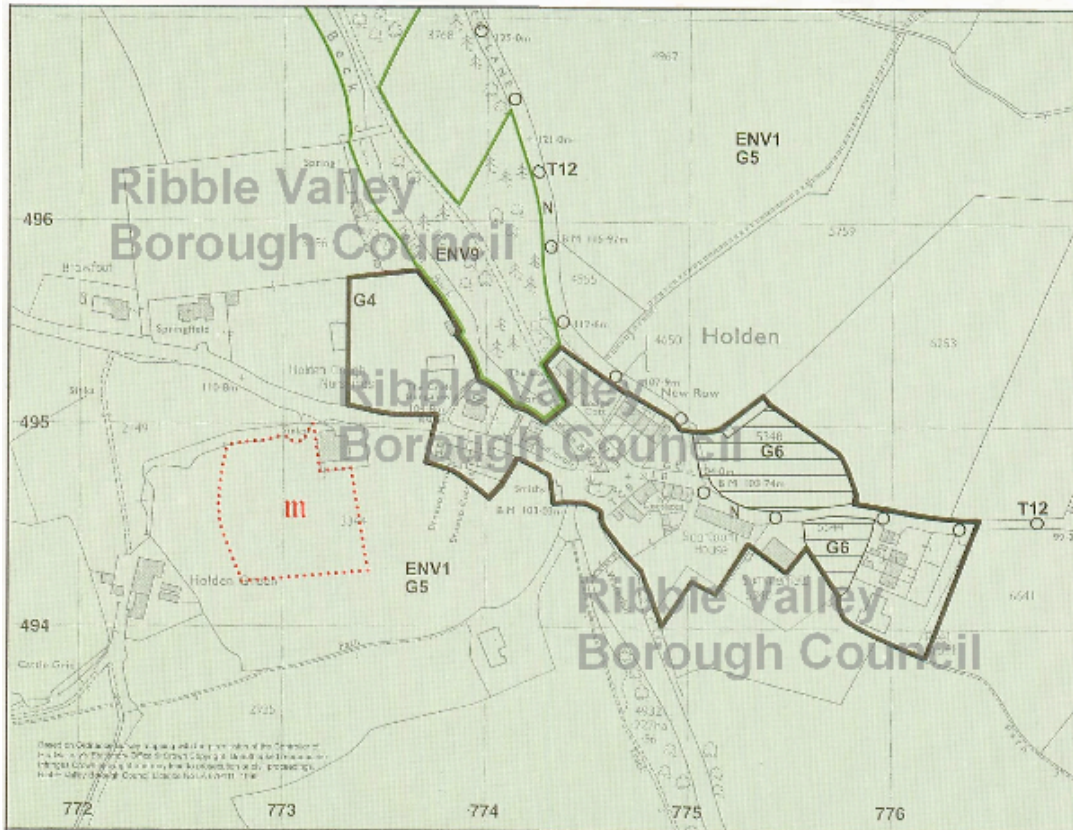
The solar photovoltaics are expected to produce up to 60% of the total annual electricity consumption for the property. The solar PV system would compliment a log fired biomass boiler (using logs from the local land), which will serve the heating and hot water system.

The house would therefore be more sustainable, environmentally friendly and help move towards becoming self-sufficient in the long term.

The solar panels would provide a maximum output of 7 kWp and this would produce an average of 6,000kWh of electricity each year. This electricity generated would displace approximately 3.5 tonnes of carbon being emitted in to the atmosphere every year and help to avoid the dependency of the national grid supply.

5.0 Planning Policy

- There are no SSSI areas within the ownership curtilage of the property or within the immediate proximity.
- The property is not listed and is not located within the Holden conservation area (see attached copy of RVBC Inset 14).



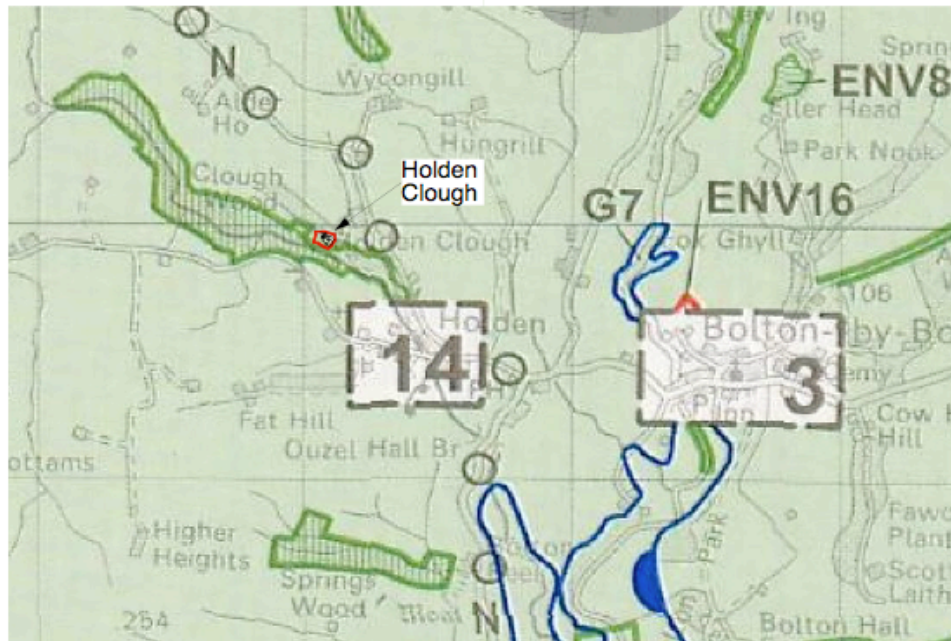
Inset 14. Holden 1:2,500

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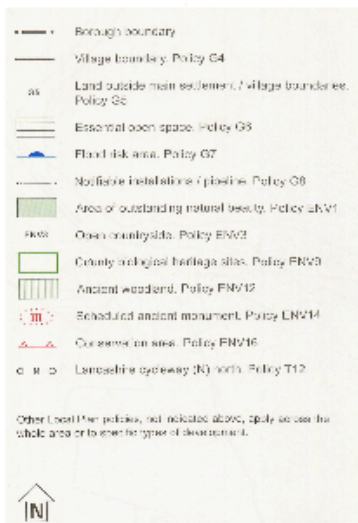
- County Biological Heritage Site

Much of the ownership curtilage (see blue edge of the location plan) of the property stands within a County Biological Heritage Site. However the proposed site area (see red edge on the location plan), which encompasses the house and the immediate private garden, lies outside the edge of the CBHS (see attached map from the Local Districtwide Plan). Dialogue with the Nik Bruce of LCC confirmed that by definition a CBHS will not incorporate or extend into a private garden.

Extract taken from RVBC Districtwide Plan



KEY - RVBC Districtwide Local Plan



- Area of Outstanding National Beauty - The house lies within the AONB.

The site as a whole is already screened from the surrounding countryside by the existing topography and trees and the proposed photovoltaic cells cannot be seen from elsewhere.

Within the site, the visual impact of the photovoltaic cells have been minimised by setting them into the hillside and planting new trees to screen them within the boundary of the house.

Therefore the effect of the proposal on the character or appearance of the countryside within the AONB is very low.

6.0 Summary

The proposed photovoltaic cells will have no impact on the surrounding area as they are totally obscured from it. Within the site, the impact will be minimal due to the careful positioning and screening of them.

The report prepared by Yew Tree Gardens supports the removal of four small trees, which are in a poor condition and confirms the planting of additional trees to help screen the cells from the house.

The south facing bank is the most efficient location for the cells.

Technical Summary

Proposed Solar Photovoltaic system is to be based on the following:-

Frame mounted 28n° Panel System, by Conergy Power Plus 250M. The panels would be orientated in portrait formation. System will be made up of 2n° rows of 14n° panels.

Orientation	South-Facing
Installed Size	7kWp
Array Output	5,928kWh/year (estimated)
PV Lifespan	25 years minimum