

**BRINKBURN HIGH HOUSE**

**PHOTOVOLTAIC PANEL INSTALLATION**

**DESIGN & ACCESS STATEMENT**

**25/08/2022**

Applicant:

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## BACKGROUND

Brinkburn High House is a family dwelling located on the edge of Longframlington.

The property suffers regular power failures. Storm Arwen caused the property to lose power, heating and water supply for 2 weeks in the most inhospitable weather. The property suffered another significant power failure caused by Storm Barra soon afterwards.

The property therefore requires supplementary electrical supply to reduce its dependence on unreliable mains supply.

The house owners, who care greatly about local natural ecology, also wish to reduce their adverse impact on the environment and reduce their carbon footprint within reasonable bounds.

## LOCATION

The house sits within an 18.7 acre ownership (see blue line boundary on the Site Location Plan) within Green Belt that includes a field (which is rented to the nearby farm for grazing for their sheep stock) and surrounding mature woodland. The top north portion of the field is located to the west side of the house and gently slopes southwards. It is bounded by a hedge and narrow margin of young trees to the B6344 road to the north, a narrow oak wood to the west, the Kitchen garden associated with the house to the east and mature trees bordering a woodland to the south.



*Proposed location photographed from the southwest, set between the fenced in tree to the west (left hand side of photo) and the fenced tall hedge to the Kitchen Garden to the east*



*View from the PV panel position looking south through the mature trees to the valley beyond*

## DESIGN PROPOSALS

2 rows of 12 no. black Photovoltaic panels totalling 24no. panels. The panels are set at 30 degrees. They are supported on a galvanised steel frame so that sheep can graze below and between them. The top edge of each row of panels will sit at 2,050mm above the ground level. As panels are located halfway down the field they

will not be seen from the road. A high hedge surrounding the adjacent Kitchen Garden will mask the panels from the east. The bank of trees to the south of the field will largely mask the panels from view from the valley to the south. In time, trees planted in the field will mask them from the west.

The panel type is REC Twinpeak 4 Black Series

The arrangement can be seen on drawings 01 Site Location Plan, 02 Site Layout Plan and 03 showing plan, section and isometric details.

The installation will be a permanent fixture and will ultimately feed power to battery storage located at the house.



*View from the east of the proposed PV position looking west. The fenced tree in the foreground will be situated to the west of the panels. Note the rise in the ground and the mature treescape beyond masking all views from the west*



*View looking north from the PV position with the B6344 beyond the hedge and planted tree line marking the north boundary of the ownership.*

#### **SITE AREA**

The site is the extent of the land below and set between the 2 rows of panels which covers a ground footprint of 62.4 square metres. This is identified by the red line in the Site Location Plan 01 and in detail on the layout plan 03

#### **POLICY**

The house is not listed. The land is not in a Conservation Area, nor in an Area of Outstanding Natural Beauty, nor the National Park.

The proposal site comfortably within NCC Planning Policy.

#### **HIGHWAYS**

The proposals do not affect the public highway

There are no Rights of Way affected by the proposals

**DRAINAGE**

The Planning Portal standard Full Application for Planning Permission form required fields to be completed in relation to drainage to allow the form to be successfully completed. Obviously, this proposal required no foul or surface water drainage but the form did not allow the insertion of 'Not Applicable'. The entries in this section of the application form should therefore be ignored.

**TREES & HEDGES**

Are not adversely affected by the proposals.

**ECOLOGY**

The field in which the panels will be located is grassland growing on clay soil. The minor scale of the installation will not adversely affect any local ecology. The panels mounted on frames will allow the grass to continue to grow and the panels to offer albeit limited shade for sheep.

**ARTIFICIAL LIGHT**

The installation produces no artificial light and there will be no lights illuminating it.

**CONCLUSION**

The installation is modest and diminutive in scale. It is positioned in such a way, on the sloping ground in a naturally forming depression in the ground and bounded by hedges and trees such that it has no adverse visual impact on surrounding landscape and features.

Richard Elphick  
Conservation Architect  
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