

HERITAGE, DESIGN & ACCESS STATEMENT

Incorporating:

PLANNING STATEMENT

To Accompany a Full Planning Application for the installation of 21 solar PV panels on pasture land and the installation of a Tesla wall mounted battery at:

HOLMWOOD FARM,

CHEWTON MENDIP,

BA3 4NZ

Prepared for:

Mr C Pointon

1. INTRODUCTION

1.1. Locational Context and Summary of Proposal

Hill Reading Architects have been commissioned by the applicant to submit a full planning application and listed building consent for the following proposed works at Holmwood Farm in Chewton Mendip:

- Installation of Solar PV panels on adjacent land;
- Installation of a Tesla wall mounted battery on the west elevation.



**Site Boundary (identified by red line) at Holmwood Farm, Chewton Mendip. Image Sourced:
Drawing : H6705 / 100A**

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Holmwood Farm is a Grade II listed building, situated in the Mendip Hills Area of Outstanding Natural Beauty. This is a protected landscape due to its special geology and historical interest. The area offers an array of special qualities such as the ancient monuments and limestone aquifer, which gives the Mendip Hills a distinctive sense of place and identity.

Although Holmwood Farm is not located within a conservation area, its Grade II listed status reflects its historical and architectural significance. It is a prime example of traditional local architecture and the surrounding landscape, with its rolling hills, hedgerows, and small fields, further adds to the farm's charm and significance.

Historic England provides the following extract to describe the property:

House. Late C18. Coursed and squared rubble, coped verges, double Roman tile roof, end rubble stacks. Two storeys, 3 bays, 3-light moulded stone mullioned windows in moulded architraves, stone cills; metal casement to each light, square paned leaded lights. Central door opening, stone doorcase, flanking pilasters with entablature and triangular pediment, 6-panelled door, top 2 panels glazed. Single storey outshut to each side altered late C20. Interior with some window shutters, panelled doors and 2 fireplaces with broad wooden bressumers.

Listing NGR: ST5721853880

List Entry Number: 1058626

This description highlights the unique character and importance of the property, and the need to protect and preserve its heritage. As a Grade II listed building, any proposed changes or alterations to the property must be carefully considered and evaluated to ensure they do not negatively impact its historical significance.

Despite these additional considerations and potential challenges, the proposed solar panel installation and Tesla wall battery can still be achieved in a manner that respects and preserves the property's historic value while providing sustainable benefits to the client and the community.

1.2 Planning History:

Application Reference	Proposal Description	Decision
089936/009	Erection of conservatory as amended by letter and plan rec'd 17-08-2000.	Approval with Conditions - Fri 01 Sep 2000
089936/010	Proposed open air arena for horses	Approval with Conditions - Mon 31 Jul 2000
089936/011	Outbuilding at Holmwood Farm, Chewton Mendip, Bath, Somerset, BA3 4NZ	Refusal - Mon 11 Aug 2003

1.3 Justification & Design Concept

The proposed solar panel installation will be located in the field adjacent to the house, facing south and arranged in rows of three. The panels will be positioned away from the surrounding boundary hedges (see Figure 1.1) to minimize any potential impact. The site comprises of pastureland that slopes down east towards the property, with mature hedgerows on the north, east, and west boundaries and areas of established trees and woodland blocks along the northern and eastern boundaries. The boundary vegetation and woodland area will be retained, providing a natural screen that helps to shield views from nearby roads, including Greendown Batch and Back Lane.

The installation of solar panels on the site will have minimal impact on the listed building and its surrounding environment, allowing the client to generate clean electricity for use in the house and a proposed Tesla wall battery, thereby reducing reliance on fossil fuels. The compact and sleek Tesla battery will be mounted on the west elevation shown in Figure 1.0 and will have minimal impact on the existing elevation.

In addition to reducing the client's carbon footprint, the installation of solar panels and the Tesla wall battery will provide other benefits, including lower energy costs and increased energy security. By generating electricity on-site, the client can avoid the volatility of energy prices and power outages that can occur during severe weather events or other emergencies.

Overall, the proposed solar panel installation and Tesla wall battery are a sustainable and practical solution that will benefit the client, the environment, and the community.

2. PLANNING POLICY

2.1 National Planning Policy

National Planning Policy Framework (NPPF)

The NPPF states that the planning system should operate in a positive, responsive, and creative manner to enable sustainable development and facilitate growth. Sustainable communities can be characterised as places where people want to live and work.

The NPPF promotes high quality and inclusive design, indivisible from sustainable development. Good design should contribute positively to making places better for people. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, and create attractive and comfortable places to live, work and visit; respond to local character and history, and reflect the identity of local surroundings and materials, that is visually attractive as a result of good architecture and appropriate landscaping.

The NPPF advocates the conservation and enhancing of the historic environment as stated in section 16, putting significant emphasis on the need to preserve these historical assets due to their irreplaceability, through the planning system. Conservation of the historic environment is

beneficial for the existing and future generations, as it can contribute to their enjoyment and so far, their quality of life.

As part of section 16, paragraph 176 states that *'great weight should be given to the conservation and enhancement of the landscape and scenic beauty of National Parks, the Broads and Areas of Outstanding Natural Beauty... The scale and extent to development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

Regarding solar panels, the NPPF states that planning policies and decisions should support the development of renewable energy sources, such as solar panels, as part of the transition to a low-carbon economy. It also states that solar panels on non-domestic buildings should be encouraged and that planning policies and decisions should not impose minimum size limits on solar installations.

Our proposed solar panels are a reasonable size and will be arranged in rows of three, which is a common configuration for solar panel installations. They will be located in a field adjacent to the house, facing south, and will be positioned away from the surrounding boundary hedges to minimize any visual impact from the host dwelling and public accessible land.

2.2 Mendip District Local Plan (MDLP)

Mendip District Local Plan Part 1: Strategy & Policies 2006-2029

2.3 DP1: Local Identity and Distinctiveness.

The proposed solar panel installation and Tesla wall battery would contribute positively to the maintenance and enhancement of local identity and distinctiveness by promoting sustainable energy use and reducing reliance on fossil fuels. The installation is located in a field adjacent to the house, minimizing its impact on the surrounding natural context of the locality, including mature hedgerows, areas of established trees and woodland blocks, and views from nearby roads. The proposal takes into account efforts to avoid negative impacts on these features, such as positioning the panels away from surrounding boundary hedges and retaining the boundary vegetation and woodland area to provide a natural screen.

The proposal also meets the wider benefits of the policy by promoting sustainable energy generation, which can lower energy costs and increase energy security, while reducing carbon emissions. Therefore, the proposal is a practical solution that benefits the client, the environment, and the community while being sensitive to the local identity and distinctiveness of the district.

2.4 DP3: Heritage Conservation

Installing solar panels on pastureland meets DP3: Heritage Conservation policy in the following ways:

Preservation of Holmwood Farm as a listed building: The proposed works will not have a detrimental impact on the significance of the listed building or its historic fabric. Therefore, it does not affect the significance of any heritage asset or its setting.

Mitigating Climate Change: The installation of solar panels on pastureland helps mitigate climate change by generating clean energy from a renewable source. By installing solar panels, it reduces the dependency on fossil fuels and reduces the carbon footprint of the region. It is an opportunity to secure sustainable development by re-using or adapting the land to minimise the consumption of building materials and energy and the generation of construction waste.

Supporting National Policy: The proposal for installing solar panels on pastureland aligns with national policies that encourage the use of renewable energy sources to mitigate climate change. The installation of solar panels on pastureland would be a step towards securing the future of the region's energy supply, which would otherwise be contrary to the policies of this plan or national policy.

2.5 DP4: Mendip's Landscapes

Installing solar panels on pastureland can meet DP4 policy for Mendip's Landscapes by providing sustainable energy, minimizing visual impact, being compatible with the local landscape, and reducing the need for new development. This helps to conserve and enhance the quality of Mendip's landscapes, the Mendip Hills AONB in which the site lies while supporting sustainable development.

2.6 DP7: Design and Amenity of New Development

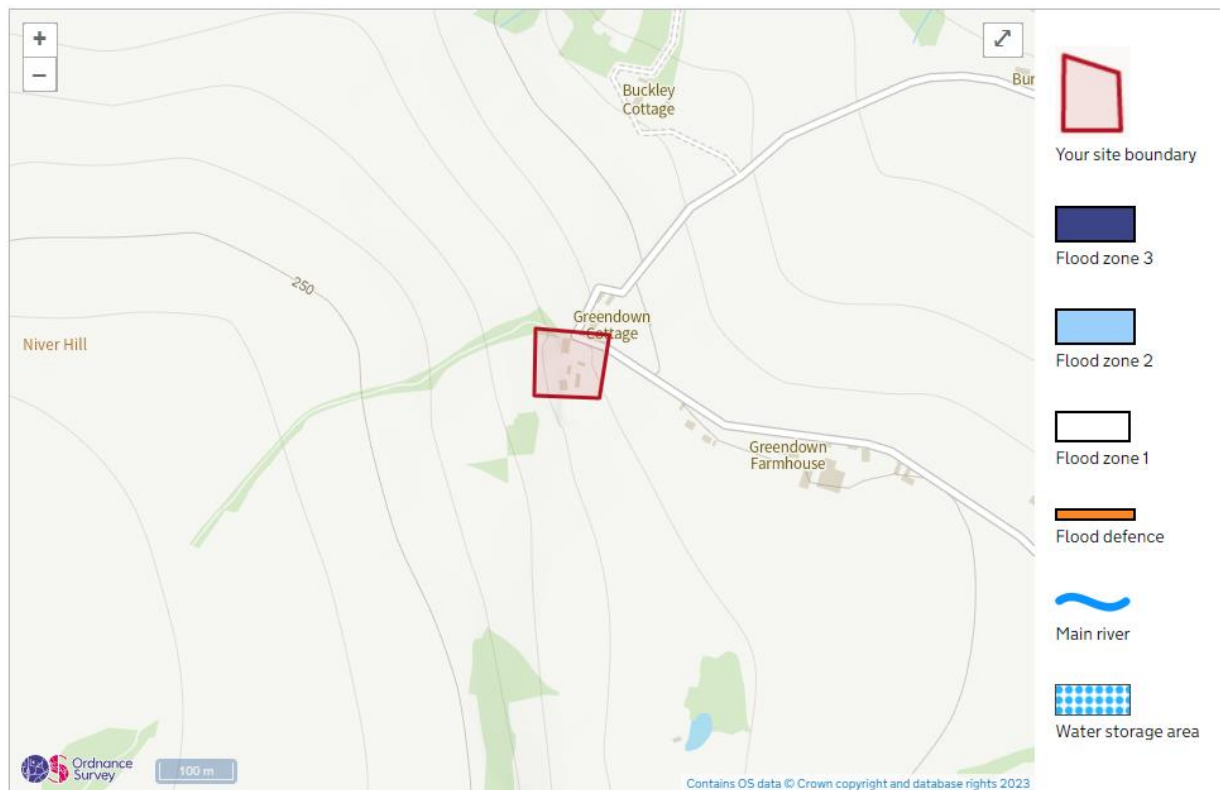
Installing solar panels on pastureland meets several policies outlined in DP7, including incorporating practical measures for energy efficiency, maximizing opportunities for renewable energy generation on-site, using locally sourced or recycled materials wherever possible, and making efficient use of materials and minimizing waste. The proposed installation aligns with the Mendip Local Plan's goal of promoting sustainable development appropriate for the local context, protecting neighbouring buildings and land uses, and achieving energy efficiency. Overall, the installation is a sustainable and practical solution benefiting the client, environment, and community.

3. FLOOD RISK ASSESSMENT

The proposal is located within Flood Zone 1 (as shown in the flooding map below); therefore, a flood risk assessment is not required.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



Flooding Map for Holmwood Farm in Chewton Mendip. Image Sourced: [Flood risk information for this location - Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/614812/flood-map-for-planning.pdf)

4. ACCESS

The proposed works are designed to ensure that there will be no disruption to the existing access arrangement while providing a valuable upgrade to the property. Specifically, the proposal will include the installation of one electrical charging point to enhance the functionality and sustainability of the property.

This charging point will be a valuable addition, especially for individuals who own electric vehicles, as it will allow them to recharge their vehicles with ease. The installation of the charging point will be carried out in a manner that is both efficient and cost-effective, and it will not interfere with the property's existing electrical system or access arrangement.

5. LAYOUT

Solar panels will be installed west of the property, arranged in rows of three and positioned facing south to ensure maximum sun exposure. They will also be positioned away from the field boundary for both optimal energy generation and visual appeal.

6. SCALE AND APPEARANCE

To ensure optimal energy efficiency and compliance with industry standards, each solar PV panel will be of regular size and will be installed in accordance with the manufacturer's specifications. The installation process will be thorough and precise to make sure that each solar panel is positioned accurately and connected to the electrical system in the most efficient way possible.



Figure 1.0 Image Sourced: Google maps



Figure 1.1 Image Sourced: Google maps

3. CONCLUSION

We believe that the proposed solar panel installation and Tesla wall battery will not have any significant negative impact on the surrounding Area of Outstanding Natural Beauty (AONB). Our design has been carefully considered to ensure that it is sympathetic to the environment and will not detract from the natural beauty of the area.

Furthermore, we can confirm that the installation will not have any adverse impact on the historical significance of the nearby Holmwood Farm, which is a listed building. Our proposed design is simple and modest while enhancing the living conditions of the occupiers without compromising the heritage value of the listed building.

The proposed solar panels will not have any negative impact on neighbouring properties, as they will be installed in a field adjacent to the house and away from surrounding boundary hedges. Additionally, the solar panels will have minimal visual impact due to the retention of mature hedgerows on the north, east and west boundaries, as well as areas of established trees and woodland blocks along the northern and eastern boundaries. The proposed tesla wall battery will be mounted on the west elevation and will be compact with minimal impact on the existing elevation.

We believe that the installation of solar panels and the Tesla wall battery will have a positive impact on the local community and the environment. The solar panels will enable the client to generate clean electricity for use in the house, thereby reducing reliance on fossil fuels and

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contributing to the UK's commitment to achieving net-zero carbon emissions. The installation of the Tesla wall battery will also help to store excess energy generated by the solar panels, which can then be used during periods of peak energy demand or during power outages.