PLANNING STATEMENT/DESIGN AND ACCESS STATEMENT

Erect 36 Panel Domestic Ground Mounted Solar Array

Manor Farmhouse, Green Road, Codford, Warminster, BA12 0NP

Wessex ECOEnergy

October 2023

Planning Statement/Design and Access Statement

Introduction

1.0 This statement is submitted in support of a planning application for the erection of a 36 panel ground mounted solar array totaling 14.4kW on land adjacent to the residential curtilage of Manor Farmhouse, Green Road, Codford, BA12 0NP. The electricity generated will help offset the electricity used at the property.

Site Description

2.0 Manor Farmhouse is a residential property that forms part of a wider group of residential properties and agricultural buildings immediately to the west of Green Road. Manor Farmhouse, The Tallet and agricultural buildings form the historic core of the farm complex with more contemporary agricultural buildings located to the north. Manor Farm Lodge is located immediately to the east. The group of buildings are somewhat remote from the village of Codford which is situated approximately 1.3 km to the south.

2.1 The area is characterised by mixed arable and pasture farmland, bound by mature hedgerows that link small areas of woodland and isolated trees.

2.2 The proposed array will be sited within an allotment/vegetable garden area located immediately to the south of the residential curtilage as shown on the Location Plan and drawing no. SC/MF/A01.

2.3 Land levels on and around the application site are relatively level.

2.4 A Bridleway is located immediately to the east of Manor Farm, following the route of Green Road.

2.5 Manor Farmhouse and the group of farm buildings within the courtyard immediately to north are Grade II Listed.

2.6 The application is situated just within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)

Access

3.0 Site access for construction will utilise the existing vehicular access off Green Road that serves the property.

Proposal

2.7 The proposed array will be sited within an allotment/vegetable garden area located immediately to the south of the residential curtilage as shown on drawing no. SC/MF/A01 and photograph 1 below.

4.0 The proposed ground mounted solar installation will consist of a single array of 36 panels arranged in two rows. The array will measure 18.5 x 2.5 metres in area and approximately 2.2 metres in height. The array will be supported on a galvanised steel frame as shown on drawing no. SC/MF/01B. The steel frame will be secured through the use of galvanised steel ground screws as detailed in the following link: https://www.sunfixings.co.uk/mounting-system/park-tegra-ground-anchor/.



Photograph 1 – View of application site looking northwest

4.1 The angle of the array will be set at approximately 30 degrees to maximise solar gain. The specification for the solar panels is shown at Appendix 1.

4.2 Cable routing will be as shown on drawing no. SC/MF/01A. The cable will be trench dug along a route that avoids existing vegetation.



Photograph 2 – View south along route of proposed cable.

Biodiversity

5.0 The proposal will not result in the loss or damage to any existing trees or vegetation on site.

5.1 The area selected for the proposed array consists of an area of mown grass. There are no ecological interests within the vicinity of the application site that would be adversely impacted on by the proposed development.

Landscape/Visual Impact

6.0 A significant amount of screening vegetation encloses the site of the proposed array. The site was selected as it will receive a significant amount of direct sunlight whilst benefiting from mature screening vegetation. The presence of this vegetation ensures that the application site is well screened from public vantage points as shown in photograph 3 below.

6.1 Whilst it could be argued that the proposed array is not within the defined curtilage of the Manor Farmhouse, it is within a domesticated area used as an allotment area by the applicants. In terms of character, the proposed site has a stronger affinity to the domestic curtilage of Manor Farmhouse than the open countryside beyond.

6.2 The application site is situated within the AONB. The site of the proposed array is well screened from the surrounding area with mature vegetation on all sides. Having regard to the general appearance and scale of the proposed array, combined with the presence of significant screening vegetation, it is considered that the proposed development will not be detrimental to landscape character and visual amenity of the locality.



Photograph 3 – View of the application site looking north along Green Road

Heritage Impact

7.0 Manor Farmhouse and the agricultural building to the north are Grade II listed. The list entry for Manor Farmhouse is as follows:

"Manor Farmhouse GV II Farmhouse. Circa 1840. Limestone ashlar with chamfered quoins, Welsh slate hipped roof with ashlar stacks with moulded cappings. L-plan. Two-storey, 3-window south front. Central Doric portico with inserted glazing, 4-panelled inner door, tripartite 12-pane sash either side. Three 16-pane sashes to first floor. Right return has two tripartite

sashes to ground floor and two 16-pane to first. Left return with attached 2-storey service wing; 2-light flush mullioned casements, sashes and planked doors. Rear has canted bay with sashes to left, glazed door to right, sashes to first floor. Interior retains original fittings; stairs with stick balusters, 4-panelled doors in panelled reveals and moulded architraves. Kitchen in wing with large open fireplace with chamfered stone jambs and depressed arched lintel, flagstone floor"

7.1 The list entry for the buildings immediately to the north of Manor Farmhouse is as follows: *"Farmbuildings around yard on north side of Manor Farm GV II Barn, stable and cowshed ranges on three sides of yard with railings on fourth side. Early C19. Partly English garden wall bond brick and partly weatherboarded, Welsh slate half-hipped roofs. Barn on north side of yard with stables and cowsheds to east and west. Barn has 2 large hipped porches with planked doors facing yard; formerly open-fronted lean-to sheltersheds in between, north side has 2 double planked doors and several shuttered loading bays, cartshed to left. Cowshed with loft over on west side in brick with shuttered loading bays and planked segmental doorways, blocked throughway at south end with dovecote over, partly converted to dwelling, and C20 rooflights inserted into roof. East range, partly openfronted; planked doors, leaded casements and garage at south end. South side of yard closed by contemporary cast-iron railings with dog bars on brick dwarf walls, matching gate to centre opposite rear of Manor Farmhouse (q.v.). Interior of barn approximately 13 bays has queen post truss roof on jowled main posts with curved bracing. A good, little altered example of early C19 farm group."*

7.2 The proposed array is situated at a significant distance from the listed buildings and within a well screened and discrete location. Views are particularly limited from wider viewpoints and from the listed property itself. Given the separation distance between the proposed arrays and the listed building, as well as the lack of visual connectivity between them, it is considered that the setting of the listed buildings will not be adversely affected by the proposed development.