

Design, Access, Historical & Planning Statement

Proposed Solar Panels for Domestic Use at

Manor Farm, Smith Street West Kington Chippenham

SN14 7JG

1. Context

The application, subject of this statement requests listed building consent for the siting of a stand-alone solar array for microgeneration of energy for domestic use of Manor Farm West Kington on land adjacent to the curtilage of Manor Farm as indicated on the site plan below.



Fig. 1 Site Plan

West Kington is a village in Nettleton civil parish in Wiltshire, England. The village lies in the steeply wooded valley of the Broadmead Brook, a source of the Bybrook River, and is close to the county boundary with Gloucestershire. It is 6 miles (10 km) southeast of the Gloucestershire market town of Chipping Sodbury. The hamlet of West Kington Wick is 0.6 miles (0.97 km) southeast of the village.

Manor Farm is located on high land to the south of the river valley, on Smith Street a no-through rural lane that originally served the Manor Farmhouse and associated farm buildings, and several other dwellings and the farmland beyond. Since the early 2000's active farming on Smith Street has ceased and farm buildings replaced with, or converted to dwellings.

The access to Manor Farmhouse is via the courtyard to the north off Smith Street. The yard is enclosed to the north by a large traditional barn, and to the east by a second yard and Garden Cottage; an annexe associated with the Farmhouse. An open way through the yards leads to the pasture beyond, passing to the north of the curtilage of the Farmhouse which is enclosed by mature garden planting and a natural stone wall surrounding the swimming pool. Moving through the gap between the pool and Garden Cottage, the application site lies immediately to the southeast.



Fig 2 Aerial Plan

Manor Farm and outbuildings attached are Grade II listed buildings which were first listed on 9th December 1985 and occupies a charming position in the renowned village of West Kington.

OFFICIAL HISTORIC ENGLAND LIST ENTRY

House, c1800-20 on earlier core, ashlar fronted with low slate hipped roof and rear wall stacks. 2-storey front range, two storey and attic to rear. Formal south front, 3-window range with raised plinth and band, moulded cornice and parapet. 16-pane outer windows, 12-pane centre first floor window. Ground floor windows set in sunk arched panels. Central arched doorway set in sunk arched frame with original 6-panel door under traceried iron fanlight. Door set in projecting ashlar Roman Doric porch, 2 columns to front, pilaster responds. Facade in style of J. Pinch I of Bath. Rubble stone end walls. Rubble stone rear wing with north end stack and various windows in heavily moulded surrounds to west side. Main house rear has low pitched gables over 2 attic 6-pane windows, 3 first floor 12-pane sashes, ground floor door with 16-pane sash to right and 2 C20 windows to left. Flush unmoulded surrounds. To north west, attached to rear wing by low link, is rubble stone barn range with coped gables, upper oval light and loading door, ground floor window and door, then 3 doors with segmental arched rubble stone heads.

Listing NGR: ST8104277219

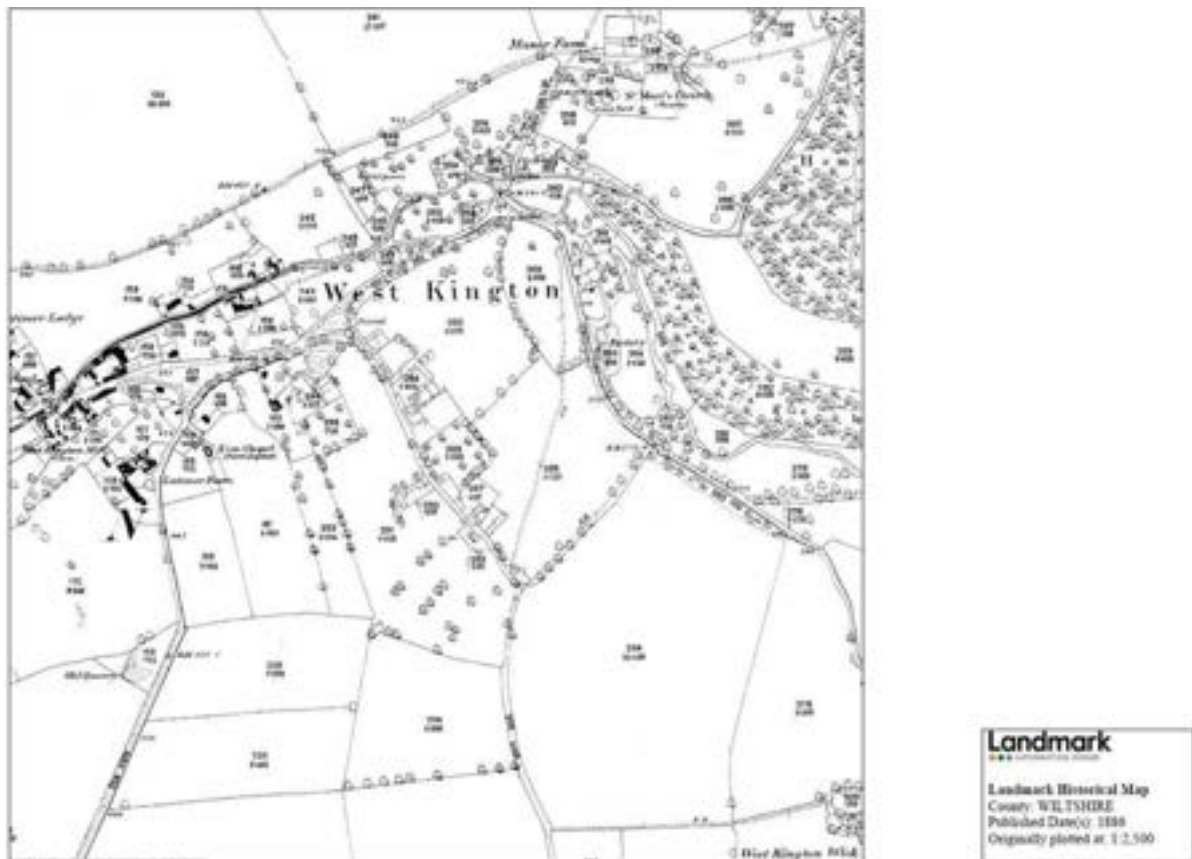


Fig. 3 Historical Plan

2. Proposed Development

The proposal is for the installation of 56 No. N Type Mono- Crystalline Solar Panels mounted on a Valk Quattro mounting system. Panel system to be a ground fixed array. (Refer to drawing No. 2025-01300-101) for domestic use of Manor Farm.

Panel dimensions: 1762 x 1134 x 30 (technical information attached with this document)



Fig. 4 Examples of Proposed Solar Panels

The proposed solar panels will be located on an existing area of Cotswold Stone chippings which extends to the east of the Manor Farm complex providing access to the fields beyond the residential

curtilage. The application area had been consolidated and used for the storage of materials during works to Eagle House and outbuildings and is now the logical, discrete space for the solar array.

The area of the solar panels will be well screened with a native Beech hedge on existing slightly raised ground surrounding the application site on all sides. The hedge will be allowed to grow and maintained at a height of no less than 2.25m limiting potential glimpses of the panels and ensuring that the development will be assimilated within the landscape. The curtilage-listed boundary wall to the pool and garden will not be impacted by the proposals.

3. Planning Policy Context

West Kington lies within the Chippenham Community Area (CP10 of the Wiltshire Core Strategy refers) but is not a defined settlement under the policy. There is no made Neighbourhood Plan applicable to the site.

Wiltshire Core Strategy Core Policy 42; 'Stand-alone renewable energy installations support such development subject to satisfactory resolution of all site specific constraints. CP42 confirms that 'applicants will not be required to justify the overall need for renewable energy development, either in a national or local context'.

A list of relevant factors to be taken into consideration are given in the policy, of particular relevance to the development, subject of this statement are;

- Landscape, particularly in and around National Landscapes (former AONB's)
- Biodiversity
- The historic environment
- Residential amenity
- Best and most versatile agricultural land

These relevant factors will be considered in turn, within the planning assessment below.

Paragraph 167 of the National Planning Policy Framework directs Local Planning Authorities to '*give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 (Conserving and enhancing the historic environment) of this framework*'.

4. Planning Assessment

Landscape

The village is washed over by the Cotswold National Landscape designation; the application site lies within the Landscape Character Type Dip-Slope Lowland, specifically 11A; South and Mid Cotswold Lowland Character Area. The key characteristics¹ include;

- Strong and structured farmland character,
- Well-managed, productive agricultural landscape of mixed arable and improved pasture
- Medium to large scale, regular fields predominate mainly enclosed by hedgerows, with hedgerow trees together with some stone walls or post and wire fencing
- Settlement pattern of intermittent small, nucleated villages and hamlets, and isolated farmsteads
- Distinctive pattern of large estates and associated planned parkland landscape and woodland occurring throughout the Dip-Slope Lowland.

Particular forces for change to the National Landscape, relevant to the proposed, location, scale and form of development, are expansion of the built form into the landscape, resulting in the domestication of the agricultural landscape. To avoid such impacts the Guidelines advise the avoidance of isolated development, appropriate landscape planting and strict control of associated lighting.

The application site is well-related to the existing built form of Manor Farm and occupies a natural recess in the boundary walls of the residential curtilage which has previously laid to hardstanding to provide an area for storage of materials and to protect the access to the agricultural land from damage by vehicles.

Available public views of the application site are limited and at long range are mostly below the height of the proposed panels and from the opposite side of the valley from NETT4, a bridleway, east of Church Farm, and from within the churchyard and car park of St Mary's Church, some 360m northeast of the application site, with intervening trees and hedges between. The low-angled panels and the proposed boundary planting around the development will ensure that the proposed development will protect and conserve the landscape character in accordance with the provisions of CP51; landscape and appropriately meet the tests of CP42. Images from the landscape are produced as Appendix 1 of this statement.

Biodiversity

The application site comprises an existing area of hardstanding, finished in Cotswold Stone chippings of some 60sqm which forms part of a larger area of gravel, first laid around 2021; the site is not a priority habitat listed under section 41 of the Natural Environment and Rural Communities Act 2006.

The panels will be attached to frames placed on the ground, anchored by weights in the framework, thus there will be no impact on the existing ground surface or subsurface. A mixed species hedge will be planted around the panels. This will require trench excavation approximately 0.4m wide on the northwest and northeast boundaries, and part of the southeast boundary to the depth of the soil, the addition of a compost layer to plant into, and application of mulch thereafter. The area of excavation to enable the native Beech hedge planting will be approximately 16.6sqm and as such, with regard to Biodiversity Net Gain, the *de minimis* exemption will apply.

It will also be noted that the native Beech hedge planting represents an increase in the linear habitat units arising from the proposed development, and the stationing of the photo-voltaic panels is entirely reversible and have no long term impact on the habitats present on the application site.

Historic Environment

The valley and built form of the village is a designated Conservation Area, and Manor Farm and outbuildings attached are Grade II listed buildings which were first listed on 9th December 1985; the Official Citation is noted previously in this statement. The application site lies within the West Kington Conservation Area and the setting of the listed building.

The proposed development has been located in a discrete position, sheltered from views by public vantage points and from views within the grounds of Manor Farmhouse. The proposed boundary treatments will also screen the panels from oblique views from Garden Cottage.

The low-level form of the panels and their frames will further reduce any perceived impact of the development on the setting of either the Conservation Area or the setting of the listed building. While the intervisibility of the application site with St Mary's Church is acknowledged, the development will have no material impact on the experience of the Grade II* Listed Building and will reduce over the short to medium term as the boundary planting matures.

With regard to the NPPF, the development will lead to less than substantial harm, at the lowest end of the scale, to the significance to the designated heritage assets, however, that impact must be weighed against the imperative to reduce reliance on non-renewable energy sources.

Residential Amenity

As mentioned above, there will be no intervisibility of the development from the nearest dwellings. Photo-voltaic panels do not emit light or sound and therefore the development is considered entirely respectful of residential amenity.

Best & most versatile agricultural land

The agricultural land surrounding West Kington is classed as Grade 3 'Good to Moderate' land, and therefore the loss of the modest area to a stand-alone renewable energy development is not considered objectionable.

As previously mentioned, while the application site had been part of the pasture beyond, since 2021 it has been surfaced to help protect the field access from damage and subsequently used for the storage of building materials during nearby development works, and as such its contribution to active farming had been reduced. Notwithstanding this point, that the development is reversible means the area could be brought back into farming if the need for renewable energy changes in the future.

Concluding notes

The proposed solar installation will provide sustainable power for domestic use by Manor Farm, enhanced through the internal installation of a battery storage system within the adjacent outbuilding. The proposals accord with the general presumption in favour of development that assists in reducing reliance upon carbon-hungry sources of power and have been sensitively located to ensure that there will be no material impact on the heritage significance of Manor Farm or its setting.

The imperative to reduce reliance on fossil fuels is supported by local and national planning policy and represents significant positive weight in the planning balance. The associated native Beech hedge planting will make a modest contribution to biodiversity into the future, a point that lends moderate positive weight in the planning balance.

The development has been sensitively located and appropriately detailed so as to adequately mitigate potential harm to the landscape. These points are considered neutral in the planning balance. While less than substantial harm has been found to the significance of the heritage assets, this is outweighed by the imperative to transition to low carbon forms of energy.

In conclusion, the proposed development represents appropriate development and should be granted consent without undue delay. Should the Local Planning Authority require any further information to assist in their consideration of this matter, please contact the Agent at the earliest opportunity.

Appendix 1



Fig. 5 Aerial Plan indicating long range views towards Manor Farm



Fig. 6 Long Range View A



Fig. 7 Long Range View B – Site noted in red



Fig. 8 Long Range View C- Site in red

Existing photographs



Appendix 2

Technical information on Proposed Solar Panels.

VAN DER VALK



Developer and producer
of solar mounting systems

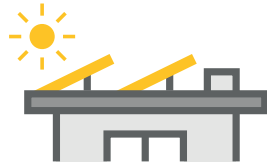


✓ People-oriented

✓ Innovative

✓ Sustainable

✓ Entrepreneurial



Mounting systems for flat roofs

The solar mounting systems of Van de Valk Solar Systems for flat roofs have been developed while taking roof and wind load into consideration and thus comply with the strictest safety requirements.

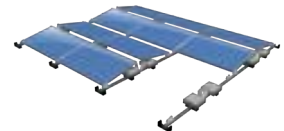
Our assortment for flat roofs are well-known for their simplicity and speed of mounting. After completing the design with our calculation software, the necessary ballast (small quantity) can be ordered directly. This simplifies the logistics and installation.

Orientation: south

Orientation: east-west

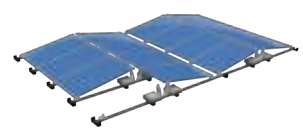
ValkPro+ Landscape

- ✓ 10° tilt angle
- ✓ South and east-west mounting
- ✓ Option to fixation to the roof with ValkSolarFix



ValkPro+ Max Portrait

- ✓ For maximum solar panel load
- ✓ 10° tilt angle
- ✓ South and east-west mounting
- ✓ Option to fixation to the roof with ValkSolarFix



ValkPro+ Max Landscape

- ✓ For maximum solar panel load
- ✓ 10° tilt angle
- ✓ East-west mounting
- ✓ Option to fixation to the roof with ValkSolarFix



Coming soon...



Advantages of this mounting system

- ✓ ValkPro+ in 10 degree landscape and portrait
- ✓ Mounting speed of 3 minutes per solar panel
- ✓ 100% equipotential bonding
- ✓ Certified for lightning protection
- ✓ Specific approval for Germany (abZ)
- ✓ Specific approval for France (ETN)
- ✓ Standard application up to 25m height (higher upon request)
- ✓ Minimal number of articles required
- ✓ Low ballast, supported by Eurocodes and windtunnel tests (specially tested for PVC roofs)
- ✓ Fitted with flexible, soft rubber feet for absorbing expansion and shrinkage and protecting roof
- ✓ Panel clamps for equipotential bonding
- ✓ Smart and safe cable management



Mounting systems for pitched roofs

When developing mounting systems for pitched roofs, ease of mounting and speed are the most important points of attention.

Flexibility is another important point. There are many types of pitched roofs, after all, each with its own requirements for a secure attachment. Our assortment for pitched roofs is both well designed and complete.

The systems are applicable to many different types of roof, with of course the right, secure roof attachment for every pitched roof.

ValkAce - Tiled



Standard roof tiles



Slate roof tiles



ValkPitched - Trapezoidal



Steel roof/sandwich



ValkPitched - Corrugated



Eternit corrugated roof



Steel corrugated roof



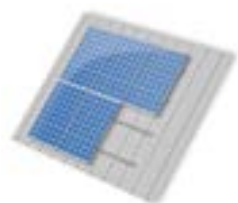
ValkPitched - Standing Seam



Standing seam flat



Standing seam round



ValkPitched - Plain Covering



Bitumen



PVC



EPDM



ValkPitched - Mediterranean



Fixed roof tiles



Advantages of this mounting system

- ✓ Complete range of roof solutions such as tiled roofs, steel roofs, corrugated roofs, bitumen roofs and standing seam roofs
- ✓ Only 2 types of panel clamps as they are adjustable (28-50mm)
- ✓ Only 1 type of profile (available in various lengths)
- ✓ Standard profile lengths long enough to suit the biggest sizes of solar panels (less sawing waste)
- ✓ For tiled roofs the possibility to screw (Smartline, Strongline and hanger bolt) and hang (Slimline)
- ✓ Prepackaged kits possible like ValkBox
- ✓ Rapid mounting due to extensive premounting of parts
- ✓ Standard application up to 25m height (higher upon request)
- ✓ Panel clamps for equipotential bonding
- ✓ Smart and safe cable management



Cable management ValkCableCare



Safe cable management for PV systems

Van der Valk Solar Systems offers a complete range of cable management products under the name ValkCableCare. With the help of these products, the electrical cabling of the PV system can be concealed in a neat, safe and fast way on the PV mounting system.

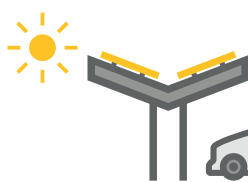
The selection of cables is an important procedure, but how the cables are subsequently managed, the cable management, also influences the operation of the entire PV system. Poor cable management can ultimately lead to problems.

Applications

- A complete range of cable management products and accessories for mounting systems that can be easily and quickly mounted on both flat and pitched roofs
- Range also suitable for non-solar applications
- Various offerings in:
 - ✓ Cable baskets, covers and support blocks
 - ✓ Cable and connector clamps
 - ✓ Micro inverter/ optimizer clamps
 - ✓ Components for equipotential bonding
 - ✓ LPS (Lightning Protection System) clamps
 - ✓ PV Inverter Shelter



Carports ValkTop

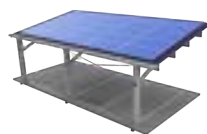


Maximise your properties potential

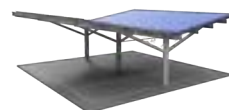
Van der Valk Solar Systems offers a variety of solar carports for small- and large-scale commercial applications. It is a modular system that uses standardized components for easy and quick installation.

Applications

- ✓ Available for single and double parking lines
- ✓ Applicable with all standard panel sizes
- ✓ Supplied with our ValkPitched Trapezoidal system



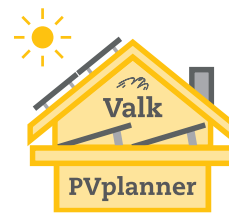
ValkTop Single



ValkTop Double

Calculation software

www.valkpvpplanner.com



Our online calculation software

With the free to use ValkPVplanner, every flat or pitched roof project can be designed via satellite images, a building drawing prepared by you, or simply by specifying the number of panels desired. The result is a detailed manual including installation drawings and material lists, and for flat roofs a ballast overview.

The ValkPVplanner is user-friendly, it can be linked to your webshop and/or another PV programme via an API connection. Default values for the most common variables provide rapid insight into the possibilities for your project.



Simple mode

Draw a system without a building



Satellite map

Draw a system on a existing building



White map

Draw a system on a new building

Our other smart solutions

We are a one-stop shop for solar systems and everything concerning the mounting of PV-panels. Along with mounting systems for flat and pitched roofs, we are also specialised in solutions for extension and lean-to roofs, garages or apartment buildings and ground mount systems.

Flat roofs

ValkDouble / ValkTriple / ValkQuattro

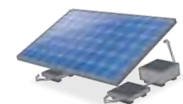
- ✓ Universal mid-clamp and endclamps (H 28-50 mm)
- ✓ Minimal height due to small fixed tilt angle of 10°
- ✓ Can also be used as ground mount system



Flat roofs

ValkBox3

- ✓ Mounting for one solar panel
- ✓ Very easy to mount
- ✓ For roofs with many obstacles



Pitched roofs

ValkBox - Boltline

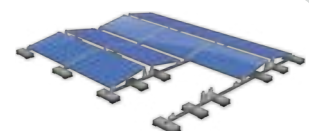
- ✓ Mounting system for pitched roofs with roof tiles
- ✓ All of the small mounting materials packaged as kit in one box
- ✓ Configurations of two to five panels



Ground

ValkPro+

- ✓ No ground penetration and heavy machines needed
- ✓ Special foundation blocks take care of height, ballast and stability
- ✓ All variants of ValkPro+ possible



Solar mounting systems & cable management



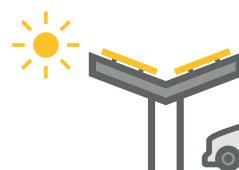
Flat roofs



Pitched roofs



Cable management



Carports

- Innovative systems designed according to globally valid norms
- Fast and reliable deliveries thanks to modern machine park and large stocks
 - System supplier since 1963
 - Free to use software for project design and calculation
- Rapid mounting thanks to pre-mounting of essential components
 - Extensive technology and marketing support
 - Committed and entrepreneurial family-owned company

1963

Westlands
Kassen-
bouwbedrijf
B.P. van der
Valk & Zn

1992

Delivery of
installation
materials for
greenhouse
industry

2009

Van der Valk
Solar Systems

2013

Valk Solar
Systems UK

2015

Van der Valk
Techno Systems

2020

Valk Solar
Systems Ibérica
& Valk Solar
Systems Nordics

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