AUSTIN JOHN LTD



Planning Statement

For: Proposed Installation of Ground Mounted Solar Panels, Langary Gate House, PE12 0RU

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On Behalf of: South Holland District Council

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1. Introduction

This Planning Statement has been prepared in support of a planning application for the installation of a ground-mounted solar panel array at Langary Gate House, Langary Gate Road, Gedney Hill, PE12 0RU.

The proposal seeks to provide a small-scale renewable energy solution to serve the hose dwelling, contributing towards national and local objectives for sustainable development and the reduction of carbon emissions.

2. Existing Site

The site is located at Langary Gate House, a residential property located within a rural setting characterised by open agricultural land, sporadic residential development, and field boundaries defined by drainage ditches and vegetation.

The site benefits from a large residential curtilage, with the proposed solar panel array positioned within the grounds of the property. The surrounding landscape is relatively flat, with existing natural features including a pond and established vegetation providing visual containment.

The wider area is agricultural in character, with no sensitive landscape designations affecting the site.

The area sits predominantly within Flood Zone 2, the host dwelling itself lying within Flood Zone 1.

3. The Proposal

This statement should be read in conjunction with the following Drawings;
AJA/1402/26/00 - Existing Site and Proposed Block Plans

The application proposed the installation of a ground-mounted solar panel array within the residential curtilage of Langary Gate House.

The array will measure approximately:
- 11,000mm in length
- 3,000mm in depth
- 2,694mm in height

The panels will be mounted on a lightweight metal frame, angled at 30 degrees to optimise solar gain. The development is modest in scale and ancillary in nature, intended solely to support the energy needs of the existing dwelling.

The siting of the array has been carefully selected to minimise visibility and integrate with the existing layout of the site.

4. Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF strongly supports the transition to a low carbon future.

Paragraphs 157-163 emphasise that the planning system should support renewable and low carbon energy development and approve such applications where impacts are, or can be made, acceptable.

South East Lincolnshire Local Plan (SELLP)

The proposal has been assessed against the relevant policies of the SELLP (2011-2036), including:
- **Policy 2 - Development management**
  Supports sustainable development where proposals do not result in unacceptable impacts
- **Policy 3 - Design of New Development**
  Requires development to be appropriate to its context and not adversely affect the character of the area.
- **Policy 28 - The Natural Environment**
  Seeks to ensure that the development does not harm landscape character

5. Assessment

5.1 Principle of Development

The installation of renewable energy infrastructure within a residential curtilage is considered acceptable in principle and is actively supported by national policy.

The proposal represents a small-scale, domestic renewable energy scheme that contributes positively to reducing reliable on non-renewable energy sources and aligns with the sustainability objectives of both the NPPF and the SELLP.

5.2 Landscape and Visual Impact

The proposed solar arrays are modest in scale, with a maximum height of approximately 2.7m. It will be located within the established residential curtilage of the property rather than the open countryside, and will not be visible from the road.

Existing site features, including vegetation, provide natural screening and visual containment. As such, the development will not appear visually prominent in the wider landscape.

The proposal will not result in any significant adverse impact on the character or appearance of the surrounding rural area and is therefore compliant with Policies 2, 3, and 28 of the SELLP.

5.3 Impact on Heritage Assets

The site lies in proximity to a Grade II Listed Mill; however, there is no inter-visibility between the application site and the heritage asset due to separation distance, intervening land, and existing landscape features.

The proposal will not affect the significance of the listed building, nor will it alter its setting or the way in which it is experienced.

Accordingly, the development results in no harm to the significance or setting of the heritage asset, in accordance with Paragraph 200 of the NPPF and Policy 29 of the SELLP.

5.4 Residential Amenity

The proposal will not give rise to any adverse impacts on neighbouring residential amenity.

The solar panels operate silently and will not generate noise. There will be no overlooking, overshadowing, or loss of privacy arising from the development.

Given the spacing between properties and the rural nature of the area, the proposal is considered fully acceptable in amenity terms.

5.5 Highways and Access

The proposal does not involve any changes to the existing access arrangements. Traffic associated with the development will be limited to short-term construction activity only.

As such, there will be no material impact on the local highway network.

5.6 Ecology

The development is located within a managed residential curtilage and will not result in the loss of any significant habitats.

The proposal is therefore considered to comply with Policy 28 of the SELLP in respect of ecological considerations.

6. Conclusion

The proposed installation of ground-mounted solar panels at Langary Gate House represents a sustainable and well-considered form of development.

The scheme is modest in scale, appropriately sited within the residential curtilage, and will not result in any adverse impacts on the character of the area, neighbouring amenity, or the setting of nearby heritage assets.

The proposal accords with the provisions of the National Planning Policy Framework and the South East Lincolnshire Local Plan.

In light of the above, it is respectfully requested that planning permission is granted.