

Job Ref. 8676

Design and Access Statement

**Proposed Installation of Ground Mounted Photovoltaic Solar Panels to an
Existing Camping and Fishing Lake**

at

**Cross Keys Farm, Quadring Road,
Quadring, Spalding, Lincolnshire, PE11 4RE**

for

Mr Carl Burdall

November 2024

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1.00 Introduction

- 1.01 This Design and Access Statement has been prepared by Paul Robinson Partnership UK LLP on behalf of Mr Carl Burdall, the applicant. It supports the Planning Application for installing 80 ground-mounted photovoltaic (PV) solar panels at Cross Keys Farm, to generate electricity for existing shepherd huts located within the fishing and camping site.
- 1.02 The Applicant owns the site which has been edged in Blue on the site locations plan with the proposed area for the solar panels highlighted in red. The entire site belongs to Cross Keys Farm, separated with a private detached house in the southeast corner with its own existing PV array, the remaining adjoining land separated off to form a small privately-run fishing lake and short breaks retreat destination.
- 1.03 The Owner / Site Manager occupies the detached property on site and provides on-site security and maintenance for the campsite during open hours.
- 1.04 An initial pre-application (PE-00283-24) was submitted outlining the proposal and advice was received in July 2024 in which this application looks to fulfil these requirements.

2.00 Site Location

- 2.01 The site is situated in a peaceful countryside setting, offering all the advantages of open rural surroundings while remaining within easy reach of nearby villages and towns.

3.00 Design Proposal

- 3.01 The design proposal is for 80 photovoltaic (PV) solar panels situated on the existing southern bank that runs parallel to North Drove Road.

Figure 1 – View of the proposed location for PV panels, North Drove Road (Right).

- 3.02 The panels will be installed on a low-profile ground-mounted system, blending with the natural landscape. Their location and orientation have been carefully selected to maximise efficiency and minimise visual impact.

Figure 2 – Manufactures example images of PV mounting system.

4.00 Landscaping and Screening

- 4.01 The application site has a mixture of trees and hedge planting to the boundary which will be retained in full. The small-scale nature of the PV installation aligns with the rural character of Cross Keys Farm and what can be found within the surrounding countryside.

Figure 3 – View from North Drove Road looking towards the southern bank.

- 4.02 Following pre-application advice, screening measures have been carefully incorporated to preserve the surrounding landscape. The selected location, compact size, and low-profile design of the PV panels ensure that natural screening conceals them from view, especially from North Drove, the main road adjacent to the site. This approach maintains the site's visual harmony within the landscape, minimising any potential visual impact on passers-by and nearby residents.

5.00 Site Access and Accessibility

- 5.01 The site has existing vehicular via North Drove/Town Drove with low traffic population, clear turning abilities and clear vision splays in and out of the site.
- 5.02 The front entrance offers a large parking area within the southeast corner for covering the allotted vehicle provision required for all six shepherd huts. Alongside the parking area there is an informal pathway circulating around the site, which offers sufficient access to allow vehicular access in the event of an emergency which is directly linked to the main parking area and gated entrance.
- 5.03 The proposed development will not alter any existing access routes or require temporary measures during the construction of the proposed project.

6.00 Service Infrastructure

- 6.01 Underground services will connect the proposed panels to a battery storage unit located within the existing bin store. This will supply electricity for each individual shepherd hut.

7.00 Flood Consideration

- 7.01 The Environment Agency Flood Risk Map established the existing site was within Flood Zone 3.
- 7.02 The nature of the current landscaping has been designed to accommodate any surface water and to ensure drainage is directed into the lake or discharged into the existing natural percolation drain on the perimeter, outside of the site boundary. Overflow strategies were provided within the lakes design to deal with any rise in water level within the lake, distributing into the natural percolation drains surrounding the perimeter.

8.00 Environmental Sustainability and Biodiversity Net Gain

- 8.01 This proposal aligns with environmental sustainability objectives by integrating renewable energy infrastructure onsite, significantly reducing the site's carbon footprint.
- 8.02 Following pre-application advice, a Biodiversity Net Gains Assessment has been conducted to ensure a minimum 10% biodiversity net gain is achieved, with habitat changes and enhancements calculated using the DEFRA Biodiversity Metric.
- 8.03 The assessment identified a net gain of 17.61% in biodiversity units, meeting statutory trading rules. Key enhancements include retaining a portion of modified grassland, creating a sealed surface area for solar panels, and introducing seven new urban trees to ensure a robust ecosystem that supports local biodiversity.

9.00 Policy Compliance

- 9.01 The application aligns with policies outlined in the South East Lincolnshire Local Plan (SELLP) and the National Planning Policy Framework (NPPF). Specifically:
Policy 31 (SELLP): The renewable energy proposal minimises harm to visual amenity, residential amenity, and landscape quality.
Policies 2, 3, and 4 (SELLP): The design respects local character, and the modest scale of the project aligns with sustainable development principles.
Sections 12, 14, and 15 (NPPF): The proposal contributes to environmental sustainability and addresses the climate crisis by generating renewable energy.

10.00 Conclusion and Summary

- 10.01 This application for ground-mounted PV solar panels represents a sustainable development initiative that supports renewable energy production with minimal impact on the surrounding environment and local character. Careful attention has been given to visual amenity, landscape quality, and biodiversity, ensuring the project aligns with national and local planning policies. The proposed development will contribute positively to the environmental goals of the area, supporting a low-impact, sustainable future for Cross Keys Farm.