

Design and Access Statement

Bowman Chilled Stores – Solar PV

Suitability

Site

The large commercial roof area available at Bowman Chilled Stores (BCS) is ideal for the installation of photovoltaic solar panels.

- Large roof area
- Free from obstructions
- Roof in good condition
- High daytime electricity demand at site

Setting

The system is proposed to be installed on a shallow pitched roof, making the visual impact very low. The commercial nature of the site and the wider surrounding area mean the system will go almost unnoticed.

Design Principles

Planning

The design has been completed following the principles of The Town and Country Planning (General Permitted Development) (England) Order 2015: Class J – installation or alteration etc of solar equipment on non-domestic premises. The proposed system is larger than the 1MWp capacity allowed under 'Permitted Development' and therefore requires full planning permission.

- Equipment will be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.
- the solar PV equipment will be removed as soon as reasonably practicable when no longer needed
- Solar panels will project no more than 200mm from the roof slope
- Equipment will not be within one metre of the external edge of the roof

System Performance

The system has been designed to produce the maximum amount of solar electricity and therefore environmental and financial benefit.

The system will receive annual service visits to maintain safe and efficient operation. The system will also benefit from remote monitoring to quickly identify performance issues triggering reactive maintenance when required.

Access

Construction

The proposed construction will take approximately 10 weeks. During this time workers and delivery drivers will require access to the site. The BCS site already handles a large number of refrigerated trucks so the impact of additional traffic will be minimal. Site access will be coordinated with BCS to minimise disruption.

Operation

Once installed, the solar equipment will rarely need to be accessed. Access to the roof of the building will occasionally be needed to clean and maintain the system. Roof access will be carried out in accordance with all safety regulations.

Local Policy

The proposed development will help towards the 'South East Lincolnshire's Carbon Challenge' by increasing use of electricity from renewable sources and cutting greenhouse gases. This development is well aligned with the **South East Lincolnshire Local Plan 2011-2036** including the **Strategic Priorities**.

In particular the proposal will contribute to -

Priority 1. "deliver sustainable development"

Priority 3. "green infrastructure"

Priority 4. "meet the needs of existing businesses"

Priority 8. "To minimise the impact of ... climate change by making more sustainable use of land and resources"

Priority 9. "To promote the more efficient use of land"

In line with **South East Lincolnshire Local Plan 2011-2036, Policy 31: Climate Change and Renewable and Low Carbon Energy, Section B. Renewable Energy** - the system is designed to cause "no significant harm" to:

- 1.visual amenity, landscape character or quality, or skyline considerations;
- 2.residential amenity in respect of: noise, fumes, odour, vibration, shadow flicker, sunlight reflection, broadcast interference, traffic;
- 3.highway safety(including public rights of way);
- 4.agricultural land take;
- 5.aviation and radar safety;
- 6.heritage assets including their setting; and
- 7.the natural environment