

Planning Design and Access Statement - 29 / 07 / 2014

APPLICANT: Portsmouth Surgical Holdings Ltd

SITE: 44 New Ln, Havant, Hampshire PO9 2NF

PROPOSED DEVELOPMENT: Installation of Roof Mounted Solar PV Panels



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1.0 SITE

- 1.1 Portsmouth Surgical Equipment Ltd is located in a busy industrial business park in the town of Havant.
- 1.2 The site comprises of an operational business which manufactures surgical equipment for sale around the world.
- 1.3 The site has a number of buildings used for business operations.

2.0 BACKGROUND

- 2.1 No previous planning applications for solar PV have been made at this site.
- 2.2 Planning permission has been granted on similar sites locally and nationally.

3.0 PLANNING POLICY

Havant Borough Local Plan

3.1 The Havant Borough Core Strategy is the principal document in the council's Local Plan. It covers the Borough of Havant, setting out the spatial planning strategy for the area up to 2026. It sets out how many new homes and jobs are needed in the borough and their distribution. It also sets out what services, facilities and infrastructure such as green spaces, shops and community services are needed and when and how they will be delivered whilst having regard to the Borough's high quality natural environment.

The Havant Borough Local Plan (Allocations) identifies sites for specific uses including, housing, employment, retail, recreation and green infrastructure up to 2026.

- See more at: <http://www.havant.gov.uk/planning-policy-design/havant-borough-local-plan-core-strategy#sthash.F48PHv1s.dpuf>

4.0 PROJECT OVERVIEW

- 4.1 The installation of a 243kW roof mounted solar PV system is proposed to be installed across 4 roofs at the site.

- 4.2 Formulation of this proposal has taken into consideration that the surrounding area is industrial and that the development will have no detrimental visual impact on the surrounding area.
- 4.3 The practical considerations relating to choice of location are explained within the ***Design and Access Statement***. A roof mounted system has been chosen as it provides suitable orientation and minimum development of local area.
- 4.4 The selected location balances the necessary East / West orientation with reasonable proximity to the mains connection.

5.0 DESIGN & ACCESS STATEMENT

Introduction

- 5.1 This statement has been produced to ensure that the development of this project is carried out to a high standard.
- 5.2 Subject to planning permission being granted, the owners of Portsmouth Surgical Holdings Ltd intend to install a solar photovoltaic array across 4 roofs of the main buildings. The site uses energy from the national grid to power a number of business amenities including lighting, manufacturing equipment, computers, toilet blocks, restaurant, other electrical services. By installing Solar PV at the main electricity metering point of the site it will reduce its energy consumption from the grid and therefore its carbon footprint.
- 5.3 The site is Portsmouth Surgical Equipment, 44 New Ln, Havant, Hampshire PO9 2NF
- 5.4 The proposed installation would have very little visual impact on the surrounding area. The roofs are 7.2m high with a shallow 6 degree pitch meaning they will barely be visible from the ground.
- 5.5 The panels are dark blue and do not reflect light. The panels are static and have no moving parts either internally or externally.
- 5.6 The installation will not create any noise.
- 5.7 The proposed installation has been designed by The Greener Group, a government certified Solar PV engineer contractor, who have undertaken many

other similar projects. Plans and schematics of the installation are also enclosed. The site will cover 1688 square meters using a total of 972 panels.

DESIGN

Requirement

5.8 Portsmouth Surgical Equipment Ltd as a business has become increasingly concerned about rising energy costs. The site has also expressed a desire to become 'greener' in its day to day operations. As the majority of the energy used on site is electricity, a means of reducing dependency on the national grid is considered a priority. The government are actively encouraging the installation of Solar PV as a means to achieve this via a financial support mechanism known as the 'Feed in Tariff'. This mechanism effectively offers a subsidy to investors in this form of renewable energy. The owners of Portsmouth Surgical Equipment Ltd has decided to invest in a Solar PV system to meet its stated objectives.

Location

5.9 The whole site was assessed initially to determine the most suitable location. In assessing suitable locations the following criteria are considered.

- * Orientation of the roof / ground of proposed installation (South Facing being preferred).
- * Space available – needs to be of size to accommodate 243kW PV system
- * Distance of cable run from inverter to connection point
- * Visual impact of installation location

5.10 In this case the choice of a roof mounted array in the location shown was derived for the following reasons.

- * There are no South facing roofs however there are suitable South East / West facing roofs which are proving to provide better generation than purely South facing roofs.

- * The visual impact will be very minimal as the proposed location is 7.2m above ground and on a shallow 6 degree pitch. The array will likely not be visible from any public roads.

- * The space above the roof is dead space and can not be used for any other purpose.

* The roofs have an ideal East / West split.

5.11 The size of the array required by the client has been determined to offset a large portion of the electricity the site uses throughout the year, which is roughly 150,000kWh. It is expected that the PV array will supply 80% of the sites day time energy use. Overall the PV will generate more energy per year than the site uses. Thus the array conforms to the ideal situation of being classified as being embedded generation rather than just a power station.

Use

5.12 The current use of the site is a fully operational business and the proposed installation will not alter or restrict that in any way whatsoever. The proposed use of the installation is to generate renewable electricity for the business and to export to the grid.

Policy

5.13 There is a great deal of national and local policy supporting the development of small scale renewable energy technologies.

Direction From Central Government

Low Carbon Energy Innovation

Innovation in energy technologies is essential if the UK is to meet our challenging future climate change goal of an 80% reduction in greenhouse gas emissions by 2050.

The Low Carbon Innovation Co-ordination Group (LCICG) brings together the major public sector backed organisations that are supporting low carbon innovation in the UK.

The LCICG aims to maximise the impact of UK public sector support for low carbon technologies to deliver aims shared by all of these organisations.

Exploiting renewable sources

We are legally committed to meeting [15% of the UK's energy demand from renewable sources by 2020](#). Achieving this will help us to achieve the UK's energy security and carbon reduction objectives.

Renewables will also have a crucial role to play in the [UK energy mix in the decades beyond](#), making the most of the UK's abundant natural resources.

To increase and accelerate the use of renewable energy in the UK, we have introduced:

- [Renewables Obligation \(RO\)](#) – provides incentives for large-scale renewable electricity generation by making UK suppliers source a proportion of their electricity from eligible renewable sources
- [Feed-in Tariffs \(FITs\) scheme](#) – pays energy users who invest in small-scale, low-carbon electricity generation systems for the electricity they generate and use, and for unused electricity they export back to the grid
- [Renewable Heat Incentive \(RHI\)](#) – pays commercial, industrial, public, not-for-profit and community generators of renewable heat for a 20-year period
- [Renewable Heat Premium Payment \(RHPP\)](#) – gives one-off payments to householders, communities and social housing landlords to help them buy renewable heating technologies like solar thermal panels, heat pumps and biomass boilers
- [UK Renewable Energy Roadmap](#) – sets out a plan for accelerating the use of [onshore wind](#), [offshore wind](#), [marine energy](#), solar PV, [biomass electricity and heat](#), ground source and air source heat pumps, and renewable transport
- [Renewable Transport Fuel Obligation](#) – makes companies that supply more than 450,000 litres of fuel per year source a percentage from renewable sources
- support for other renewable technologies, eg [heat networks](#)
- [‘Connect and manage network access regime’ and other actions](#) to make sure new generators can connect to the electricity network in a timely, secure and cost-effective way

In Direct Encouragement Government Of All Levels

Global

The Kyoto Protocol – part of the UN framework convention on climate change (UNFCCC)

Europe

EU Strategy for sustainable development

EU Energy Performance In Buildings Directive

EU Emissions Trading Scheme

Amount

5.14

The area that will be affected by the development will be 1688m² of the 4 roof spaces of the main buildings of the business. The panels will be arranged in rows of 27 and will be East and West Facing.

Environmental Quality

5.15

The technology being installed partly aims to improve the emissions and impact of the business on the environment.

Scale and Detail of the Proposed Installations

5.16

The proposed installation consists of a photovoltaic array

5.17

The Array has been sized specifically to be able to make a significant contribution to the business electricity consumption. The installation will not be detrimental to the surrounding area.

5.18

The proposed panels will have the following key specifications:

Rated Power	243kWp
Annual Output	Circa 210,000 kWh
Panels Height	0.04m
Panels Length (from above)	1.675m
Panels Width (from above)	1.01
Number of Panels	972
Colour	Panels Dark Blue, Frame Aluminium
Noise	No noise whatsoever
Electrical Interface	EMC Regulations Compliant

5.19

The scale and height of the array means they will not be visible from many locations on the site or surrounding area.

Layout

5.20

The panels will be located on the 4 roofs on the main buildings. The layout of the panels will not be visually intrusive to neighbouring properties or public roads. The panels are also in a location where they will benefit from the maximum amount of unshaded sunlight throughout the day.

5.21

The principles of siting the photovoltaic system have been: To have good energy capture and provide a meaningful level of energy supply to the business whilst reducing emissions.

Landscaping

5.22

The site is a working business. The panels will not damage or cause the loss of any vegetation or trees. No structural landscaping is considered a

necessary part of the development.

Appearance

5.23

The panels will be similar to those in the photographs at Appendix A.

ACCESS

Vehicular and Transport Links

5.24

All existing access to the site or that intended for the future, either vehicular or by public transport will be unaffected by the proposed installations.

5.25

Vehicular and public access to the site is totally unaffected by the proposed development.

5.26

Access for staff and the public remain unaffected by the proposed installation.

5.27

Pavement and road access around the site will remain unchanged.

5.28

Bicycle access and pedestrian access to the farm remain unchanged.

6.0 CONCLUSION

6.1

The proposal will assist to deliver both wider and site specific benefits attached to production of energy from renewable sources.

6.2

The proposal will help reduce the carbon footprint of Portsmouth Surgical Ltd site by contributing to the energy requirement of the site thus enabling the enterprise to be more sustainable in terms of energy use.

6.3

The renewable energy considerations represent special circumstances that justify permitting the development.

6.4

The siting and design of the proposed array have been carefully considered to avoid causing unacceptable harm to the openness and landscape of this location.

6.5

For these reasons the proposal is considered to be in accordance with relevant development plan policy and national guidance and therefore the grant of planning permission is justified.

APPENDIX A

