PLANNING STATEMENT

Solar Array of 70kW on Land at St Buryan Farm Shop, St Buryan, Penzance, TR19 6EL

CleanEarth
Unit 2a Bess Park Road
Trenant Industrial Estate
Wadebridge, Cornwall
PL27 6HB
www.cleanearthenergy.com

Contents

Figures

1. Introduction

1.1 Application Details

This supporting Planning Statement (PS) accompanies a planning application by St Buryan Farm Shop (The Applicant) to Cornwall Council for full planning permission for a solar PV array on **Land at St Buryan Farm Shop, St Buryan, Penzance, TR19 6EL.**

The Applicant seeks to develop a small solar array that provide a clean supply of renewable electricity for the farm shop and cafe, significantly reducing their operational costs and carbon footprint.

The proposed St Buryan Farm Shop solar PV array will comprise of:

'A solar array made up of approximately 160 x 425W panels, along with associated infrastructure.'

This planning supporting statement details: the development specifics including the proposed development; the environmental benefits of the scheme; the impact on the key environmental issues associated with a PV development of this scale and the planning policy framework from which the application should be determined. The objective of this proposal is to generate renewable energy to supply St Buryan Farm Shop's private network. This provides St Buryan Farm Shop with a low carbon source of electricity; reduce their demand on the national grid; help to meet Government and local targets and reduce the UK and Cornwall's dependence on fossil fuels and will help to provide security against rising energy costs and contribute towards a net carbon future.

This proposed PV array is located on an agricultural field. The site does not lie within any national or local designated landscapes.

This proposal responds to International, European, National and Regional policy by contributing to a reduction in carbon emissions and subsequent attainment of renewable energy targets.

1.2 Site Details

Figure 1: Site Location

The proposed site is on land at St Buryan Farm Shop (figure 1), centred on National Grid Reference SW 40234 26489 at an elevation of approx. 125m AOD (Above Ordnance Datum). The site is approximately 1km northwest of St Buryan. The total area of the site is 0.09ha.

The site is located approximately 250m from the nearest uninvolved residential property. The site is on an agricultural field which is well screened from the surrounding locality due to mature hedges and vegetation. The site is well suited for solar development as it ensures all impacts are kept to a minimum.

For additional detail regarding the site layout and location please refer to the plans in **Appendix A.**

2. The Proposed Development

2.1 The Proposal

Due to fluctuating and developing market, the precise layout and equipment may be subject to minor alterations. The initial proposal includes:

- Approximately 160 x 425kWp Solar Panels (creating an anticipated install capacity of 70kW), ground mounted on a fixed framed system with a maximum height of 3m.

A plan showing the proposed PV layout and other components is shown in PR3881-IFP-SP-A and PR3881-IFP-BP-A as seen in **Appendix A.** This layout is subject to minor variations; however, the maximum 3m height will not be exceeded and the total number of panels onsite is not expected to increase. Any alterations in the final design will respect the recommendations of the experts that have carried out the independent surveys that accompany this application.

The PV panels will be supplied by CleanEarth. The panels will comprise of high-efficiency monocrystalline solar cells. Please see the solar panel data sheet in **Appendix B** – Proposed System Specification. Inverter would be located within existing buildings on site.

The proposed mounting system is a vertical legged, steel frame, pile-driven solution comprising of either one or two legs. A drawing showing an example mounting system can be seen below in Figure 2 - Example Hill & Smith single legged mounting system. The lowest edge of the panels will not exceed 600mm above ground level.

A grid connection of 70kW has been secured from the DNO unfortunately the full installed capacity which would incorporate approx. 160 panels cannot be fully accommodated on the roof. Furthermore, the roof space has a number of skylights that draw natural light into the café/ farm shop and further restrict the available roof space.

The café and farm shops highest demand is during the peak tourist periods so a south facing solar array will maximise efficiency and generate more electricity during peak periods. Ground mounted solar also operate at a lower temperature than roof mounted which will increase efficiency during the peak periods.

For the reasons stated above, a ground mounted solar installation has been considered as the most appropriate solar PV design for St Buryan Farm Shop and café.

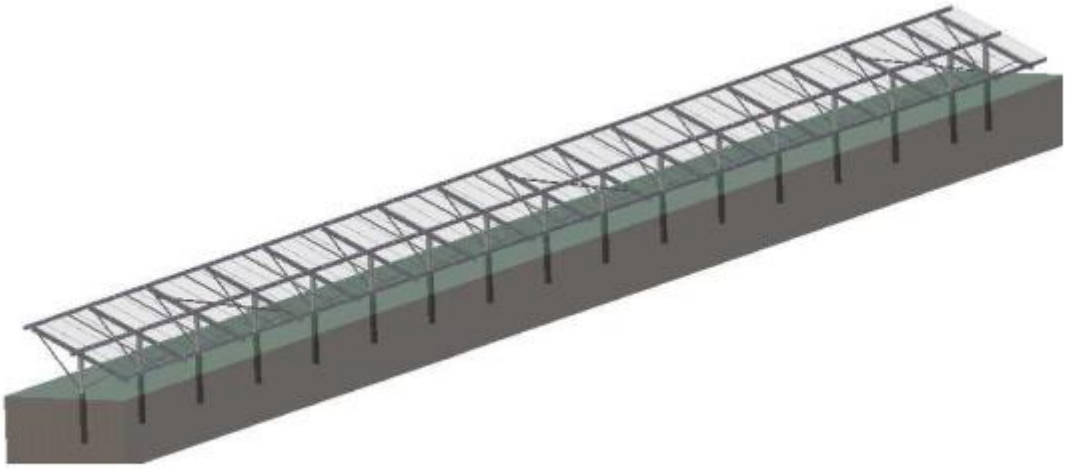

Figure 2: Example Hill & Smith single legged mounting system

For detailed specifications of the proposed system please refer to **Appendix B** – Proposed System Specification.

Supplementary elements include underground cabling.

A proposed location plan can be seen in **Appendix C.**

A number of specific mitigation measures have been included in this proposal as an integral part of the design. The proposed PV array has been positioned close to St Buryan Farm Shop which the PV array will power. The proposed location is within a field bordered by hedges and vegetation which will provide excellent screening; this will ensure that all impacts will be extremely localised and restricted to almost entirely within the site itself. Due to the nature and scale of the proposed development, the proposed solar PV will be observed within the context of the existing land use surrounding the site.

The PV array and associated infrastructure will all be sited on agricultural land. There will be no permanent loss of agricultural land as a consequence of the development. Any

associated structures have been designed in neutral, recessive colours to minimise their visibility and impact on the landscape, with an appropriate buffer of land along the boundary, so that vehicles can continue to gain access around the circumference of the site. This layout will also help to reduce potential visual impacts by integrating the development into the existing field boundaries and restrict views of the development.

There are no footpaths, bridleways, or Public Rights of Way (PRoW) within the development area. There is a PRoW, Footpath 121/98/1, approximately 0.08km to the north and Footpath 121/97/1, approximately 0.1km south. Although footpaths run close to the site, a combination of the presence of the farm shop in situ and the site surrounded by the hedges will ensure the views from these footpaths would be limited.

CE predicts that the solar farm will generate approximately 72,710 kWh per year saving a total of 18 metric tonnes of carbon annually and will provide 52% of the site's electricity usage.

2.2 Outlined construction process

The total site area will be 0.09ha. It is anticipated that the construction phase will last approximately 12 weeks. Specific timings within the construction period are general at this stage and may be subject to modifications during the development. The construction phase will commonly involve the following stages:

- Ground investigation survey;
- Setting out and groundwork preparation;
- Delivery of frames; panels and inverters;
- Installation of frames and panels;
- Electrical infrastructure, including cable laying and WPD connection;
- Commissioning of the installation;
- Reinstatement of work;
- Demobilisation from site.

It is expected that the construction phase will follow the order above, however as previously suggested this may be subject to minor changes. Many of the tasks will be carried out simultaneously to reduce the time required on site.

Existing UK highways will be used for the delivery of the solar panels, mounting systems and associated infrastructure. The panels, frames and inverters can be transported to the site in regular HGV lorries with no special requirements or abnormal loads.

All construction traffic will leave the A30, it will then turn left onto the C0157 towards St Buryan Road: and after approximately 1.2km it will head to the private road owned by the farm shop. These roads are within close proximity of the site and are regularly used by Heavy Goods Vehicles, therefore access is not expected to be a constraint to developing the solar PV array in this location.

During the construction phase there will be approximately 4-5 deliveries to site, for: materials and mounting structures, PV panels, electrical equipment, and plant machinery. Access to the site will make use of an existing track just south of the farm shop. Storage of the materials during construction will make use of the existing car park space available on site on the northern part to the proposed development site.

The operational and useful life span of the solar farm is estimated to be 30 years, after which the solar farm will be decommissioned. The site would then be returned to its former state or to a condition agreed with the Local Planning Authority (LPA).

3. EIA Screening and Scoping

Solar farms are industrial installations for the production of electricity, and therefore fall under Category 3a of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

This regulation identifies the threshold criterion which, if exceeded, requires a formal assessment to be undertaken against Schedule 3 of the EIA Regulations to determine whether an EIA is required.

Since the area of the development is less than 0.5ha, screening for this development is not required.

4. Energy & Planning Policy Appraisal

4.1 Introduction

The planning policy context relating to this planning application for St Buryan Farm Shop PV array is described below.

It has been the policy of successive Governments since 1991 to stimulate the exploitation and development of renewable energy sources wherever they have prospects of being economically attractive and environmentally acceptable. Whilst this policy has its foundations in environmental imperatives, and in particular concerns about carbon dioxide emissions and climate change, more recently concerns about the security and diversity of national energy supply, and the need for sustainable development, have endorsed the policy.

At a European level, the 2009 Renewables Directive places an obligation on the UK to generate 15% of its total energy requirements (i.e. not just electricity) from renewable energy by 2020. In December 2018, the recast Renewable Energy Directive 2018/2001/EU entered into force, as part of the Clean Energy for All European package, aimed at helping the EU to meet its emissions reduction commitments under the Paris Agreement. It establishes a new binding renewable energy target for the EU for 2030 of at least 32%, with a clause for a possible upward revision by 2023 and comprises measures for the different sectors to make it happen. This included in particular new provisions to enable citizens to play an active role in the development of renewables – enabling renewable energy communities and self-consumption of renewable energy. The Commission proposed a revision of the directive in July 2021, as part of the package to deliver on the European Green Deal. The proposal raises the ambition of the existing legislation to align with the EU's increased climate ambition. It introduces new measures to compliment the already existing building blocks established by the 2009 and 2018 directives, to ensure that all potentials for the development of renewable energy are optimally exploited which is the necessary condition to achieve the EU's (and the UK's) objective of climate neutrality by 2050.

In the UK, the Climate Change Act 2008 (2050 Target Amendment), Order 2019 was passed, which commits the UK to 'net zero' or 100% reduction in emissions by 2050. The original

act, passed in 2008, committed the UK to an 80% reduction of greenhouse gas emissions by 2050, compared to 1990 levels.

Following the Prime Minister's speech on 19 April 2021, the UK Government announced new targets to be enshrined into law: to cut emissions by 78% by 2035 compared to 1990 levels. This set the world's most ambitious climate change target into law and, in line with the recommendation from the independent Climate Change Committee, the sixth Carbon Budget will limit the volume of greenhouse gases emitted over a 5-year period from 2033 to 2037. The UK was the first country to enter legally binding long-term carbon budgets into legislation, first introduced through the 2008 Climate Change Act. Subsequently, 5 carbon budgets have been put into law to eliminate the UK's contribution to climate change by 2050 and target net zero emissions.

This, the planning policy appraisal sets out the current legislation and guidance that is relevant to this solar development at St Buryan Farm Shop. The policy appraisal includes:

- The National Planning Policy Framework (NPPF) July 2021;
- Planning Practice Guidance on Renewable and Low Carbon Energy;
- Cornwall Local Plan 2010-2030;
- Cornwall's Renewable Energy Planning Advice March 2016;
- Cornwall Council Climate Emergency Development Plan Document
- COP26 & Glasgow Climate Pact 2021;
- Renewable Energy in the Context of the Application;
- Energy Balance; and,
- Compliance with Policy.

4.2 The National Planning Policy Framework

On the 20 July 2021, an updated National Planning Policy Framework (NPPF) was issued which replaces the February 2019 edition. The Government published the revised National Planning Policy Framework (NPPF) to set out their planning policies for England and how they are intended to be applied. The revised NPPF provides a framework within which locally prepared plans for housing and other developments can be produced. Planning Law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development and at a very high-level paragraph 7 specifies that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. In doing so, it should help to reduce greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.

Paragraph 155 requires plans to help increase the use and supply of renewable and low carbon energy by providing a positive strategy for energy from these sources that maximise the potential for sustainable development; identify suitable areas for renewable and low carbon energy sources; and identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supplies.

Paragraph 158 notes that when determining planning applications for renewable and low carbon developments LPAs should:

- Not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and,
- Approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

4.3 Planning Practice Guidance on Renewable and Low Carbon Energy

Planning Practice Guidance on Renewable and Low Carbon Energy was published in March 2014 and updated in June 2015.

It provides advice on the planning issues associated with the development of renewable energy. Local planning authorities are advised to take into account the following planning considerations when determining planning applications for ground-mounted solar PV farms:

- encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;
- that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;
- the proposal's visual impact, the effect on landscape and on neighbouring uses;
- the need for, and impact of, security measures such as lights;
- great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large-scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;
- the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;
- the energy generating potential, which can vary for a number of reasons including, latitude and aspect.

These planning considerations have been fully addressed throughout the investigative process for this proposal and is supported by detailed assessments further discussed in the respective technical chapters in this Planning Statement.

4.4 Cornwall Local Plan 2010-2030

The Cornwall Local Plan was formally adopted on 22nd November 2016 and provides the overarching planning policy framework for Cornwall. It sets out a permissive stance towards the delivery of renewable energy schemes, where policies in the Local Plan are designed to promote renewable and low carbon energy resource development while ensuring that adverse impacts are addressed satisfactorily.

Policy 2 – Spatial Strategy, makes the following statement in section 2 under providing solutions to current and future issues:

'Proposals should assist the creation of resilient and cohesive communities by:

a. Delivering renewable and low carbon energies, increasing energy efficiency and minimising resources consumption through a range of renewable and low carbon technologies. '

In addition, section 3c is appropriate:

'Proposal will be welcome that improve conditions for business and investment in Cornwall, in particular by:

C. Supporting the expansion of existing businesses and the indigenous businesses of agriculture, fishing and mining;'

Policy 14 specifically relates to renewable and low carbon energy and sets out the following:

'1. To increase use and production of renewable and low carbon energy generation development proposals will be supported that:

a. Maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan;
b. make use, or offer genuine potential for use, of any waste heat produced; and
c. in the case of wind turbines, they are within an area allocated by neighbourhood plans for wind power and avoid or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations; and
d. do not have an overshadowing or overbearing effect on nearby habitations.
e. In the case of solar development, noise, glint and glare is mitigated adequately.

2. Support will be given to renewable and low carbon energy generation developments that:

a. Are led by, or meet the needs of local communities; and
b. Create opportunities for co-location of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.

3. When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.'

In addition, Policy 15: Safeguarding renewable energy states:

'New development, where appropriate, should show that it does not significantly harm the performance of any existing facility and the potential for optimisation of strategic renewable energy installations, or the availability of their resources (where the operation is dependent on uninterrupted flow of energy to the installation).'

In addition to the policies identified above support can be found for the proposed development in the following strategic policies –, Policy 12 – Design, Policy 13 – Development Standards, Policy 16 – Health and Wellbeing, Policy 21 – Best use of land and existing buildings, Policy 23 – Natural Environment, Policy 24 – Historic Environment, Policy 25 – Green Infrastructure and Policy 27 – Transport and Accessibility. Which all look to encourage proposal such as this one which support a core Cornish industry, Identifying Cornwall as a leader of best practise aiding a world class company transition to a lower carbon future.

4.5 Cornwall Council's Renewable Energy Supplementary Planning Document

Cornwall Council places great importance on the need to tackle climate change while managing the potential impacts of renewable energy on the local environment and lives of residents. The supplementary planning document (SPD), adopted in March 2016, therefore aims to provide the necessary guidance to ensure development in Cornwall achieve these goals. The SPD supports the Local Plan in providing detailed guidance to enable those energy sources to be exploited in a sustainable and appropriate manner by balancing such proposals with the conservation of our natural environment. The SPD provides guidance to help ensure that renewable energy can be deployed in Cornwall without harming these important assets. This proposal has been designed in accordance with the SPD.

It includes an assessment of the landscape sensitivity to large-scale PV development in Cornwall and finds that there is a Moderate-High overall landscape sensitivity to Solar PV development within this Landscape Character Area (03: Penwith Central Hills). This particular landscape was scoped out from Landscape Sensitivity Assessment, however a small solar development of 0.09ha will cause negligible effect on the landscape.

This St Buryan Farm Shop proposal therefore accords with Cornwall Council's landscape strategy for this area.

This supplementary planning document (SPD) has been prepared by Cornwall Council to assist all parties involved in the renewable energy development process. The SPD supports the Local Plan in providing a detailed guidance to enable those energy sources to be exploited in a sustainable and appropriate manner by balancing such proposals with the conservation of our natural environment. The SPD provides guidance to help ensure that renewable energy can be deployed in Cornwall without harming these important assets.

4.6 Cornwall Council Climate Emergency Development Plan Document (CEDPD)

The Climate Emergency DPD will provide a clear planning framework for the development and determination of planning applications. The DPD will sit alongside the existing Local Plan, adding to and strengthening the policies aimed at addressing climate change. These planning policies and allocations will help to achieve the Council mandate to become carbon neutral by 2030.

The DPD will be aligned with the existing policies to support the Cornwall Strategic Plan, whilst providing new policies to encourage further progress towards meeting Cornwall's carbon neutral goal by 2030. Policy 14 and 15 of the Strategic Plan, which directly relates to and supports the implementation and necessity of renewable energy generation in Cornwall, will be brought forward in the DPD to ensure a positive approach is applied to decision-making on suitable renewable development proposals.

Cornwall Council submitted the CEDPD and an associated schedule of modifications to the Secretary of State for examination (in November 2021) and a Schedule of Further Significant Modifications (in June 2022). These potential changes were discussed at public hearings held between 21 and 24 June 2022. The Planning Inspector in charge of the Examination, has requested a public consultation for a 6-week period to inform his final recommendations. Consultation on this stage of the process was held between 25 July 2022 and 5 September 2022. Following consultation, the council has issued an updated statement, which the Inspector has recommended that this is published for information.

Of particular importance to this proposal are the Renewable and Low Carbon Energy policies. Once formally adopted these policies will replace Policy 14 of the Cornwall Local

Plan. As this is an emerging document the specific wording of the policies noted below could change. However, the most recent version presented to Full Council on the June 2022 has been used to inform this planning statement.

Policy RE1 of the emerging Climate Change DPD states the following:

> '1. Proposals for renewable and low carbon energy-generating and distribution networks, will be supported in the context of sustainable development and climate change, where:
>
> a. they contribute to meeting Cornwall's target of 100% renewable electricity supply by 2030; and
>
> b. they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution; and
>
> c. it will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated, including cumulative landscape and visual impacts, and the special qualities of all nationally important landscapes, and the significance of heritage assets including their settings, including the outstanding universal value of Cornwall and West Devon Mining Landscape World Heritage Site and the character of wider historic townscapes, landscapes and seascapes, and
>
> d. in and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale giving due regard to the natural beauty of these areas
>
> e. Where the current use of the land is agricultural the use allows for the continuation of the site for some form of agricultural activity proportionate to the scale of the proposal and provides for 10% biodiversity net gain; and
>
> f. Commercial led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme subject to viability; and

g. there are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use; and

h. opportunities for co-location of energy producers with energy users, in particular heat will be supported. Significant weight will be given to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it, Encouragement will be given to schemes to provide for a community benefit in terms of profit sharing or proportion of community ownership and delivery of local social and community benefits.

In addition, policy RE1 provides further detail in regard to specific generation types. Of particular relevance is section 3 which is specific to solar energy and states:
'Solar energy development proposals for building mounted installations will be supported and encouraged wherever possible. Standalone ground mounted installations and extensions or repowering of solar installations will be supported where they are focussed on previously developed land and away from best and most versatile agricultural land unless exceptionally justified.'

4.7 COP26 & Glasgow Climate Pact 2021

The COP26 conference, held in November 2021, aimed to bring together countries from across the world in a monumental effort to agree to tackle climate change – resulting in 200 countries agreeing to the Glasgow Climate Pact. By agreeing to the pact, which recognises the urgency of climate change, countries will aim to cut emissions by 2030 and support a transition to net-zero. By allowing the proposal of this solar PV array, it would not only contribute to Cornwall's target of carbon-neutral by 2030 but would contribute to the Glasgow Climate Pact of reducing current carbon dioxide levels by 45% by 2030 relative to the 2010 levels and achieve the goal of encouraging investment in renewable energy.

4.8 Renewable Energy in the Context of the Application

CE anticipates that the solar farm will make the following contributions to national and local energy and environmental policies:

- The proposed solar farm will produce approximately 72,710kWh of energy a year, enough to power approximately 14 Cornwall homes[1];
- The proposed solar farm will save at least 18 metric tonnes of carbon each year, compared to the equivalent fossil fuel production (depending on the UK energy mix at any one time);
- The installation will provide renewable energy for use to the St Buryan Farm Shop;
- The St Buryan Farm Shop Solar PV Array, with an installed capacity of up to 70kW, will make a contribution to legally binding government targets for renewable electricity generation and emissions reductions;

The generation of renewable energy will contribute to the diversity and security of St Buryan Farm Shop and the UK's electricity supply.

5. Planning Assessment

As mentioned above, the proposed development is in line with current policies and will make a positive contribution towards Cornwall's carbon reductions and target of net zero. In order to determine the impacts of the proposed development, the following environmental factors have been assessed against the proposal:

- Flood Risk
- Ecology
- Heritage Impacts
- Noise
- Access and Highways

5.1 Flood Risk

The requirements for a flood risk assessment, as stated in the National Planning Policy Framework (NPPF) are for developments that are in Flood Risk Zones 2 and 3 or if in Flood Risk Zone 1 are more than 1ha in size; land that has been identified as having critical drainage problems; land that has been identified at being at risk of flooding in the future or land that has been identified as being subject to other sources of flooding.

According to the Environment Agency's flood maps (figure 3), it is evident that the proposed site lies outside of any flood risk areas and is therefore a Flood Risk Zone 1 area.

[1] Sub-national and local authority electricity consumption 2017 figures (2018), BEIS, https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics

Furthermore, having checked the proposed site against the criteria for a full flood risk assessment, it has been concluded that a full assessment is not needed for this development and that the flood risk on-site is not considered to be significant.

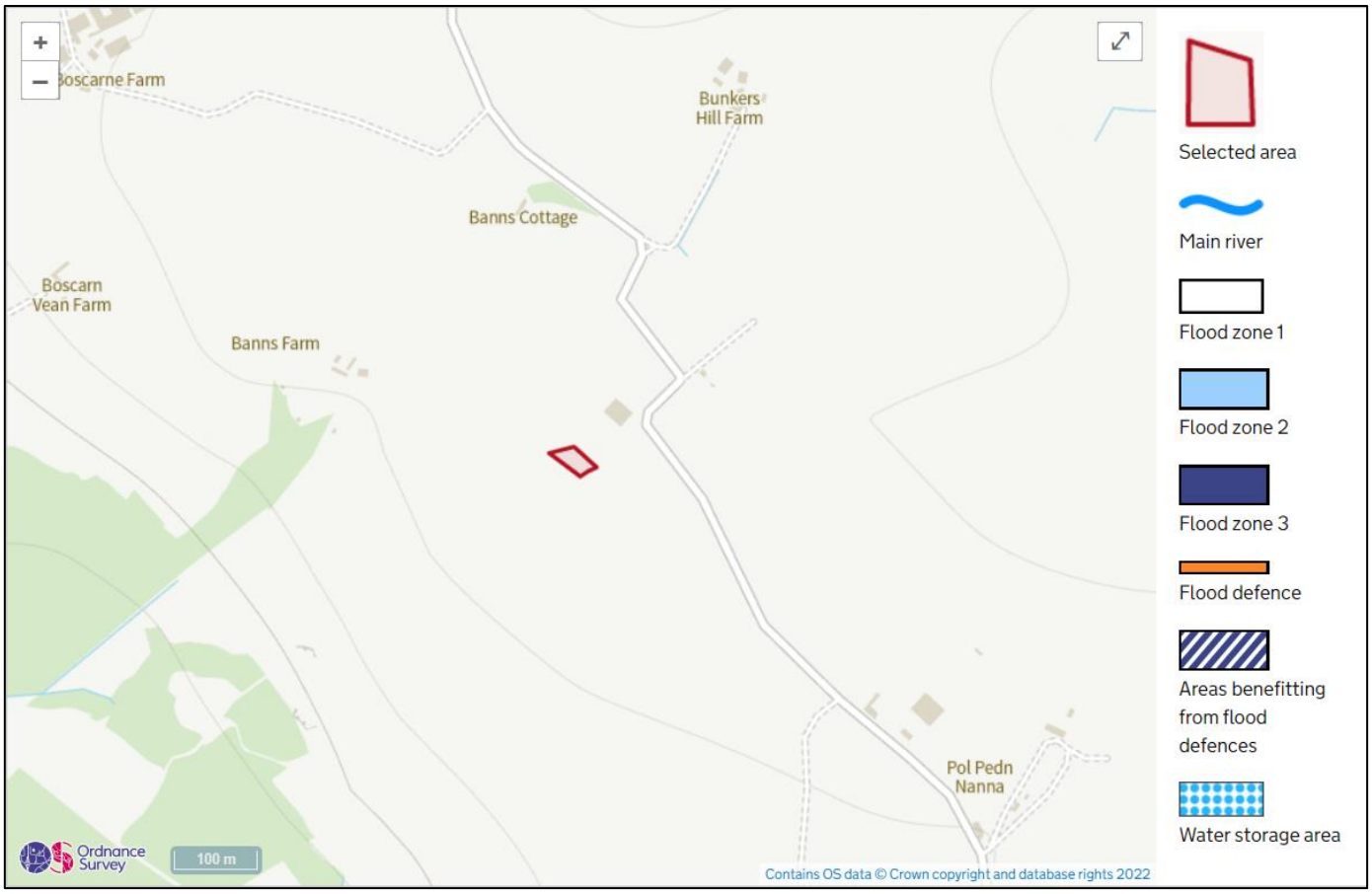

Figure 3: Flood Risk Map of the Proposed Site

5.2 Ecology

The proposed development consists of a small-scale solar PV array. The site is not located within or in close proximity to any ecologically designated areas or a particularly sensitive or vulnerable location. A desktop survey has been completed by The Applicant to assess if there are any ecological designations near the site and if the proposed development will have any impacts.

Desktop Survey

The closest ecological designated area to the site is Treen Cliff located 3.7km southwest of the proposed site and designated as a Site of Special Scientific Interest (SSSI) for its biological and geological interest of the site. It supports rare species of plants and invertebrates of national importance.

The Lands End and Cape Bank Special Area of Conservation (SAC) known for its upstanding rocky reef is located 4.3km west of the proposed site.

The Cornwall Area of Outstanding Natural Beauty (AONB) is located 1.28km northwest of the proposed site.

The Cornwall and West Devon Mining Landscape is a World Heritage Site which includes the mining landscapes in Cornwall and West Devon located 4km northwest of the proposed site.

The proposed site is over 5km away from Special Protection Area, National Nature Reserves or Local Nature Reserves.

Conclusions

Due to the nature of the proposed development no significant impacts are expected on the above ecological designations. The proposed site will only occupy a small area (less than 0.1ha) and unlike wind turbines has no moving components therefore collision risk with birds or bats is not expected. With regards to the Cornwall AONB, the proposed site is well screened by hedges and vegetation and has a low elevation, therefore visual impacts will be minimal.

Minimal impacts on the site itself are expected with only installation of the panels themselves having the possibility to cause localised impacts on the site. After construction and installation of the panels, the space underneath will be left for the growth of wildflowers and grass which will greatly enhance the local biodiversity.

5.3 Heritage Impacts

To assess whether the proposed development will have any impacts on heritage assets The Applicant completed a desk-based survey to assess whether any impacts are likely to arise as a result of the proposed development.

Desk-Based Survey

An area of 1km has been assessed within the desk-based survey to determine any heritage assets that may be in close proximity to the proposed site. Having examined Listed Building Mapping[2], three Grade II listed buildings have been identified within 1km of the proposed site. The closest site, The Barn Farmhouse which includes its Barn, Piggery and Stable and Milk stand, is located 0.26km west of the proposed site. Boscarn Old Farmhouse known for its granite ashlar front is located 0.81km west of the proposed site. Churchtown Farmhouse is located 0.9km east and consists of a house dating back to the late 18th century. Within the 1km radius there are no other listed buildings.

The desk-based survey revealed that there are no Scheduled Monuments (SM) within a 1km radius of the proposed site. The closest SM site is Churchyard cross in St Buryan Churchyard which is 1.03km southeast of the proposed site.

Conclusion

Having assessed the heritage assets present near the proposed site it is concluded that there will be minimal impacts both on the SM's and Grade II listed buildings. As the proposed site is well screened by hedges and vegetation and with the field being of low elevation, no significant impacts are expected on any the surrounding assets.

5.4 Noise

[2]ListedBuildingCornwall,Accessedvia:https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=7&xcoord=218565&ycoord=55083&wsName=ccmap&layerName=Grade%20I:Grade%20II

Unlike wind farms, solar panels are static developments and have no moving parts therefore noise levels are significantly less. The panels themselves do not make any noise, but the inverters may create a low 'hum'; however due to this being a very low level of noise, no significant impacts are expected on any of the surrounding receptors (i.e., residential houses, commercial properties etc…). Other possible noise impacts may come from the construction of the solar panels; however, this will be limited to only a few weeks and will not occur once the solar panels have been fully constructed. As no significant impacts are expected a full noise report was not deemed to be necessary to accompany this planning statement.

5.5 Access and Highways

All construction traffic will leave the A30, it will then turn left onto the C0157 towards St Buryan Road: after approximately 1.2km it will head to the private road owned by the farm shop. These roads are within close proximity of the site and are regularly used by Heavy Goods Vehicles, therefore access is not expected to be a constraint to developing the solar PV array in this location.

Figure 3: Proposed Access Route to Site

5.6 Proposal Benefits

The proposed development will not only contribute to government and Cornwall's carbon reduction aims but will also support the local economy and an important rural business. The solar PV array will provide a local business with a renewable source of energy which will not only help the goals of achieving net zero carbon emissions but also help the business with the recent worrying increase in energy prices. The proposal will also support a local business that provides local jobs which will also benefit other local businesses such as shops and accommodation.

6. Conclusion

This Planning Statement demonstrates that the proposed solar PV array at St Buryan Farm Shop:

- Is in line with national guidance and is supported by national, regional and local policy on Renewable Energy and sustainable development;
- Improves economic growth and renewable energy generation in the local area and contributing to energy security for the UK, in turn supporting employment and energy security in the local rural community;
- Will not affect the majority of the landscape character areas, landscape relevant designations or visual amenity receptors.
- Has no significant overall impact on any heritage assets. Most heritage assets are located at a distance where hedges and other vegetation will screen the proposed development from view;
- Would not have a significant impact on transportation networks; and,
- Is positioned at a significant distance from nearby properties as to not give rise to unacceptable effects on residential amenity.

The planning application supporting statement has not established any exceptional circumstances that outweigh the legislation and planning policy relevant to this renewable energy development. Therefore, this planning application for a solar PV array of 70kW at St Buryan Farm Shop should be approved planning consent, allowing the development to contribute to the national and local targets to produce renewable energy and reduce carbon emission, and in turn contribute to the security of the UKs energy market.

7. List of Appendices

Appendix A
Site Plan & Block Plan

Appendix B
Elevation Plan

Appendix C
Location Plan