

PLANNING STATEMENT

**IN RESPECT OF A PLANNING APPLICATION FOR THE
PARTIAL DEMOLITION OF AGRICULTURAL BUILDINGS
AND THE CHANGE OF USE OF PART OF AN EXISTING
AGRICULTURAL BUILDING FROM AGRICULTURE TO THE
SITING OF A BATTERY STORAGE FACILITY.**

AT

**CHINLEY HOUSE FARM, DOLLY LANE, BUXWORTH, HIGH
PEAK, SK23 7NP.**

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Our Client:	W Rigby & Sons Ltd
Our Ref:	Rig/947/3367/GH
Date:	September 2023

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APPENDICES

APPENDIX 1 HERITAGE ASSETS

1. INTRODUCTION AND BACKGROUND INFORMATION

- 1.1 Gary Hoerty Associates has been instructed by Mr John Rigby of W Rigby and Sons to submit a planning application on his behalf, seeking planning permission for the demolition of one agricultural building and part of another and the change of use of the remaining part from agriculture to the siting of a battery storage site.
- 1.2 The applicant and his family have owned Chinley House Farm, which extends to approximately 60 acres, since the early 1960's and the farmstead which exists today was constructed by them on what was originally a green field site.
- 1.3 Chinley House Farm has operated as a pig farm throughout the time of the applicant's ownership as have several other farms which they own elsewhere. Chinley House Farm is used for fattening pigs rather than breeding pigs and while it was built to accommodate 3,800 pigs, as a consequence of the IPPC Regulations which were introduced in 2000 this imposed a limit to the number of pigs that could be kept at the farm capping it at 2,000 animals. As a consequence of these changes the farm has a surplus of buildings, and the application site comprises two blocks of pig buildings that have not been used for a number of years, which are the subject of this planning application.
- 1.4 In addition to the livestock buildings there are other modern steel portal frame buildings at the farm which are used to process downgrade human food into animal feed and for housing livestock.
- 1.5 Due to the well publicised downturn in the pig industry in recent years the number of pigs housed at Chinley House Farm is well below the 2,000 capacity and as a consequence the number of vehicle movements to and from the farm has been reduced by an average of four articulated vehicles per day in recent years.
- 1.6 We set out in this Planning Statement the recent planning history of the property, a description of the application site, a description of the development, details of the relevant planning policies against which the development will be assessed, and we set out clearly why the development is in accordance with the Development Plan and should be approved without delay.

2. THE APPLICATION SITE

- 2.1 Chinley House Farm is located just off Dolly Lane, accessed by a private farm road which serves the modern working farm and the original farmstead both of which are owned by the applicant. Dolly Lane is accessed off the B6062 which is 0.2km to the south of the farm. The area around the farm is countryside with farmsteads and development typical of a rural area, the small settlement of Brierly Green is situated approximately 300m to the south of the site and the nearest dwellings to the farm which are not in the control of the applicant are circa 300m away. The application site is approximately 0.8km from Buxworth, 2km from Chinley, 4.9km from Chapel-en-le-Frith and 7.3km from Whaley Bridge.
- 2.2 The application site comprises part of the farmyard of Chinley House Farm which is currently occupied by two redundant agricultural buildings which were originally designed and built to accommodate pigs.

- 2.3 The building in respect of which part is proposed to be used for battery storage is constructed of rendered block work walls with a corrugated fibre cement sheet roof. As can be seen from the plans which accompany the application, the building is stepped up the slope of the hill with a single roof slope but a series of different internal finished floor levels the height of the building is 2.55m the building was constructed by creating a series of level platforms off which the walls were constructed and partly backfilled as part of the development the interior floor levels of the building will be reduced back to the lower level and the ground level to the west of the building which will become an open yard will be reduced in level as illustrated on the plans submitted with the application. The building which will be totally demolished measures 18m x 50m and the building which will be partially demolished measures 9m x 50m and the southern end of the building measuring 9m x 18.7m will be demolished and the north west corner measuring 4.5m x 5m will be demolished.
- 2.4 The buildings which form the application site are located at the north eastern part of the farmstead and are part of a larger farmstead which includes a further six large agricultural buildings. To the north of the site there are open fields providing a view to a farmstead situated approximately 300m to the north of the site.
- 2.5 The roadside boundaries in the vicinity of the farm are predominantly hedgerows with in-hedge trees and the farmstead is not particularly visible from the surrounding highway network.

3. THE PROPOSED DEVELOPMENT

- 3.1 The proposed development is the demolition of one pig building measuring 18m x 50m and the partial demolition of a second pig building and the change of use of remaining part of the second pig building (31.3m x 9m – 4.5m x 5m) m² to accommodate thirteen 1,000kva batteries and thirteen inverters which will provide an energy storage facility together with the siting of an electricity substation which will be enclosed within a secure fence. The development will involve the creation of new openings in the walls and the renewal of the existing roof covering with the same materials, the latter constituting a repair in respect of which planning permission is not required.
- 3.2 The selected batteries are British made by MSP (Multi Source Power) based in Cumbria and brochures for the two different sizes of each storage unit have been submitted with the application. The chosen batteries are compact, modular and self-contained making installation quick and easy, each of the battery units measures 2.5m x 3.4m x 1.6m (HxWxD).
- 3.3 Part of the reason for selecting the chosen batteries is because of the level of fire protection that they offer, a YouTube video can be played from a link on the companies website. The protection is provided by a three step safety process, digital, active mechanical and passive mechanical. Digital protection is provided by continuous monitoring using smart heat detection, smoke detection sensors and gas detection. Active mechanical provides protection even if the system loses power, MSP's oxygen suppression reduces the risk of propagation by sixteen times the industry standard and if necessary, the system self-seals nothing in nothing out. Passive mechanical gives constant protection against major incidents through unique modular system which eliminates the dangers associated with containers. The Flex ESS housing is fire rated for two hours under a continuous burn with water inlet and outlet valves providing the opportunity in the final incidence to flood the battery.

- 3.4 The demolition of one building and part of another will result in the battery storage facility being at least 25m away from any other buildings as required by the guidance Grid Scale Battery Energy storage System planning – Guidance for FRS.

4. PLANNING HISTORY

- 4.1 A search of planning applications on the Council website has revealed a number of application at the farm which are referred to below.
- 4.2 Planning application HPK/0003/6827 was for extensions to existing pig rearing buildings, which was approved in 1998.
- 4.3 Planning application HPK/2009/0301 was an application for slurry treatment tanks, which was approved in August 2009.
- 4.4 Planning application DET/2009/0007 was an application for a portal-frame shed extension which was approved in January 2010.
- 4.5 Planning application HPK/2020/0127 was an application for the construction of a new stile in the form of a ramp and metal gate through an existing dry stone wall. This stile gave access to a footpath diversion application being dealt with by Derbyshire County Council, the application was approved in May 2020.

5. RELEVANT PLANNING POLICY

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that applications be determined in accordance with the plan unless material considerations indicate otherwise. The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.
- 5.2 The application site is located within the Green Belt as defined in the Council's Proposals Map.
- 5.3 We set out below the relevant local and national policies applicable to the determination of this application.

The High Peak Local Plan (April 2016)

- 5.4 Policy S1 'Sustainable Development Principles' sets out that the 'Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.'
- 5.5 Policy S1a '*Presumption in Favour of Sustainable Development*' states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- 5.6 Policy S2 '*Settlement Hierarchy*' states that within 'Other Rural Areas', development outside settlement boundaries will be strictly limited to that which has an essential need to be located in the Countryside. The Green Belt will be protected from

inappropriate development and proposals will be considered in accordance with the provisions of national planning policy and other policies within this Local Plan.

- 5.7 Policy S6 '*Central Sub-area Strategy*' outlines that the Council will seek to promote the sustainable growth of the Central Area such that it reflects the historic character of the settlements, provides an increasing range of employment opportunities, promotes the local growth of a sustainable tourist economy and meets the housing needs of the local community. The policy outlines that this will be achieved by (inter alia) the protection of the designated Green Belt boundary but supporting a minor Green Belt boundary change at Furness Vale to allow for limited growth.
- 5.8 Policy EQ1 '*Climate Change*' sets out that the Council intends to meet part of its future energy needs through renewable or low carbon energy sources and will therefore encourage and support the provision of renewable and low carbon technologies, including both stand-alone installations, and micro-renewables integrated within new or existing development.
- 5.9 Policy EQ2 '*Landscape Character*' sets out that the Council will seek to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the Plan Area.
- 5.10 Policy EQ3 '*Rural Development*' indicates that on unallocated sites outside settlement boundaries, the Council will seek to ensure that new development is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development. This will be achieved by (inter alia) ensuring that all development is of a high quality design and protects or enhances landscape character and the setting of the Peak District National Park.
- 5.11 Policy EQ4 '*Green Belt Development*' indicates that the Council will seek to protect the Green Belt and maintain its openness and permanence. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.
- 5.12 Policy EQ5 '*Biodiversity*' outlines that biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests.
- 5.13 Policy EQ6 '*Design and Place Making*' sets out that all development should be well designed and of a high quality that responds positively to both its environment and the challenge of climate change, whilst also contributing to local distinctiveness and sense of place.
- 5.14 Policy EQ7 '*Built and Historic Environment*' outlines that the Council will conserve heritage assets in a manner appropriate to their significance.
- 5.15 Policy EQ10 '*Pollution Control and Unstable Land*' outlines that the council will protect people and the environment from unsafe, unhealthy and polluted environments.

- 5.16 Policy EQ11 '*Flood Risk Management*' sets out that the Council will support development proposal that avoid areas of current or future flood risk and which do not include the risk of flooding elsewhere.
- 5.17 Policy CF6 '*Accessibility and Transport*' indicates that the Council will seek to ensure that development can be safely accessed in a sustainable manner. Proposal should also minimise the need to travel, in particular by unsustainable modes of transport. The Council will require all new development to be located where the highways network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

National Planning Policy Framework (NPPF 2021)

- 5.18 The National Planning Policy Framework (2021) is now the main national planning policy guidance influencing planning decision making in England. It sets out the Government's planning policies for England and how these should be applied.
- 5.19 Paragraph 7 of the NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, 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.
- 5.20 Paragraph 8 sets out the three overarching objectives of achieving sustainable development through the planning system:
- an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy
- 5.21 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development, which for decision-taking means the following:
- c) Approving development that accord with an up-to-date development plan without delay; or*
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*

i. The application of policies in the NPPF that protect area or assets of particular importance provides a clear reason for refusing the proposed development; or

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

- 5.22 Section 6 of the NPPF outlines the approach in supporting a prosperous rural economy, paragraph 84 in particular states that (emphasis added):

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

- 5.23 Section 9 of the NPPF sets out the Government Policy for promoting sustainable transport. It sets out that transport issues should be considered from the earliest stages of development proposals, so that, inter alia, the environmental impacts of traffic can be identified and taken into account including appropriate opportunities for avoiding or mitigating impacts or for net environmental gains.

- 5.24 Section 11 sets out the Government's policy for Making effective use of land. Paragraph 120 states:

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

5.25 Section 13 of the NPPF relates to the Green Belt and paragraph 137 states:

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

5.26 Paragraph 138 identifies the five purposes of the Green Belt which are as follows:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

5.27 Paragraph 147 states:

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

5.28 Paragraph 148 provides that:

'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.29 Paragraphs 149 sets out exceptions when the construction of new buildings in the Green Belt will not be considered inappropriate which are as follows:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.30 Paragraph 150 sets out certain other forms of development which are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are as follows:

a) mineral extraction;

b) engineering operations;

c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

5.31 Paragraph 151 states:

When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

5.32 Section 14 of the NPPF sets out the Government's policy for meeting the challenge of climate change, flooding and coastal change. Paragraph 152 states:

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. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

5.33 Paragraph 155 states:

To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and supplier.

5.34 Paragraph 158 states:

When determining planning applications for renewable and low carbon development, local planning authorities should:

a) 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

b) 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.

5.35 Section 15 sets out the Government's policy for conserving and enhancing the natural environment and paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment and sets out how this can be achieved.

5.36 Section 16 sets out the Government's policy for conserving and enhancing the historic environment and paragraph 189 states that heritage assets should be conserved in a manner appropriate to their significance.

Other material considerations

5.37 The following documents are also material considerations in the determination of this application:

- High Peak Supplementary Planning Documents (SPD):
 - Design Guide
 - Housing Development
 - Landscape Character
 - Planning Obligations
- National Planning Policy Guidance
- National Energy Policy: Overarching National Policy Statement for Energy (EN-1) identifies, amongst other things, an urgent national need for the generation of energy from new development and from renewable, sustainable and low carbon sources.
- Draft NPS EN1 (March 2023)

- The Clean Growth Strategy: Leading the way to a low carbon future (2017) sets out how the UK will grow the economy while cutting greenhouse gas emissions. The energy system plays a key role in achieving clean growth, and the government sees the diversification of the electricity system as a fundamental requirement to provide homes and businesses with secure, affordable and clean power.
- The Energy White Paper (2020) identifies that one of the key aspects of achieving net zero identified in the paper is the modernisation of the energy system. It advises that the energy system and power grid will need to adapt accordingly to support the deployment of clean energy technology and more decentralised energy generation. It identifies an opportunity for flexibility to be provided by cleaner sources such as batteries. Additional physical infrastructure is required to maintain the resilience and reliability of the grid.
- High Peak Borough Council Climate Emergency. High Peak Borough Council declared a Climate Emergency on 15 October 2019. The declaration commits the Council to become carbon neutral in its internal operations and the services it delivers by 2030, and to work with partners to help achieve this target for the High Peak as a whole.
- The Derby, Derbyshire, Nottingham, and Nottinghamshire Local Enterprise Partnership. This was established in 2010. The D2N2 Energy Strategy sets out a suite of linked targets and actions that align with the national Clean Growth objectives.
- Derbyshire Spatial Energy Study (2022) The purpose of this study is to provide an evidence base which will ensure better integration of energy system planning with the growing need to address and mitigate climate change at local and regional levels in the county.

6. PLANNING CONSIDERATIONS

Principle of development in the Green Belt

- 6.1 Local Plan Policy EQ1 states that the Council intends to meet part of its future energy needs through renewable or low carbon energy sources and will therefore encourage and support the provision of renewable and low carbon technologies, including both stand-alone installations, and micro-renewables integrated within new or existing development. However, this policy goes on to state that renewable energy installations should not have an adverse impact on the integrity of any European sites, (including by project- level HRA where appropriate), wildlife sites, protected species or habitats, or the landscape and landscape setting of the Peak District National Park.
- 6.2 Policy EQ4 relates to development in the Green Belt and states that the Council will seek to protect the Green Belt and maintain its openness and permanence. Within the Green Belt, planning permission will not be granted for development unless it is in accordance with national planning policy.
- 6.3 The application site is located in the Green Belt where development is strictly controlled with most development being considered inappropriate. However, NPPF paragraph 150 sets out a number of forms of development that will not be considered inappropriate one of which is d) the re-use of buildings provided that the buildings are

of permanent and substantial construction. The proposed development involves the change of use of part of an existing building that is of permanent and substantial construction and the NPPF supports its re-use. Furthermore, the unused part of the building and an adjoining building will be demolished with the effect of increasing the openness of the Green Belt.

- 6.4 The siting of the proposed battery storage facility inside part of an existing building would not result in any harm to the openness of the Green Belt and as stated above the associated demolition would enhance the openness of the Green Belt. The NPPF supports and encourages rural diversification and in this case the landowner is the applicant, and the approval of the application will enable the applicant to diversify their existing agricultural business.

Visual amenity and landscape impact

- 6.5 Section 15 of the NPPF requires decisions to contribute to and enhance the natural and local environment. Paragraph 127 of the NPPF states that planning decisions should ensure that development is sympathetic to local character, history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). Policy EQ2 of the adopted Local Plan seeks to protect, enhance and restore the landscape character of the Plan Area for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the District. Amongst a number of criteria, development should be informed by and sympathetic to the distinctive landscape character as identified in the Landscape Character Supplementary Planning Document. Policy EQ6 identifies that development should contribute positively to an areas character, and consider the relationship between buildings and landscape features. Moreover, public and private areas should be well designed and provide for the retention of significant landscape features such as mature trees.
- 6.6 The proposed battery storage facility will, for the most part, be sited within an existing building, which is contained within the farmyard of Chinley House Farm. It would not extend overall built development on the site or encroach further into open countryside. In the context of this site, this is a reasonably modest proposal, that by virtue of its siting, would not have significant wider impact on the landscape. The battery storage facility will mostly be contained within a building, and it will therefore not be visible to users of the local footpath network – HP8/15/1 to the north and east and from HP8/16/7 to the south. In view of this, it is our contention that the proposal complies with Policy EQ2 on landscape character and EQ6 on design, as well as the NPPF, in that it is well designed and protects the character, appearance and local distinctiveness of the landscape and landscape setting of the Peak District National Park.

Heritage Assets

- 6.7 There are a number of listed buildings in reasonably close proximity to the site, these are listed in Appendix 1. In each case the significance of these heritage assets essentially derives from their intrinsic special interest, as rural buildings, of a design and age, contributing to the landscape. None of the buildings has any historic connection to the application site, so the impact on significance can only derive from the impact on their wider goosetting. Taking into account the scale of the proposal, its distance from each of the heritage assets, its location within an existing building it is considered the proposal will have no adverse visual effect upon the setting of the listed buildings, and hence its significance will be unharmed. The application thereby satisfies the requirements of both national planning guidance and the local

development plan. We are not aware of any archaeological interests within the site. This matter can in any case be addressed by a planning condition.

Amenity

- 6.8 Policy EQ6 also requires that development achieves a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The proposals are likely to create little noise but in any case this needs to be set in the context of a working farm where the nearest unrelated dwellings are circa 300m from the application site.

Flooding

- 6.9 The site is within Flood Zone 1 which is the zone at the lowest risk of flooding. The proposal raises no flooding issues. Surface water drainage will be unaltered from the existing arrangement.

Access and highways

- 6.10 The impact on highway safety is an important consideration and the development needs to comply with Policy CF6 and the provisions set out in the National Planning Policy Framework relating to transport and accessibility. This is a small-scale development which is sited at what has been an intensive pig rearing farm which when operating at its peak would have generated high levels of traffic including HGV's, as has already been stated the reduction in the level of pig rearing has already reduced vehicle movements by the equivalent of four articulated vehicles a day and beyond the installation phase the proposed development will not generate significant levels of traffic. The development can be safely accommodated without adverse impact on the local highway network.

Biodiversity

- 6.11 Section 15 of the NPPF seeks to conserve and enhance the natural environment by protecting and enhancing biodiversity. When determining applications paragraph 175 states if significant harm to biodiversity resulting from development cannot be avoided (through locating to an alternative site), adequately mitigated for or as a loss resort compensated for then planning permission should be refused. Policy EQ5 of the Local Plan seeks to conserve and enhance the biodiversity and geological resources of the area by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests. The application building is of modern construction with corrugated fibre cement roof sheets and it does not provide suitable habitat for bats or nesting birds as confirmed in the protected species report that accompanies the application. The proposal will therefore comply with Local Plan Policy EQ5 and the NPPF.

The Planning Balance

- 6.12 This proposal does not conflict with the relevant development plan policies, the main material consideration to be taken into account in determining this application is its acceptability as sustainable development, in accordance with the objectives of both the NPPF and the development plan. The application should be determined with full regard to the presumption in favour of sustainable development. The proposal has been demonstrated to be in accordance with the development plan and should be approved without delay.

1. With reference to the environmental, economic and social considerations set out in the NPPF, the following may be summarised:

Environmental

2. The proposed development would secure a high quality design, respecting and enhancing the character of the area. It would have an acceptable relationship to neighbouring properties, with no adverse impact on the amenity of the occupiers.
3. The proposal would protect the landscape.
4. The development would have no adverse impact on designated or non-designated heritage assets including any archaeological remains.
5. The proposed access arrangements are acceptable and the development could be safely accommodated on the site without adverse impact on the local highway network.
6. The proposal would contribute to renewable energy provision and assist in combating climate change.
7. The development would not result in any adverse impacts in terms of contamination/pollution, flood risk, air quality or noise. Appropriate arrangements would be made for site waste management.

Economic

8. The proposed development would contribute to the local economy in that it would assist rural diversification and underpin the applicant's agricultural business which is subject to volatile market conditions.

Social

9. The proposed development would assist in the continued vitality and viability of a rural business.

7. SUMMARY AND CONCLUSIONS

- 7.1 This statement has been prepared to support the development of an 13MW battery storage site within an existing vacant building at Chinley House Farm. The re-use of an existing building in the Green Belt is an acceptable form of development in principle and we have clearly demonstrated that the proposed development is in accordance with policies in the development plan. It represents 'sustainable development' when assessed against the NPPF. There are no material considerations that would indicate that the presumption in favour of granting planning permission is outweighed, rather, the NPPF lends support to the proposal.
- 7.2 The development of renewable energy sources means that electricity is produced when weather conditions allow it and not when there is demand for it, the proposed battery storage site will allow energy to be stored off peak and released during peak periods contributing to the ability of the operators of the national grid to balance supply and demand at peak times. The applicant has applied for and received confirmation that the local electricity network can accommodate the proposed

development and given the fact that there is a climate change emergency the application should be approved without delay.

Gary Hoerty BSc (Hons) MRICS FAAV

APPENDIX 1

HERITAGE ASSETS

LANESIDE FARMHOUSE

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1187294**

List Entry:

Farmhouse. 1654 with C20 alterations. Whitewashed coursed gritstone rubble with quoins. Gritstone dressings. Slate roof. Rendered gable end and ridge stacks. Two storeys. Lobby entrance plan. South elevation - off-centre doorcase with quoined surround. Lintel inscribed 'IORA 1654'. To east, formerly six-light recessed and chamfered mullion window with C20 casements. Central major mullion survives. Drip mould over with returned stops. To west C20 plate glass window in recessed and chamfered opening. Adjacent modern stone porch. Drip mould over porch and window. Beyond to west plate glass window in, formerly four-light, recessed and chamfered mullioned opening. Above three, formerly four-light, recessed and chamfered windows, all with C20 casements. East gable wall has three-light recessed and chamfered mullion window at first floor level.

COTEBANK

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1088042**

List Entry:

PARISH OF CHINLEY, BUXWORTH AND BROWNSIDE STUBBINS LANE (North Side)
Cotebank II Remains of old hall and mid C19 farmhouse. C17 and mid C19. Coursed gritstone rubble with large quoins. Gritstone dressings. Stone slate roof. Large central stone ridge stack.

Two storeys, single bay. South elevation - central five-light recessed and chamfered mullion window. Moulded drip mould over with returned stops. C19 leaded lights. Above gable plastered. Similar window to that below. Furthest light to east with original leaded lights and glass. Rear elevation has four-light recessed and chamfered mullion window with drip mould over. Similar window over. To east inserted door.

Interior - large seven feet span arched fireplace in ground floor south room. Ovolo moulded beams. Stone flags on ground floor. Mid C19 farmhouse attached to west side.

BRIERLEY GREEN FARMHOUSE AND BARN

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1088041**

List Entry:

PARISH OF CHINLEY, BUXWORTH AND BROWNSIDE STATION ROAD (North Side)
Brierley Green Farmhouse and barn II Farmhouse and barn under continuous roof, now disused. Dated 1760. C19 addition. Coursed gritstone rubble, gritstone dressings. Stone slate roof, that to barn being slightly lower pitched, stone gable end and ridge stacks. Moulded wooden eaves gutter. Two Storeys.

South elevation, off-centre doorcase with flush surround. Raised and fielded C19 panelled door. To either side three-light flush mullion windows. Beyond to west, C19 addition with glazing bar sash. To east, beyond house, barn with three flush surround doors. Over house door datestone with arched top inscribed 'MSM 1760'. To either side three similar windows to those below, in same arrangement.

HOLLINS WOOD COTTAGES

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1298758**

List Entry:

(Formerly listed as Hollins Wood Farmhouse) II Farmhouse, now house. Late C18. Coursed gritstone, gritstone dressings. Stone slate roof. Stone gable end and ridge stacks. Two storeys. South elevation - three-light flush mullion windows with single pane casements, either side of doorcase with quoined surround. C20 panelled door. To east similar door with margin light sash beyond. Above similar windows in same arrangement, except mullioned windows have fixed small pane windows and central four pane casements.