

DESIGN & ACCESS STATEMENT

REF: BR/207/11/

ARUN INDOOR BOWLING CLUB

NYEWOOD LANE

BOGNOR REGIS

PO21 2TT

INSTALLATION OF 49.75kW SOLAR PV
PANELS ON SOUTH FACING ROOF
ELEVATION

In conjunction with online submission of a formal planning application please accept the following statement in support of the application.

In terms of EIA Regulations, the proposed development does not fall within a 'sensitive area'.

PROPOSED DEVELOPMENT

It is proposed that a solar PV array with a capacity of 49.75kW is installed on the southern aspect of the existing roof at Arun Bowling Club. In determining the potential impact and feasibility of the development with regard to the particular impact on environmental receptors including ecology, archaeology, water resources, landscape character and visual impacts were all taken into consideration. It is proposed that the current site can be utilised by encouraging and promoting diversity within the area in an appropriate manner in conjunction with the local and national policies.

The development is thought to be compatible with its surroundings in land use terms and should not result in significant environmental damage or loss to the amenity or character of the area.

The site is large enough to accommodate the development satisfactorily in site planning terms.

The development will not have a significant detrimental effect on sites of nature conservation interest or sites of archaeological interest.

The development will not result in an unacceptable intrusion on the intrinsic landscape quality of the area.

The development will not result in a loss of amenity to neighbouring occupiers by reasons of noise emission, visual dominance, electromagnetic disturbance or reflected light.

SITE DESCRIPTION

Arun Indoor Bowling Club was originally founded in 1983 and currently consists of a single storey red brickwork building with corrugated roof and brown window frames. There is parking to the front, side and rear of the building with a sports field to the north, tennis courts and Bognor Regis tennis club building to the west.

The area is predominately residential with areas of 'greenbelt' such as the sports field to the north. The main road, Nyewood Lane, lies to the east of the building with 2 storey semi-detached and detached residential properties as well of single storey bungalows of varying designs.

PLANNING POLICY

ARUN DISTRICT COUNCIL LOCAL PLAN

GEN 2 – BUILT UP AREA BOUNDARY

GEN 7 – THE FORM OF NEW DEVELOPMENT

PLANNING POLICY GUIDANCE

PPS 1 Delivering Sustainable Development. Planning and Climate Change- Supplement to PPS1.

PPS 22 Planning for Renewable Energy' and it's associated 'Companion Guide:

IN CONSIDERATION OF THIS DEVELOPMENT WE HAVE TAKEN THE ABOVE POLICIES INTO CONSIDERATION WHEN DETERMINING THE FEASIBILITY OF THE INSTALLATION, TAKING INTO PARTICULAR REGARD THE VISUAL AND AURAL AMENITY, PUBLIC SAFETY, QUALITY OF THE ENVIRONMENT AND POTENTIAL IMPACT UPON THE CHARACTER OF THE LOCAL AREA.

PUBLIC SAFETY

It is felt that the installation of photovoltaic panels on the southerly elevation of the existing roof will not cause any issues relating to public safety. The panels will in no way obstruct any interpretation of traffic signs or cause any visual detracting to road users using any public or private roadway within the vicinity.

AVIATION

There will be no issue with glare to aviation operations as solar modules are light convertors with extremely low reflections and it is the general purpose of the solar cell to absorb as much light as possible, not to reflect.

LANDSCAPE CHARACTER

The panels will not alter the existing characteristics of the general locale and there are no historic, archaeological or cultural interests that may be affected by this installation. The openness of the area to the north and west of the building which consist of tennis courts and playing fields will not be encroached upon and there will be no visual intrusion.

NOISE

The proposed installation will be passive in operation and therefore will not generate any operational noise.

WASTE

The proposed development will be passive in operation and therefore will not produce any operational waste.

ECOLOGY

The proposed development will be passive in operation and therefore will not present any harmful impacts to local or migratory birds or bats.

ACCESS

Access will be taken to the site from the main public road, Nyewood Lane, where there is adequate parking and temporary storage facilities. There is no requirement for excavations and any waste products will be cleared from site on a daily basis.

Scaffolding will be temporary erected to accommodate the installation of the panels and all health and safety issues and risk assessments will be carried out in full compliance of legislation.

SOCIAL, ECONOMIC & ENVIRONMENTAL BENEFITS

Due to the social use of the building the members of the Bowls club will enjoy the economic benefits of the photovoltaic system. The reduction in energy bills will allow for funds to be appropriated in other areas that require development to the benefit of its members and guests. As with all such social clubs the financial funding of the club is solely down to its members and there is a requirement for a sustainable return of revenue in order for the club to remain viable and as such open, allowing the facilities to be enjoyed by the whole community as well as visiting players to the area. This in turn brings social and economic benefits to the club who can offer a higher level of facilities to the community as a whole.

Small-scale projects can provide a valuable cumulative contribution to overall output of renewable energy locally and nationally.

The photovoltaic panels will provide a clean source of sustainable energy for use on the property thus reducing reliance on traditional 'carbon heavy' energy sources.

It is envisaged that on an annual basis the photovoltaic panels will produce in the region of 46,663 kWh which equates to a reduction in CO2 emissions of around 41,303 kg/a.

VISUAL IMPACT

Existing roof Elevation



Indicative Proposed Roof Elevation



Summary

There is a need for an increase in renewable energy production, locally and nationally, however local environmental effects must be addressed sympathetically and with regard to the natural heritage and history of the proposed site. These effects must be balanced against any potential impacts to the natural and cultural heritage of the proposed site, as well as the landscape character and visual amenity to residents and the wider locale. National and Regional Policy aims to ensure that the proposed development is sustainable, encourages prudent use of natural resources and enhances the long term needs of the economy, society and environment. Smaller scale projects such as this proposal plays a valuable role in renewable energy production locally.

Taking all of the above into consideration it is thought that the installation of photovoltaic Panels on the southern aspect of Arun Bowls Club will not have a detrimental effect on local amenity, will have minimal visual impact. It is hoped that local residents will view the installation as a positive and proactive approach to providing a viable and economic source of renewable energy which will assist the longevity of Arun Bowls Club.