SUPPLEMENTARY PLANNING STATEMENT

Planning Application: AVA/2026/0521
Site: Penford House, 68 Burley Lane, Quarndon, Derbyshire DE22 5JR
Proposal: Installation of 10 solar panels using a ground-mounted system

1. Introduction

This supplementary statement is submitted in support of planning application AVA/2026/0521 for the installation of 10 ground-mounted photovoltaic panels at Penford House.

The proposal is a small-scale domestic renewable-energy installation intended solely to serve the existing dwelling.

Particular care has been taken in selecting the location of the panels so that renewable energy can be generated without causing unacceptable harm to the character and appearance of the surrounding countryside.

The proposed location benefits from substantial existing vegetation which provides visual containment and separates the proposed installation from the adjoining open agricultural landscape.

2. Scale and nature of the proposal

The proposal comprises only 10 photovoltaic panels.

This is not a commercial solar installation or solar farm. It is a modest domestic installation associated directly with the existing dwelling at Penford House.

The limited number of panels, their low height and their location within the residential property mean that the physical and visual effects of the proposal are correspondingly limited.

The proposed location has also been deliberately selected to take advantage of existing mature vegetation rather than positioning the panels in an exposed location within the wider landscape.

3. Quarndon Neighbourhood Development Plan

The applicant recognises that the Quarndon Neighbourhood Development Plan places considerable importance on protecting the high-quality landscape and heritage characteristics of the Parish.

Policy QRE1 and its supporting text recognise the role of renewable and low-carbon energy while requiring renewable-energy development to be appropriately scaled, suitably located and sensitive to the landscape and heritage characteristics of Quarndon.

The applicant also acknowledges the caution expressed in the supporting text regarding ground-mounted solar installations. It is therefore particularly important that the actual effects of this individual proposal are considered.

The proposed development comprises only 10 panels associated with an existing dwelling. Its character and impact are fundamentally different from a large or commercial ground-mounted solar installation.

The relevant issue is therefore whether this particular small domestic installation, in this particular location, would cause unacceptable landscape, visual or heritage harm. For the reasons set out below, the applicant submits that it would not.

4. Landscape and visual impact

Particular care has been taken in choosing the proposed location.

The photograph included at Appendix 1 demonstrates that the panels will be located immediately adjacent to substantial established boundary vegetation. This existing vegetation provides an important degree of visual containment.

Crucially, the proposal does not involve positioning an isolated solar array within the adjoining open agricultural field. Instead, the installation is visually associated with the existing residential property and is positioned against established landscaping at the edge of the domestic site.

This distinction is important in assessing the effect of the development upon the wider countryside.

The panels themselves will be low-level structures. Their limited height, modest number and relatively small overall footprint will restrict their visual prominence.

When combined with the substantial established vegetation surrounding the proposed location, the development will be visually contained rather than appearing as an intrusive feature extending into the open countryside.

The photograph at Appendix 1 provides direct evidence of the relationship between the proposed solar array, the existing residential property and its grounds, the established boundary vegetation, and the open agricultural landscape beyond.

The chosen location therefore represents a deliberately discreet siting for the proposed domestic renewable-energy installation. The applicant respectfully submits that the development would not materially alter the character or appearance of the surrounding rural landscape.

5. Significant views and the wider countryside

The Quarndon Neighbourhood Development Plan places particular importance upon the protection of significant views and the landscape setting of the Parish.

The modest scale and carefully selected location of this proposal are directly relevant to that consideration. The installation would not create an extensive or visually dominant feature within the countryside.

The established vegetation adjoining the proposed array substantially limits its relationship with the wider open landscape and helps prevent the development from becoming a prominent feature in longer-distance views.

Accordingly, the proposal would preserve the essentially rural character of the surrounding landscape and would not materially detract from significant landscape views.

6. Derwent Valley Mills World Heritage Site Buffer Zone

The applicant is aware that the planning constraints information identifies the property in connection with the buffer zone associated with the Derwent Valley Mills World Heritage Site.

The relevant consideration is the effect, if any, that the proposed development would have upon the significance and setting of the World Heritage Site.

The proposal consists of only 10 low-level domestic solar panels. Their limited scale, close relationship with the existing residential property and substantial surrounding vegetation mean that the development would have a very limited presence within the wider landscape.

The photograph at Appendix 1 demonstrates the visual containment provided by the established vegetation and the separation between the proposed installation and the open agricultural landscape beyond.

Having regard to the low height and limited scale of the array, its substantial screening and its lack of material intrusion into significant wider views, the proposal would not result in any material adverse effect on the significance or setting of the Derwent Valley Mills World Heritage Site.

7. Renewable-energy and environmental benefits

The proposed development will enable Penford House to generate part of its electricity requirements from renewable energy.

The proposal therefore provides a clear environmental benefit through the generation of low-carbon electricity.

Importantly, this benefit can be achieved through a very modest installation which has been deliberately positioned to minimise its landscape and visual effects.

The proposal therefore represents an appropriate small-scale response to the objective of increasing renewable-energy generation while respecting the environmental characteristics of the locality.

8. Planning balance and conclusion

The applicant respectfully submits that the proposal represents an appropriate balance between renewable-energy generation and protection of Quarndon's rural landscape. In particular:

- the development comprises only 10 solar panels;
- the installation is domestic in scale and serves an existing dwelling;
- the panels are low-level structures occupying a relatively small area;
- the proposed location has been deliberately selected to minimise visual impact;
- substantial established vegetation provides visual containment;
- the installation is associated visually with the residential property rather than appearing as an isolated development within the adjoining agricultural landscape;
- the proposal would not materially alter the rural character of the surrounding area;
- significant landscape views would not be materially harmed;
- the proposal would not result in any material adverse effect on the significance or setting of the Derwent Valley Mills World Heritage Site; and
- the installation will provide a positive renewable-energy and carbon-reduction benefit.

The applicant acknowledges the caution expressed within the supporting text of the Quarndon Neighbourhood Development Plan regarding ground-mounted solar installations.

However, planning permission is sought for the specific development proposed and its actual effects should therefore be assessed having regard to its individual scale, location, screening and relationship with the surrounding landscape.

In this instance, the very limited scale of the installation, its domestic purpose, low height, carefully selected location and substantial established screening allow renewable energy to be generated without unacceptable landscape, visual or heritage harm.

For these reasons, the applicant respectfully requests that Amber Valley Borough Council grants planning permission for application AVA/2026/0521.

APPENDIX 1 - SITE PHOTOGRAPH

Proposed location of the 10 ground-mounted solar panels



The red annotation identifies the proposed location. The photograph demonstrates the substantial established vegetation immediately adjacent to the proposed installation and the relationship between the domestic site and the open agricultural

landscape beyond. It illustrates how the selected location provides visual containment and avoids positioning the solar array as an isolated feature within the adjoining open countryside.