

Design and Access Statement

Proposed Installation of 20 Ground-Mounted Solar Panels

Bradgate Manor, Abbey Hill, Netley Abbey, SO31 5FB, Eastleigh Borough Council

1. Introduction

This Design and Access Statement supports the planning application for the installation of 20 ground-mounted solar panels within the grounds of Bradgate Manor a Grade II listed building located within a designated Conservation Area under Eastleigh Borough Council's jurisdiction. The proposed development aligns with national and local planning policies promoting renewable energy while ensuring minimal impact on the character of the historic environment.

2. Site Context

The property is a Grade II listed building set within extensive private grounds. The proposed location for the solar panels is within the garden, positioned to ensure they are not visible from public vantage points outside the property boundary. The panels will be installed on a low-profile frame, ensuring they remain unobtrusive within the landscape. The main building was previously upgraded and expanded by current owner to eliminate a host of features added previously that were not in keeping with the heritage nature of some elevations (i.e. UPVC double glazing). The panels are situated in the east/ north east side of the house next to an existing stable block and are invisible from the west side which includes the heritage features that were considered worthy of Grade 2 listing status.

3. Design Considerations

- **Scale and Layout:** The 20 panels will be arranged in two rows, to optimize efficiency while minimizing visual impact.
- **Appearance:** The panels will have a matte black finish to reduce glare and will be positioned at an angle to maximize solar gain.
- **Siting:** The chosen location is screened by existing trees and hedgerows, ensuring that the installation does not detract from the character of the listed building or the wider Conservation Area.

4. Heritage and Conservation Impact

The proposed installation has been carefully designed to avoid any detrimental impact on the setting of the listed building. Key considerations include:

- **Reversibility:** The solar panels can be removed in the future without causing permanent harm to the landscape.
- **Visual Impact:** The positioning ensures that the panels do not compete with or obscure views of the heritage asset.
- **Preservation of Character:** By situating the panels away from historic structures and using a low-profile design, the proposal respects the architectural and historical significance of the site.

5. Sustainability and Environmental Benefits

The proposed development supports the UK's commitment to reducing carbon emissions and promoting renewable energy. The installation will:

- Generate clean, sustainable electricity for the property, reducing reliance on fossil fuels.
- Support local and national policies aimed at increasing renewable energy use.
- Have no adverse environmental impact, as no trees or significant landscape features will be removed.

6. Access Considerations

Access for installation and maintenance will be via existing garden pathways. No new hardstanding or permanent infrastructure will be required. The installation process is expected to be completed within a short timeframe with minimal disruption.

7. Conclusion

The proposed ground-mounted solar panel installation is a sensitive and appropriate addition to the property, balancing the need for renewable energy with the preservation of the historic environment. Given the careful siting and low impact of the development, we respectfully request that planning permission be granted.

Applicant: Ian Douglas

Date: 3rd April 2025

Key Citations

- Installing Solar Panels guidance from Historic England [Installing Solar Panels | Historic England](#)
- New Advice on Adapting Historic Buildings for Energy and Carbon Efficiency from Historic England [New Advice on Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England](#)
- Solar photovoltaic scheme information from Eastleigh Borough Council [Solar photovoltaic scheme | Eastleigh Borough Council](#)
- Conservation areas information from Eastleigh Borough Council [Conservation areas | Eastleigh Borough](#)
- Solar panels in conservation areas expert guide from Sunsave [Solar panels in conservation areas: the expert guide \[UK, 2025\]](#)
- Eastleigh Borough Council approves large solar farm plans from Daily Echo [Eastleigh Borough Council approves £22m solar farm plans | Daily Echo](#)
- Solar together initiative from Eastleigh Borough Council [Solar together - Eastleigh Borough Council](#)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 from UK Legislation [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)