



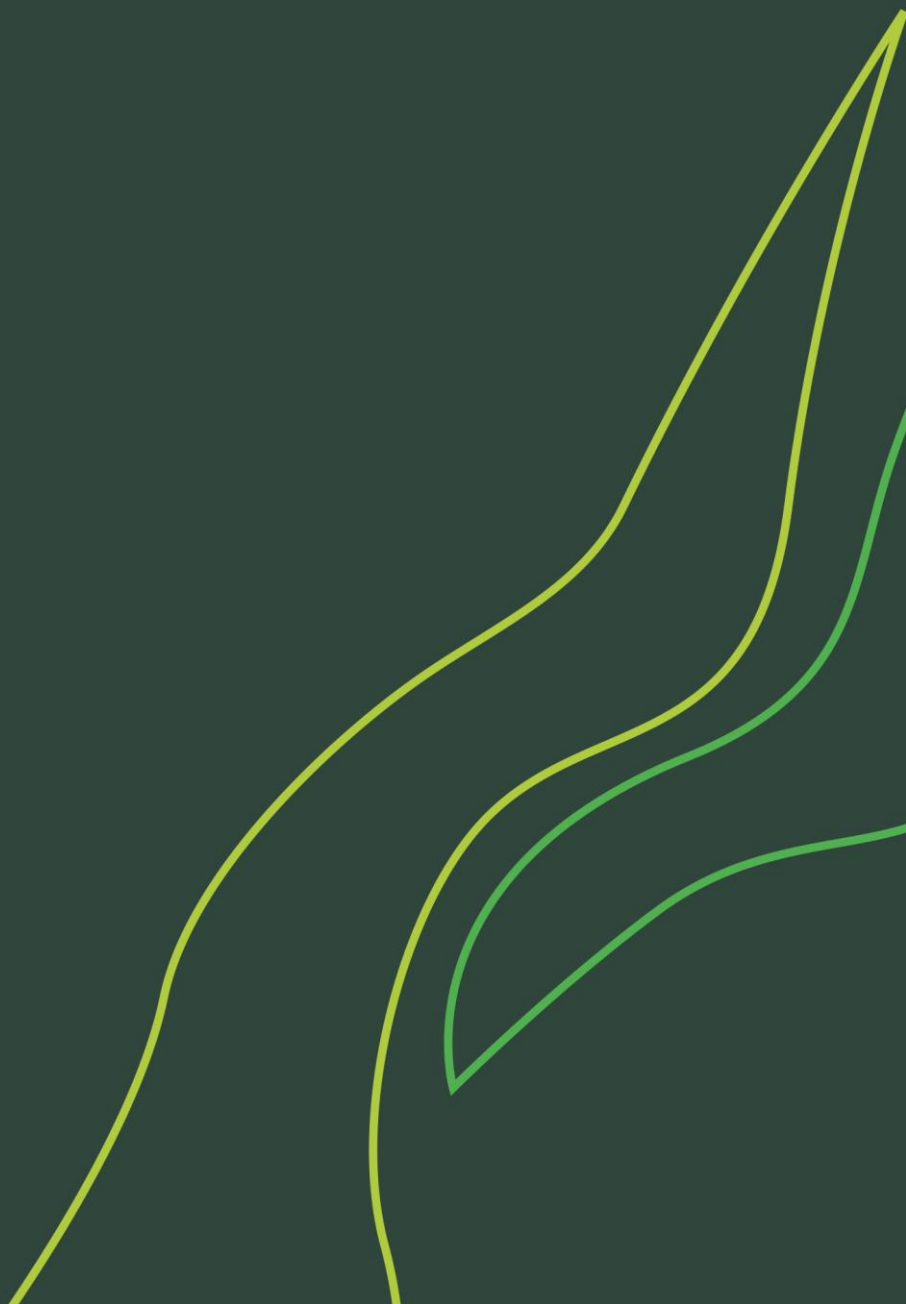
Design and Access Statement

Site: Land at MoD Sealand, Green Lane East, Deeside, CH5 2LS

Client: EMCOR Ltd

Document reference: J251173-GCL-XX-XX-T-L-0820

Date: April 2026



DOCUMENT CONTROL SHEET

<i>Title</i>	Design and Access Statement			
<i>Client</i>	EMCOR Ltd			
<i>GC Document Reference</i>	J251173-GCL-XX-XX-T-L-0820			
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<i>Reviewed</i>				
<i>Issue Status</i>	Issue	Date	Status	Revision
	1	23.01.2026	<i>Preliminary</i>	P01
	2	12.03.2026	<i>For Comment</i>	P02
	3	13.04.2026	<i>Public Consultation</i>	P03
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1.1 Introduction

1.1.1 This Design and Access Statement has been prepared by Ground Control Ltd on behalf of EMCOR Ltd (the Applicant) to support a full planning application for the proposed development of a ground-mounted solar photovoltaic (PV) electricity generating scheme on land at MoD Sealand, Green Lane East, Deeside (the Application Site).

1.1.2 Renewable energy generated on-site by the solar PV scheme will support businesses on the wider MoD Sealand site and contribute to the MoD's strategic environmental targets, directly reducing carbon emissions associated with burning fossil fuels and ensuring a secure and economically beneficial energy supply.

1.1.3 The full description of the proposed development is as follows:

'Installation of ground mounted photovoltaic (PV) solar arrays to provide 3MW generation capacity with ancillary infrastructure including inverters, HV / LV connection, cabling, internal access track and access gates.'

1.1.4 The planning application is accompanied by the following supporting information and technical reports:

- Design and Access Statement (this document);
- Planning Statement;
- Pre-Application Public Consultation Report (this will be completed prior to submission of the planning application);
- Planning Application drawings;
- Green Infrastructure Statement;
- Flood Consequences Assessment including drainage strategy;
- Preliminary Ecological Appraisal Report and Biodiversity Enhancement strategy;
- Landscape and Visual Appraisal.

1.1.5 The remaining sections of the Statement provide further information as follows:

- Section 1.2: the Location and Context of the proposed Development;
- Section 1.3: Design Development;
- Section 1.4: Conclusions.

1.2 Location and Context of the Proposed Development

The Application Site

- 1.2.1 The site location is shown on Figure J251173-GCL-ZZ-ZZ-D-L-0101 within the supporting documents and the context of the Application Site is shown in the map extract below.



Figure A Site Location (not to scale, grid square = 1km)

- 1.2.2 The Application Site covers 3.2 hectares (ha) of 'brownfield' land comprising a disused playing field located in the northern part of the wider MoD Sealand site and centred on national grid reference 333794,370472. The planning application boundary sits within the perimeter fencing of the MoD Sealand site which is bordered in the north and west by the A548, to the north-east by Green Lane East and to the east and south by operational areas of the MoD site.
- 1.2.3 Existing security fencing defines a large part of the planning application boundary and includes existing gated access points along the north-eastern side onto the MoD site access road off Green Lane East. A display area around a stationary jet plane protrudes into the Application Site and parking is available on the site access opposite for casual visitors to this feature. A security building to the east on the site access road marks the formal entrance to the MoD site. Operational buildings, workshops, external service areas and car parking within the wider MoD site are located to the south of the Application Site.

1.2.4 The former playing field is laid to grass which is mown regularly and there are no trees or areas of established woody vegetation within the Application Site. Scattered individual trees are located beyond the western and south-western boundaries of the Application Site and belts of established mixed woodland are located beyond the northern and eastern boundaries. Existing trees and woodland would not be affected by the proposed development. There is no surface water on the Application Site which is generally flat at approx. 4.7m above Ordnance Datum (aOD) in the south-west rising to approx. 5.0m aOD in the east. The Application Site sits at a lower elevation than the A548 to the north.

Surrounding Area

1.2.5 The road corridor to the west of the Application Site is a wide, six-lane trunk road comprising the A494 Welsh Road flanked by the A548 to the east bordering the site and the B5441 in the west providing access to the Deeside Industrial Park. The Deeside Industrial Park is an extensive area of industrial and commercial warehousing and land uses including the location of a small 3.8MW ground-mounted solar PV scheme associated with the Toyota Manufacturing plant approx. 1.8km to the west of the Application Site. The large 45.7MW Shotwick Solar Park is located to the north of the A548 Weighbridge Road approx. 1.5km to the north-west of the Application Site.

1.2.6 To the north of the Application Site lies the junction of the A548 and the A494 with Green Lane East providing access to MoD Sealand off the A548. Land to the east of Green Lane East comprises open agricultural land and scattered isolated dwellings. The detached residential property Maes Gwyn Farm is located on Green Lane East opposite the MoD Sealand entrance and screened from the Application Site by the intervening vegetation.

Designations

1.2.7 The Application Site and immediate vicinity are not covered by statutory or non-statutory environmental designations. Areas within 1km of the Application Site are locally designated as follows:

- Land to the east of Green Lane East is designated in local planning policy as a Green Wedge which seeks to maintain the openness of the countryside.
- Several Public Rights of Way (PRoW) cross the agricultural land to the north-east and east of the Application Site and Green Lane East is also designated as a bridleway.
- The site of Shotwick Castle approx. 1km to the east of the Application Site is a Scheduled Monument. It is screened from the wider landscape by mature trees.

1.2.8 The wider area includes a range of statutorily designated features which reflect Deeside's importance for the natural environment. These features are at some distance from the Application Site and would not be affected by the proposed solar PV scheme. They include the following:

- The River Dee approx. 2.2km to the south of the Application Site and the estuary to the south-west is designated as a Special Area of Conservation, and the river and estuary and linked Shotton Lagoons and Reedbeds are designated as a Site of Special Scientific Interest (SSSI) for a range of aquatic habitats;
- Further downstream to the south-west the Dee Estuary is also designated as a Special Protection Area for its populations of overwintering birds.

Planning Policy Context

- 1.2.9 The Planning Statement accompanying the planning application provides a comprehensive appraisal of the proposed development in relation to adopted planning policy and relevant guidance. 'Design and Access Statements in Wales' also requires a summary of the proposal's design response to planning policy.
- 1.2.10 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.2.11 The development plan for the Application Site comprises the following documents:
- Future Wales: The National Plan 2040 (Welsh Government, February 2021)
 - Flintshire Local Development Plan (LDP) 2015-2030 (Flintshire County Council, adopted January 2023)
- 1.2.12 Key policies for the proposed development within the development plan are the summarised below:
- Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure within Future Wales: The National Plan 2040. It confirms that decision makers must give significant weight to the need to meet Wales' international commitments including a target of generating 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency.
 - Policy EN13: Renewable & Low Carbon Energy Development within the Flintshire LDP. This confirms support for renewable energy development in appropriate locations and subject to meeting criteria for siting, design, layout, type of installation and materials; public amenity or accessibility; impact on existing land use; the location of ancillary buildings or structures; and adequate provision for restoration.
- 1.2.13 Relevant policy and guidance in relation to design and access includes the following:
- Planning Policy Wales 12 (PPW12) (edition 12, Welsh Government, February 2024)
 - Designing for Renewable Energy in Wales (Design Commission for Wales, November 2023)
- 1.2.14 The location and design of the proposed development have been considered in relation to relevant planning policy and is described in this Statement.

1.3 Design Development

- 1.3.1 The proposed development involves the construction and operation of a ground-mounted solar photovoltaic (PV) scheme with a generating capacity of 3MW. As a 'private-wire' scheme which will distribute electricity directly to the existing 11kV grid within MoD Sealand there is no need for a connection to the national grid although such a facility could be added to the scheme at a later date.
- 1.3.2 The solar PV scheme is anticipated to be operational for at least 40 years after which the components of the proposed development could be decommissioned, dismantled and removed and the land restored or a further application may be submitted for renewing or 're-powering' the system.
- 1.3.3 The Application Site extends to 3.2 hectares comprising a former playing field within the existing secured grounds of MoD Sealand. The layout of the proposed development is shown on Figure J251173-GCL-ZZ-ZZ-D-L-0102 within the planning drawings.

Design Objectives

- 1.3.4 The design of the proposed solar PV scheme has been driven by the following principles:
- The need to secure a reliable source of clean energy for support research and development activities on the MoD Sealand site.
 - The opportunities for development which environmentally unconstrained and under-utilised open space within the MoD estate offers.
 - The environmental and physical requirements for a solar PV scheme.
 - The feasibility of adapting the existing 11kV site energy network to be able to receive solar PV generated electricity as a 'private-wire' connection with no need for connection to the national grid.
 - The need to avoid or minimise adverse environmental effects and to achieve a Net Benefit for Biodiversity.

Site Selection

- 1.3.5 Planning Policy Wales 12 confirms that planning applications for small-scale renewable energy developments should be determined based on the merits of the individual proposal as determined through the planning application process.
- 1.3.6 The selection of the Application Site has been confirmed through consideration of opportunities for secure 'private-wire' solar PV electricity generation in the surrounding area. The conclusion is that the development of locations outside of MoD Sealand would require extensive facilitation and grid connections works (resulting in potential adverse effects on the wider environment and local populations and businesses) and would not provide a suitable level of security of supply.
- 1.3.7 Areas to the north of the Application Site (beyond the extensive highway infrastructure of the A494/A548 junction) and to the east of Green Lane East comprise undeveloped agricultural land which is also covered by a local Green Wedge policy where the development of a solar scheme would be intrusive and environmentally damaging. Residents at properties along Green Lane East would also be adversely affected.

- 1.3.8 There is no suitable land within existing developed areas such as the Deeside Industrial Park to the west and connection to any such land across the A494 road corridor would be commercially and logistically unfeasible.

Site Analysis

- 1.3.9 A review of relevant planning policy
- 1.3.10 There is no alternative location to the Application Site because no other site can provide a secure 'private-wire' connection. However, the site has still been considered in respect of guidance for the design of solar PV schemes in 'Designing for Renewable Energy in Wales' and development control criteria. The Application Site meets all the operational requirements for a solar PV scheme as follows:

- The site is generally flat and / or south-facing and free from overshadowing by trees and buildings so that sunlight intensity levels will be optimised
- The site is of a suitable size and shape to accommodate a 3MW scheme in an efficient arrangement
- The site is available, currently underutilised and additionally offers an existing 'private-wire' connection
- The site can be accessed by vehicles by the private means of access off the public highway to the MoD Sealand site
- The site is not covered by any statutory environmental designations and has minimal environmental constraints
- There are few nearby residents and these are screened from the site by existing buildings and trees
- Habitats on the Application Site can be enhanced to deliver a net benefit for biodiversity
- The site is available for the anticipated 40-year lifetime of the scheme

Design Development

- 1.3.11 Having confirmed the suitability of the Application Site for solar PV energy generation the design of the scheme is primarily driven by the need to ensure that the scheme makes best use of the land available and in the absence of other environmental or physical constraints the arrangement of the scheme components is fixed.
- 1.3.12 The following technical appraisals have been undertaken to fully understand the key potential opportunities and constraints to development of the site and separate reports accompany the planning application:
- Flood Consequences Assessment and drainage strategy
 - Preliminary Ecological Appraisal (PEA), habitat survey and biodiversity impact assessment
 - Landscape and Visual Appraisal
- 1.3.13 The proposed solar PV scheme has been adapted to accommodate recommendations where required and feasible. In particular the following features have been incorporated into the scheme design:
- The vehicular access track has been extended to the south to join an existing service area.

- The access track will be formed of free-draining aggregate to minimise surface water run-off.
- Areas of retained grassland will be enhanced to improve species diversification.
- Artificial habitats will be included in the implemented scheme.

Design Components

Layout and Access

1.3.14 The scheme is shown on Figure J251173-GCL-ZZ-ZZ-D-L-0102 Proposed Solar PV Array Layout and an extract is below.



Above - Site Layout

- 1.3.15 The physical characteristics of the site, which is flat and open with no environmental restrictions, support ascheme design which maximises use of the available space to achieve an efficient layout adjacent to the point of HV / LV connection to the wider 11kV site network which is located in the south-west corner of the site.
- 1.3.16 The scheme layout incorporates the potential for site access via existing vehicle gates along the east side of the security perimeter fence onto Green Lane East. New gates will be added to the southern boundary perimeter fencing to allow direct vehicular access from the existing service area to the maintenance track through the solar PV scheme. The track will provide access through the centre of the site and to the south-west to the location of the HV / LV connection.
- 1.3.17 Access to the site will be from the private MoD Sealand service road off Green Lane East. This will be required by construction workers and authorised maintenance personnel either on foot or using a vehicle such as a van. Public access will not be permitted.

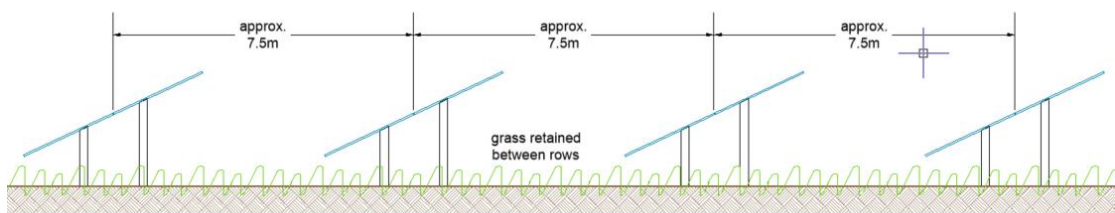
Amount

1.3.18 The proposed solar PV scheme will comprise a range of components which are illustrated on Figure J251173-GCL-ZZ-ZZ-D-L-0103 Proposed Solar PV Array Components and described below:

- Solar PV panels to a height of approx. 2.8-3.0m above ground level (agl) set on metal frames and tilted at approx. 20 - 25 degrees from the horizontal with an orientation to the south to maximise solar gain. The panels will have a clearance of approx. 0.8m agl along their southern edges. Rows of panels or 'arrays' will be spaced at intervals of approx. 7.5m from south to north with approx. 3.0m between the front edge of one row and the rear edge of the next row.



Above – Ground-mounted solar arrays



Above – Solar array spacing

- The ground-mount frames will comprise high-strength steel and will have up to two posts (in section) which will extend into the ground to provide a foundation for the structure. The type and depth of foundation will be determined following further ground investigation.
- Cabling from the solar panels will be collected via pairs of string combiners and inverters mounted on metal posts or the mounting frame and from these underground cables in trenches alongside the site access track will run to the HV / LV containerised connection.
- A containerised HV / LV connection point with an internal LV Distribution Board will be located in the south-west corner of the site to connect with the existing wider site's 11kV grid and site network. The dimensions of the container will be up to approx. H2635mm x L6055mm x D2435mm, and its colour will be either light grey or dark green.



Above – Containerised HV / LV connection point

- A new site access track formed from free-draining crushed aggregate will be constructed through the centre of the array and along the south-west boundary to provide a surfaced route for maintenance vehicles.
- New vehicle access gates up to approx. 2.4m high will be installed in the existing metal mesh and chainlink security fencelines. These currently comprise fencing to a height of approx. 2.1 – 2.4m with barbed wire / razor wire along the top.
- The Application Site is additionally secured with existing CCTV coverage which will continue to be used.
- No additional lighting is proposed.
- Retained grassland, which currently has a low value for biodiversity, will be enhanced through the introduction of a locally appropriate range of wildflower species across a minimum area of 0.25ha and artificial habitats will be introduced to support insect and small mammal populations. Long-term management including more sympathetic seasonal cutting of all retained grassland will support its diversification to secure a Net Benefit for Biodiversity.

Scale

- 1.3.19 The scale of the scheme is not large in the context of surrounding land uses and infrastructure and has been determined to meet the objective of electricity generation for use on the wider MoD Sealand site. The mass of the solar PV scheme will be limited by its low height of approx. 2.8m – 3.0m agl. Adjacent large buildings and the road corridor to the west and north provide a suitable context for the scale of the proposed solar PV scheme which will sit below the rising embankment of the A548.

Environmental Sustainability

Renewable Energy

- 1.3.20 The proposed ground-mounted solar PV scheme will directly support national and local obligations to increase renewable energy generation helping to meet the Carbon Budget 3 interim target reduction of

58% of greenhouse gas emissions from 1990 levels and help meet a target solar PV renewable energy generating capacity of 228MW by 2030.

- 1.3.21 As a 'private-wire' connection to the wider 11kV MoD Sealand network the scheme will also reduce demand for electricity from the national grid which is the first requirement of the Energy Hierarchy as set out in Planning Policy Wales 12 (PPW12) (Planning Policy Wales 12, edition 12, Welsh Government, February 2024).

Flood Risk and Drainage

- 1.3.22 A Flood Consequences Assessment has been undertaken in accordance with PPW and TAN15 'Development, Flooding and Coastal Erosion' and the proposed ground-mounted solar PV scheme is classified as 'less vulnerable development' in respect of flooding. The Application Site is located in Flood Zone 2 for river flooding and Flood Zone 3 for sea flooding. However, it is also within a defended zone for sea flooding, mitigating the risk from this type of flooding, whilst the flood defences remain in good condition. The site is at a low risk of flooding from other sources such as groundwater and surface water. Although the solar PV scheme will involve a small amount of new impermeable surface associated with the transformer location the access track will be formed from permeable materials and which will be free-draining. Runoff from the panel surfaces will infiltrate into the existing ground. As such no additional provision for controlled drainage is required.

Nature Conservation

- 1.3.23 The design of the biodiversity enhancement proposals for the proposed development has been informed by a Preliminary Ecological Appraisal (PEA), habitat survey and biodiversity impact assessment. The existing habitat on the site is restricted to modified grassland dominated by Rye grass with a range of common forb species such as Buttercup. It is generally of limited botanical interest and poor species diversity. There are few records of protected species in the wider area but none for the site which does not provide suitable habitat for species such as Bat, Badger, Great Crested Newt etc, although its potential use by small mammals such as Hedgehog is likely. The study concluded that there would be no impacts to any statutory or non-statutory designated sites due to a lack of connectivity with surrounding areas and the contained nature of the proposed development which is surrounded by existing built development. Enhancement of the existing grass sward by increasing the diversity of species supported by a more sympathetic cutting regime will provide a Net Benefit for Biodiversity based on an initial biodiversity assessment. Further details will be developed prior to commencement of development.

Landscape Character and Visual Amenity

- 1.3.24 A Landscape and Visual Appraisal has been undertaken to understand the potential effects of the proposals on landscape character, views and visual amenity. Zone of Theoretical Visibility modelling has been undertaken to estimate the potential intervisibility between the proposed solar PV scheme and locations in the surrounding area and specific locations have been visited to check its likely visibility. Due to the high level of visual screening provided by existing adjacent buildings, changes in landform around the A548 junction to the north and intervening vegetation the proposals are unlikely to be visible from the main areas of population in the surrounding area. Views from Maes Gwyn Farm on Green Lane East will be screened by the mature tree belts between the property and the Application Site. The large-scale of adjacent land

uses such as the road corridor and adjacent industrial character of the Deeside Industrial Park and MoD Sealand site provide a suitable context for development of the solar PV scheme. The character of the area will remain unchanged and there will be a limited change in views of the site. There are no proposals for additional visual screening of the solar PV scheme.

Community Safety

- 1.3.25 The very small fire hazard associated with solar PV electricity generation is an important consideration and the scheme design and components reflect current industry best practice for minimising such risks. The containerised HV / LV connection unit will be located on an area of hardstanding and will incorporate cooling, fire suppression and monitoring systems in accordance with industry standards and the scheme as a whole is located at an appropriate distance from other site uses and buildings.
- 1.3.26 There will be no public access to the site.

Response to Planning Policy

- 1.3.27 The location and design of the proposed development have been considered in relation to relevant planning policy in respect of key issues for design and access as set out below.

Renewable Energy

- 1.3.28 The development plan is overwhelmingly in favour of renewable energy as a means of meeting the nation's legal obligations under the Climate Change Act 2008 and the Environment (Wales) Act 2016 and secondary legislation. Planning Policy Wales 12 (PPW12) recognises the value of Local Area Energy Planning (LAEP) as a means of focusing on energy and decarbonisation targets. The Flintshire LAEP confirms that electricity generation from ground-mounted solar PV sources is expected to increase to 228MW by 2030. The proposed development can contribute to both national and local objectives for renewable energy generation, and specifically ground-mounted solar PV generation, within a very short time frame.
- 1.3.29 As a 'private-wire' renewable energy scheme i.e. not requiring connection to the national grid, the proposed solar PV scheme will provide MoD Sealand and its associated on-site business partners with its own electricity supply through an existing 11kV network thereby also reducing demand on the wider national grid (the first principle of the energy hierarchy for planning) and supporting its resilience as the national network is reinforced.

Site Selection and Design

- 1.3.30 PPW12 confirms that local authorities should seek to maximise the use of renewable energy in their areas to ensure renewable energy targets are achieved alongside a consideration of the resilience of the existing grid to accept and distribute increases in electricity as new schemes come forward. PPW12 also confirms that planning applications for renewable energy developments should be determined based on the merits of the individual proposal as determined through the planning application process.
- 1.3.31 The key policies within the development plan relating to the principle of solar PV energy generation at the Application Site are Policy 17 within Future Wales: The National Plan 2040 and policy EN13 within the Flintshire

LDP. In addition as 'brownfield' land the Application Site should be developed in preference to undeveloped or 'greenfield' locations.

- 1.3.32 There is no alternative location to the Application Site because no other site can provide a secure 'private-wire' connection. However, the site has still been considered in respect of guidance for the design of solar PV schemes in 'Designing for Renewable Energy in Wales' and development control criteria. The design response is detailed above under Site Selection, Site Analysis and Design Development.
- 1.3.33 The scheme's conformity to the criteria set out in LDP policy EN13 for small-scale (less than 5MW) renewable energy generation is set out below.

Siting, design, layout, type of installation and materials

- 1.3.34 The character of the Application Site is that of a former playing field enclosed by security fencing and classified as brownfield land. It is surrounded by large-scale industrial development comprising the workshops of MoD Sealand to the east and south, a wide, lit highway corridor to the west and earthworks to the north which are uncharacteristic of the surrounding flat landscape of the River Dee floodplain. There is limited established woodland planting associated with the road junction to the north and a belt of trees to the east of the site which physically and visually separates the site from the open, agricultural land to the east. The siting of the proposed solar PV scheme is appropriate for the location and its design, layout, scale and materials will not have an adverse effect on the character and features of the site and adjacent areas.

Public Amenity and Access

- 1.3.35 There is no public access to the Application Site. Visitors to the static display on the eastern edge of the site will be familiar with its industrial context and there will be no loss of amenity. The site provides some visual relief from the public footway to the north and west but these locations are dominated by the negative influence of the road corridor and existing amenity is low. The proposed solar PV scheme at up to approx. 3.0m in height will be low-lying and will not affect the amenity of the footways next to the A494 corridor. Green Lane East and the bridleway along it are separated from the site by a service road and a belt of trees which filter views of the site and the higher amenity of public footpaths across the open countryside to the east would be unaffected.

Existing Land Use

- 1.3.36 The proposed development would have no impact on existing land uses as the solar PV scheme would be contained solely within the site which is currently unused.

Ancillary Buildings and Structures

- 1.3.37 A HV / LV containerised connection would be made between the solar PV arrays and the existing 11kV cable in the south-west corner of the site. Containerised switchgear / connection points are a standard component of ground-mounted solar PV schemes and its location on the south side of the site nearest to the workshops and existing small outbuildings will be in keeping with the character and quality of the location.

Restoration and Aftercare

- 1.3.38 The lifespan of the proposed solar PV scheme is anticipated to be c.40 years after which it could be removed and the land restored to its previous use or a further application may be submitted for renewing or 're-powering' the system. Importantly, soils lifted prior to construction of the site access track and any excess from cable trenching will be stored on the MoD Sealand site and managed appropriately for the lifetime of the scheme so that they remain in a good condition and will be suitable for re-use during restoration. Aftercare of the restored site will also ensure that biodiversity gains achieved during its operation are retained and managed.
- 1.3.39 The proposed ground-mounted solar PV scheme will satisfy the requirements of LDP policy EN13: Renewable and Low Carbon Energy Development.
- 1.3.40 Policy 17 in Future Wales: The National Plan 2040 requires proposed renewable development to demonstrate that there will be no unacceptable adverse impact on the environment. Consideration of the environmental effects for the key issues of flood risk, nature conservation and biodiversity, and landscape character and visual amenity are summarised above under Environmental Sustainability.

Benefits of the Proposed Development

- 1.3.41 Policy 17 also requires the benefits of renewable energy development to be set out and these are summarised below:
- The proposed ground-mounted solar PV scheme will directly support national and local obligations to increase renewable energy generation helping to meet the Carbon Budget 3 interim target reduction of 58% of greenhouse gas emissions from 1990 levels and Flintshire's LAEP target generating capacity of 228MW by 2030.
 - The 'private-wire' connection to the wider 11kV MoD Sealand network will reduce demand for electricity from the national grid which is the first requirement of the energy hierarchy.
 - The solar PV scheme will provide a more economic and secure electricity supply to the businesses and activities at MoD Sealand helping to support local employment and potentially growth.
 - The proposed development will re-use brownfield land which is currently unused and has not attracted inward development despite its location and allocation as a Principal Employment Area.
 - The existing species-poor grassland habitat will be enhanced to provide a Net Benefit to Biodiversity and the site's contribution as a component of the wider area's Green Infrastructure will be increased.
- 1.3.42 The proposed ground-mounted solar PV scheme will satisfy the requirements of Policy 17 in Future Wales: The National Plan 2040.

1.4 Conclusions

- 1.4.1 This Design and Access Statement accompanies a full planning application by EMCOR UK for permission for a ground-mounted solar PV electricity generating scheme with a generating capacity of 3MW on land at MoD Sealand to the west of Green Lane East in Deeside.
- 1.4.2 The design development of the proposed solar PV scheme has been informed by technical studies to identify constraints and opportunities associated with the site and the characteristics of the surrounding area and the proposals make best use of the land available. Following construction which would be complete within approx. four months the site would operate without any notable adverse effects on the environment, residential areas or public amenity. Enhancement through species diversification and appropriate management of the grassland habitat on the site will result in a Net Benefit for Biodiversity.
- 1.4.3 There are no adverse effects arising from the proposed development which would significantly outweigh the inherent benefits of the scheme.



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