

## **Planning Statement**

### Proposed Roof-Mounted Solar PV Installation

The Copt Oak Public House, Whitwick Road, Markfield, LE67 9QB

#### 1. Introduction

This Planning Statement supports a planning application for the installation of roof-mounted solar photovoltaic (PV) panels at The Copt Oak Public House. The proposal aims to generate renewable electricity to serve the operational energy demands of the public house, with any surplus exported to the grid.

#### 2. Description of Development

The development comprises the installation of 44 Trina Solar monocrystalline PV panels (20.02 kWp) on the existing pitched roof. Panels will be mounted using MCS-approved fixings, set parallel to the roof plane, and finished in black to minimise visual impact. Ancillary equipment, including a SolarEdge inverter and cabling, will be installed. Temporary scaffolding will be used during installation and removed immediately afterward. No groundworks or changes to the building footprint are proposed.

#### 3. Site Context

The Copt Oak is a rural roadside public house surrounded by open land. The building is already prominent in the landscape. The development will not affect access, parking (70 car spaces and 10 disabled spaces retained), or day-to-day operation.

#### 4. Planning Policy Considerations

The proposal aligns with national and local planning policy objectives, including:

- NPPF (2021): supporting renewable and low-carbon energy generation (paragraphs 152–158, 174, 180)
- Hinckley & Bosworth Local Plan: policies promoting sustainable development, energy efficiency, and low-carbon technologies

The proposal is designed to minimise visual impact, avoid harm to the surrounding countryside, and support climate change mitigation.

#### 5. Assessment of Impacts

- Visual Impact: Panels are low-profile, set back from roof edges, and finished in black to blend with the roofscape.
- Heritage: The building is not listed and is not within a Conservation Area.
- Biodiversity: No habitats will be lost; roof-mounted panels create shaded microhabitats.
- Access & Parking: Existing arrangements retained; no increase in parking demand.
- Waste & Construction: Installation waste will be managed responsibly; temporary scaffolding used for safe roof access.

#### 6. Conclusion

The proposed roof-mounted solar PV installation is sustainable, low-impact, and fully compliant with planning policy. It delivers renewable energy without harm to the building, site, or surrounding countryside, and is therefore considered acceptable for approval.