TOWN
PLANNING
SERVICES

PLANNING STATEMENT

For : Installation of a equipment storage container

Location : Woodwalton Solar Park, Woodwalton, PE28 5YL

Client : Roc Energy

Reference: 261274 R1

October 2026

CONTENTS

1 Introduction 3
2 Site and Proposal Description 3
3 Planning Policy Assessment 3
National Planning Policy Framework (NPPF) 3
Huntingdonshire Local Plan 4
4 Operational Need for the Container 4
5 Design and Appearance 4
6 Access and Traffic 5
7 Biodiversity Net Gain (BNG) 5
8 Other Material Considerations 5
9 Landscape and Visual Impact 6
10 Ecology 6
11 Conclusion 6

Copyright Town Planning Services Limited 2026. All Rights Reserved. No part of this report or any of its contents may be reproduced, copied, modified or adapted, without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

1 Introduction

1.1 This Planning Supporting Statement accompanies a full planning application for the installation of a single equipment storage container within Woodwalton Solar Park.

1.2 The purpose of this statement is to explain the proposal, set out its context, and demonstrate compliance with relevant national and local planning policies.

2 Site and Proposal Description

2.1 Woodwalton Solar Park is an established renewable energy facility accessed from the B1090. The submitted plans identify the "Proposed Container Location" centrally within the solar farm, adjacent to existing operational infrastructure including an electricity sub station. The site is accessed using the existing internal access track and track leading to the highway.

2.2 The container dimensions are shown on the submitted Elevations and Section Plan (Drawing No. 1004v1), measuring 6.058 metres long and 2.438 metres wide. It is 2.591 metres high. It has a footprint of 14.8 metres square.

2.3 The container will be finished in a dark green colour to blend with the surrounding landscape and existing equipment. It will be positioned on concrete blocks placed directly on the ground, avoiding excavation or disturbance of soils or potential archaeology.

3 Planning Policy Assessment

National Planning Policy Framework (NPPF)

3.1 The proposal accords with the NPPF by:

- Supporting renewable energy infrastructure
- Representing a minor operational enhancement
- Protecting landscape and residential amenity
- Minimising environmental impact
- Avoiding unnecessary land take or ecological disturbance

Huntingdonshire Local Plan

3.2 LP12 – Design The container is functional, recessive in colour, and well integrated within the solar farm.

3.3 LP19 – Renewable and Low Carbon Energy The proposal supports the continued operation of an established renewable energy facility.

3.4 LP30 – Biodiversity and Geodiversity The development is BNG exempt and does not affect habitats or ecological features.\

4 Operational Need for the Container

4.1 The container is required to store essential spare parts, tools, and maintenance equipment on site. The solar farm operates across a wide area, and faults can occur at any point within the array. Having equipment stored remotely at the depot currently results in inefficient maintenance cycles, requiring multiple trips to identify the fault, collect the necessary parts, and return to site to undertake repairs.

4.2 On-site storage enables faults and failures to be rectified quickly and efficiently, significantly reducing downtime and ensuring the solar park continues to operate at optimal performance. This small operational addition therefore directly supports the reliability and resilience of the renewable energy infrastructure.

5 Design and Appearance

5.1 The container is a standard 20-foot steel unit with a footprint of 14.8 m². It will be painted a recessive dark green to blend with the surrounding landscape and existing solar farm infrastructure.



Example of the RAL colour, Olive Green

5.2 The location is visually contained within the solar farm, screened by perimeter fencing, hedgerows, and the solar arrays themselves. There are no nearby residential receptors. There are no nearby residential receptors, and the container will not be visible from public viewpoints. The proposal therefore results in no adverse visual or amenity impact. The container would be painted dark green to blend into its surroundings.

6 Access and Traffic

6.1 The existing access arrangements from the B1090 will be used. No changes are proposed to the access track or internal circulation.

6.2 Delivery of the container will be via a standard HGV with an onboard crane. This represents a single, short term vehicle movement and will not result in any ongoing traffic generation.

7 Biodiversity Net Gain (BNG)

7.1 The Environment Act 2021 introduced mandatory Biodiversity Net Gain (BNG) for most forms of development. In 2026, the Government amended the regulations to clarify and extend the Small Sites Exemption, ensuring that very minor operational proposals are not burdened with disproportionate ecological requirements. Under the updated framework, development is exempt where the site area is below 0.1 hectares, the operational footprint is under 100 m², and no priority or irreplaceable habitats are affected. The exemption also applies only where works do not involve material ground disturbance.

7.2 The proposed container at Woodwalton Solar Park clearly meets all elements of this exemption. The structure has a footprint of just 14.8 m², well below the 100 m² threshold, and the red line boundary is significantly smaller than 0.1 hectares.

7.3 The container will be positioned on concrete blocks placed directly on the existing ground surface, meaning no excavation, trenching or soil disturbance will occur. The site itself is part of an established solar farm and comprises previously disturbed land with no priority habitats, irreplaceable features or statutory ecological designations.

7.4 As a result, the development does not give rise to any loss of biodiversity, nor does it alter the ecological baseline of the site.

7.5 In summary, the development is small, non-intrusive, and located entirely within an operational renewable energy site. It results in no biodiversity loss and fully complies with the 2026 amended Small Sites Exemption.

8 Other Material Considerations

- No heritage assets are affected.
- No archaeological disturbance occurs due to the absence of groundworks.

- The container is passive and generates no noise.
- No amenity impacts arise due to the isolated location and absence of nearby receptors.

9 Landscape and Visual Impact

9.1 The container is located within the interior of the solar farm and screened by existing infrastructure. There will be no adverse landscape or visual effects.

10 Ecology

10.1 No ground disturbance is proposed. The development does not affect habitats or ecological features.

11 Conclusion

11.1 The proposed equipment storage container is a small scale, operational enhancement to Woodwalton Solar Park. It is:

- Visually contained within the solar farm
- Essential for ongoing maintenance
- Free from environmental, amenity, or infrastructure impacts
- Fully compliant with national and local planning policy
- Exempt from Biodiversity Net Gain requirements
- Supported by a separate Flood Risk Assessment

11.2 The development is therefore acceptable in planning terms, and planning permission should be granted.

TOWNPLANNINGSERVICES

THE EXCHANGE
COLWORTH PARK
SHARNBROOK
BEDFORDSHIRE
MK44 1LZ

01234 924920

WWW.TOWNPLANNING.SERVICES