

Item: 6

DC/21/5550/FUL

Erection of 21MW solar photovoltaic (PV) array

Address: Land at Park Farm, Loudham Hall Road,  
Loudham, Suffolk

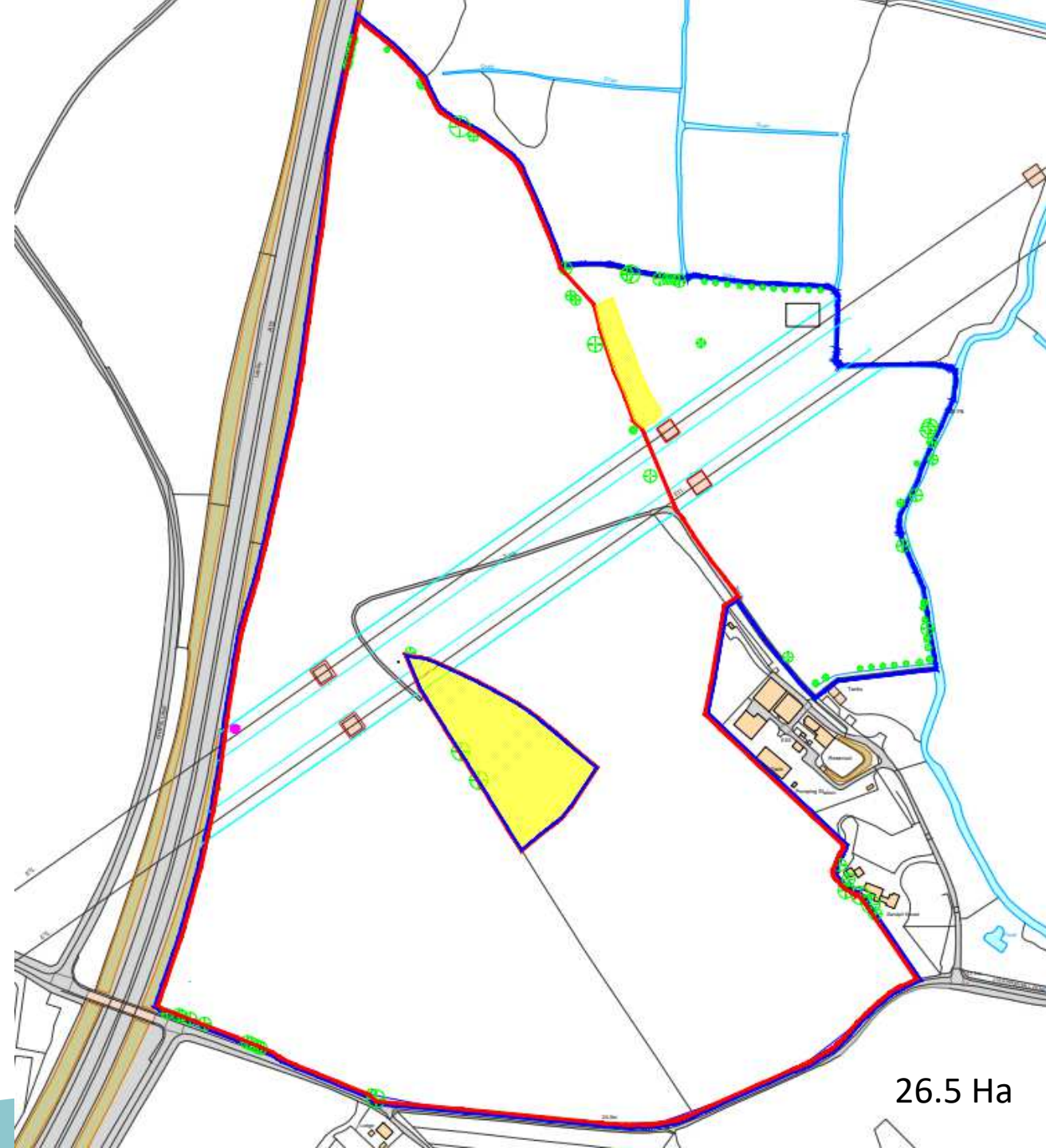
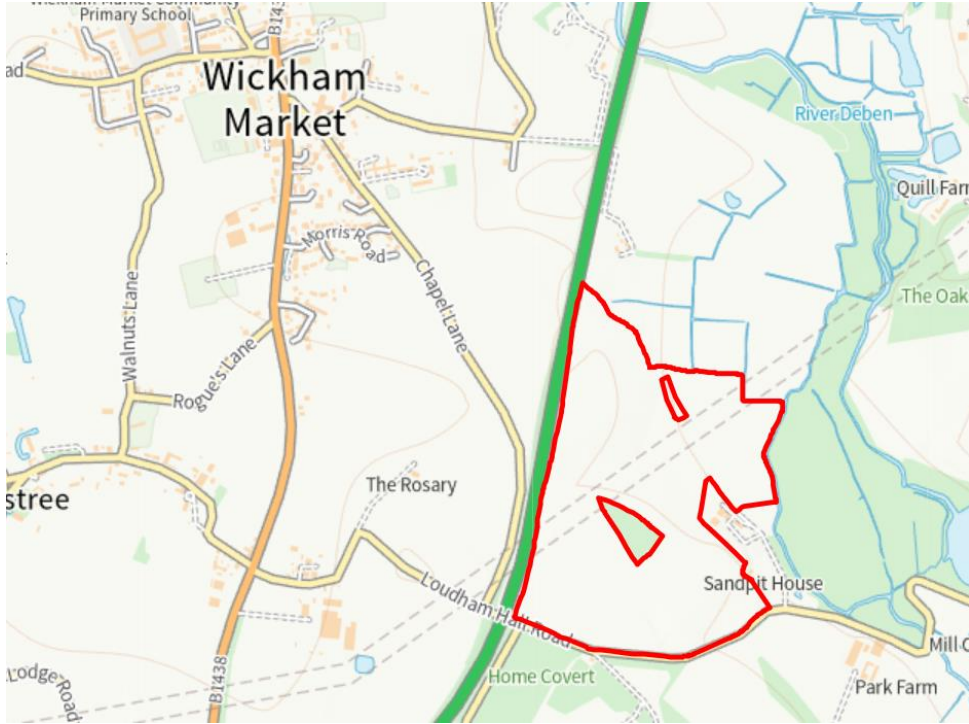


## Reason for Committee

The application is being presented to Planning Committee South for determination at the request of the Head of Planning and Coastal Management due to the wider public interest – from four local Parish Councils and Two Ward Members.

This meeting follows a Committee site visit

# Site Location Plan

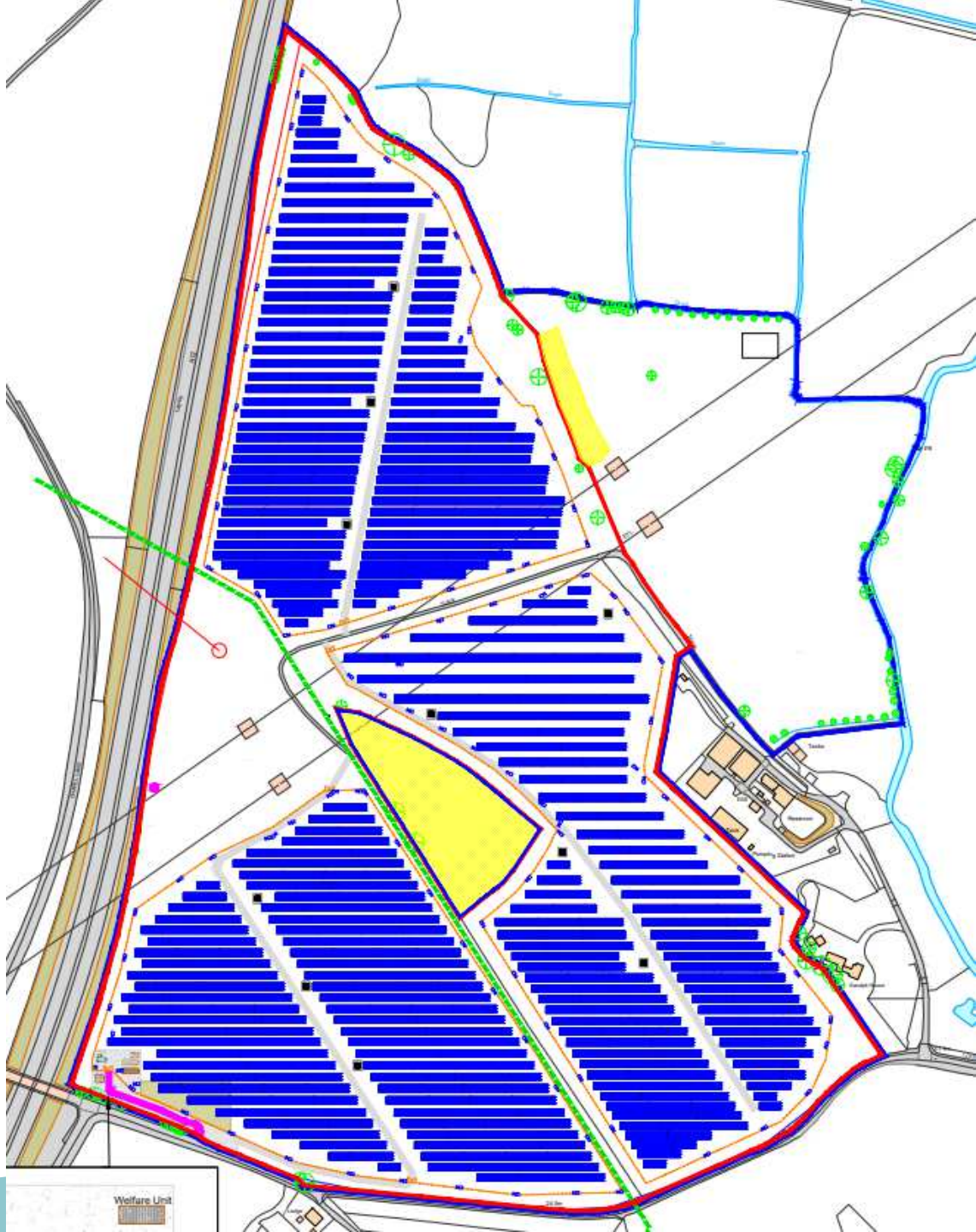
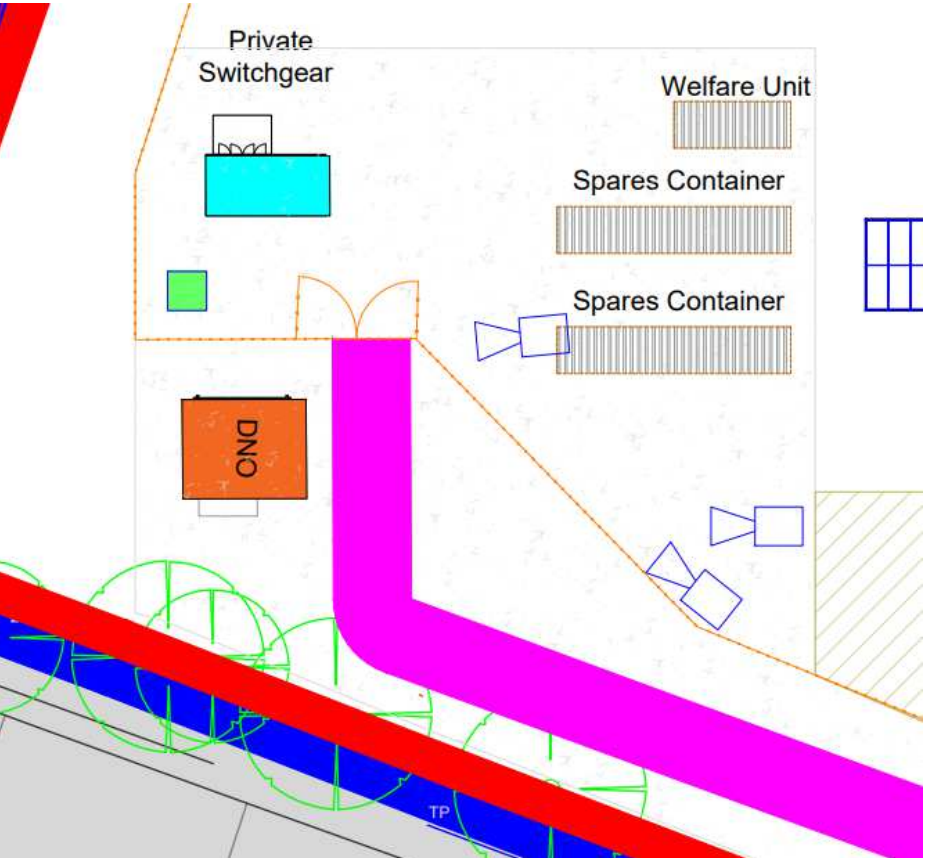


26.5 Ha

# Aerial Photograph



# Proposed layout plan





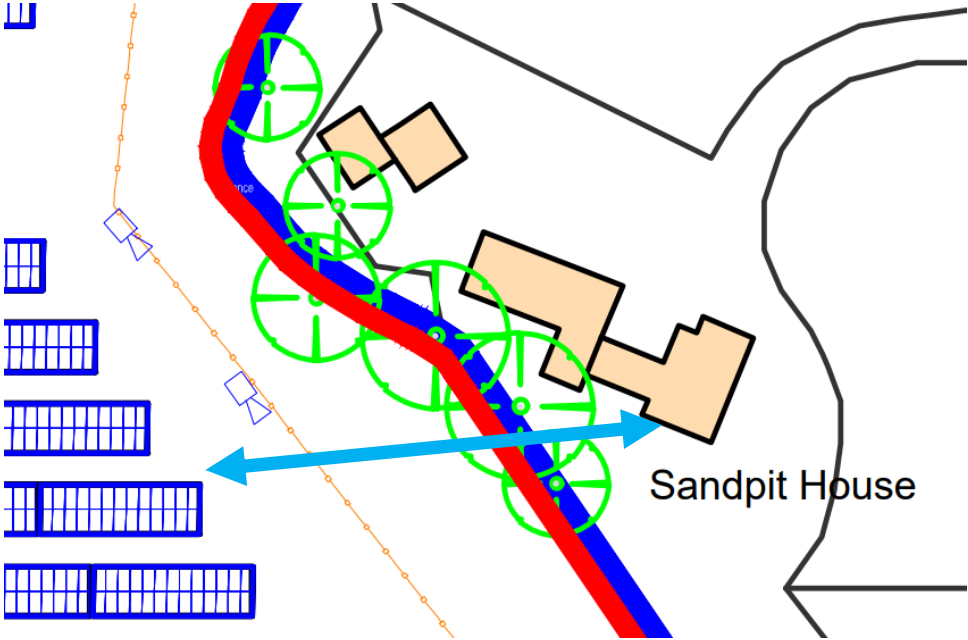






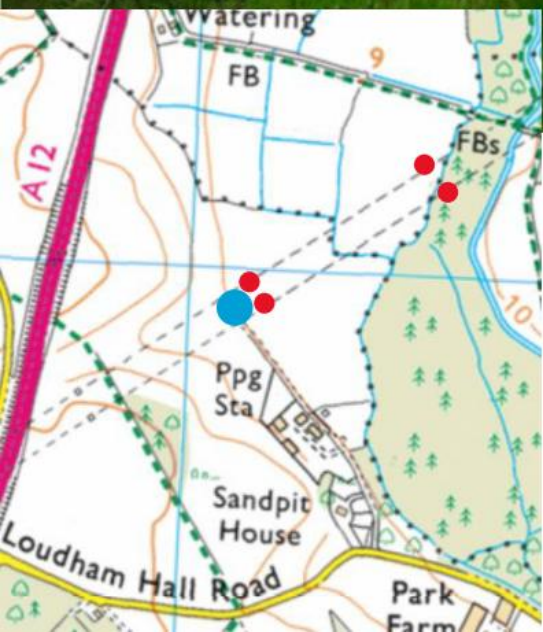


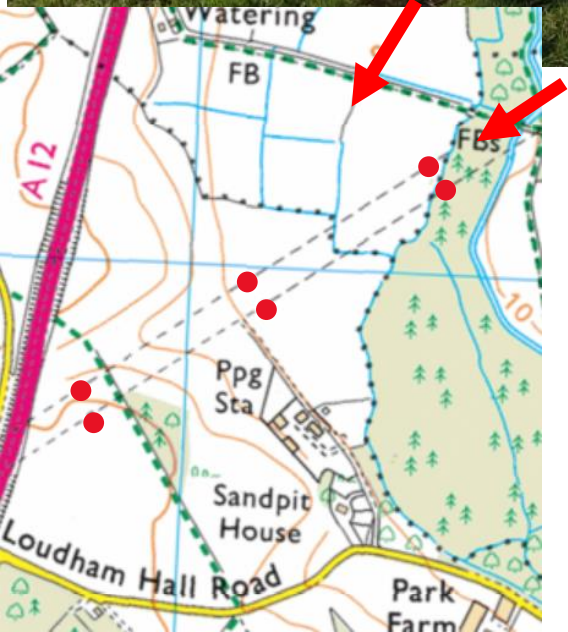
# Relationship with Sandpit House



16m from property to site boundary  
35m from property to site fence  
45m from property to nearest panel







# Landscape Appraisal viewpoints

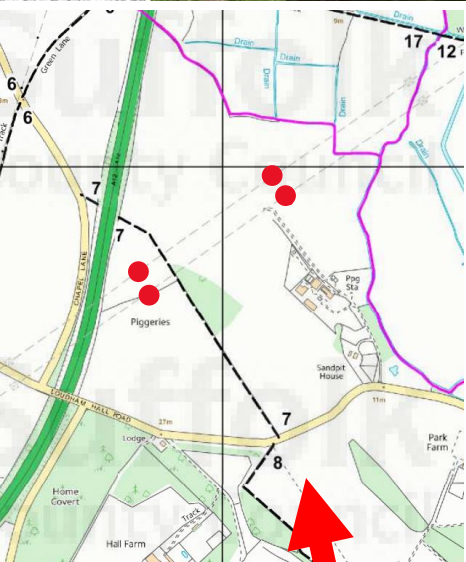




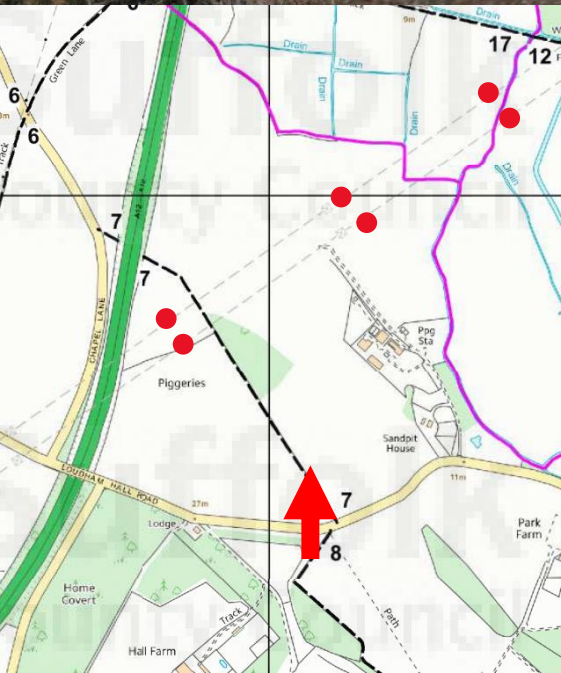
Southern boundary of the site



EXISTING VIEW (TYPE  
VIEW FLAT AT A COMFORTABLE ARM'S LENGTH)



# View point on Loudham Hall Lane

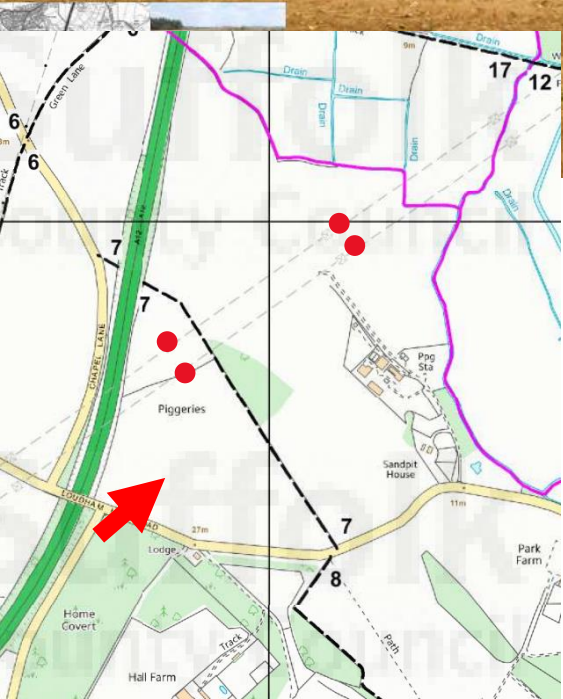


EXISTING VIEW (TYPE  
VIEW FLAT AT A COMFORTABLE ARM'S LENG

# Floor Plans

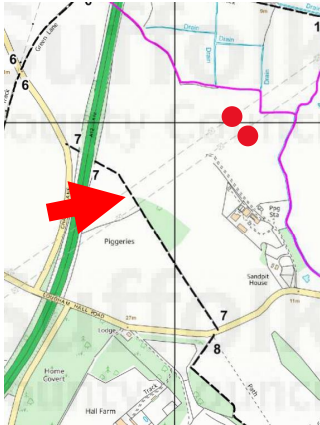


Block of woodland within the site



EXISTING VIEW (TYPE  
VIEW FLAT AT A COMFORTABLE ARM'S LENGTH





Viewpoint 5: P10/W E-431/007/0, looking east within the site.

EXISTING VIEW (TYPE 1)  
VIEW FLAT AT A COMFORTABLE ARM'S LENGTH

Project: P10/W E-431/007/0	Site Location: 000001/000001	Date: 11/01/2024	Prepared by: J. Jones
Project No: 101011448.00.00.00.00.00.00.00	Site Name: 101011448.00.00.00.00.00.00.00	Scale: 1:1000	Project No: 101011448.00.00.00.00.00.00.00
Scale: 1:1000	Created by: J. Jones	Checked by: J. Jones	Project No: 101011448.00.00.00.00.00.00.00
Date of Issue: 11/01/2024	Checked by: J. Jones	Project No: 101011448.00.00.00.00.00.00.00	Project No: 101011448.00.00.00.00.00.00.00





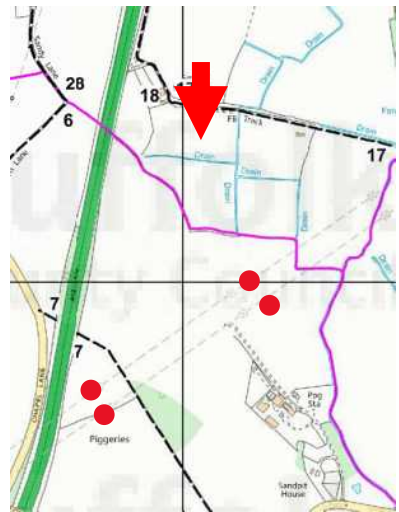
Viewpoint 7: Photo S-542/017/6, looking south towards the site

EXISTING VIEW (TYPE 1)  
VIEW FLAT AT A COMFORTABLE ARM'S LENGTH

Project No: S-542/017/6	Site Reference: 010001_010002	Date: 12/01/2024	Horizontal Scale of map: 1:100
Client: ADAS	Author: ADAS	Time: 10:00	Engineer: J. J. (J.J. & J.J.)
Scale: 1:100	Location: 100m above ground level, 1.2m	Camera: Canon EOS 70D (APS-C)	Height: 1.6m (5ft 7in)
Date of issue: 01/01/2024	Distance from site boundary: 100m	Lens: Canon EF 50mm f/1.8	Projection: UTM (WGS 84)
	Conditions: Partly cloudy	Mapmaker: Tommaso, David and Andrew	Management System: 100-0001



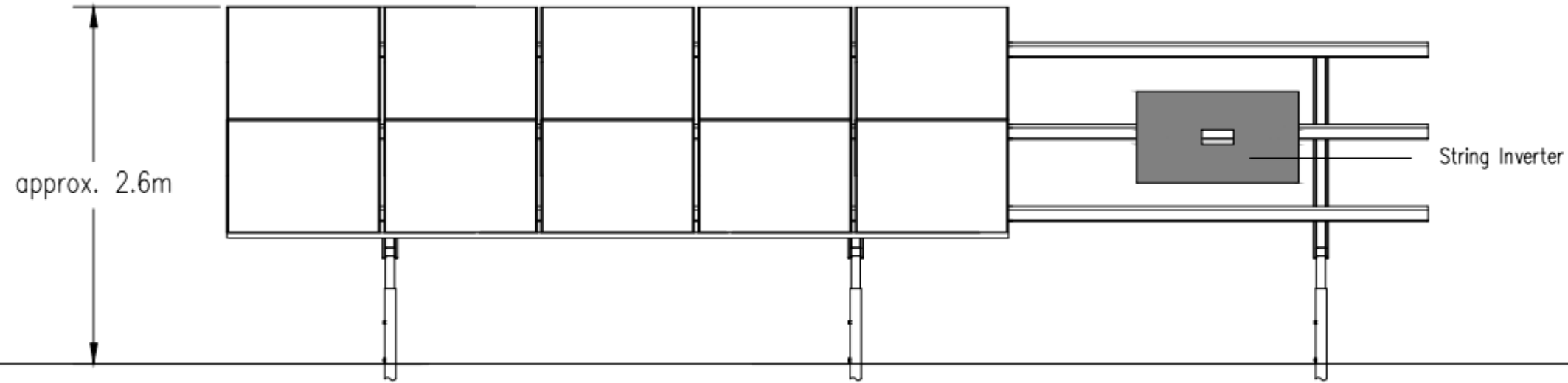
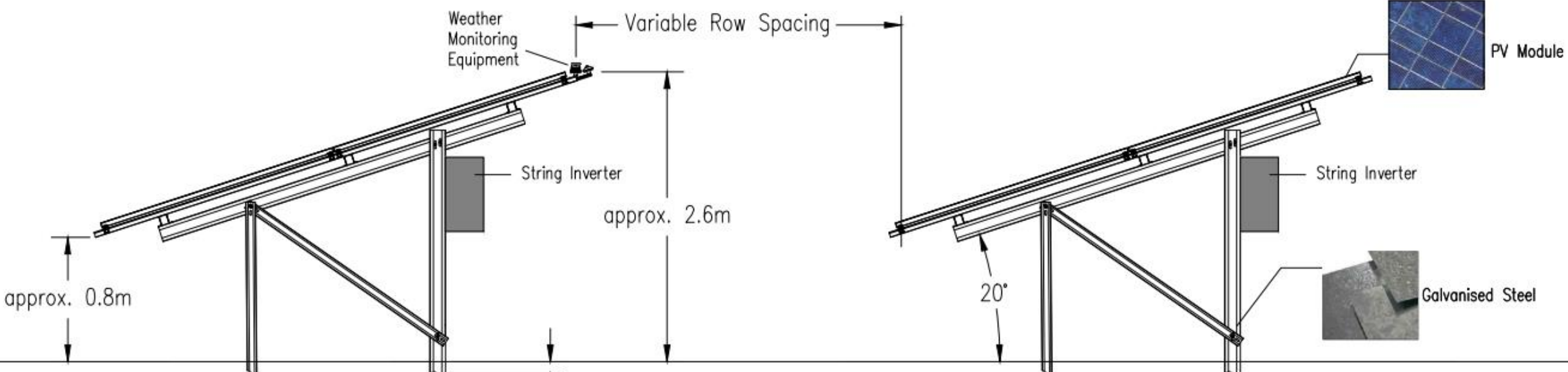
VISUALIZATION (TYPE 3) - PROPOSED PHOTOMONTAGE VIEW - YEAR 0  
VIEW FLAT AT A COMFORTABLE ARM'S LENGTH



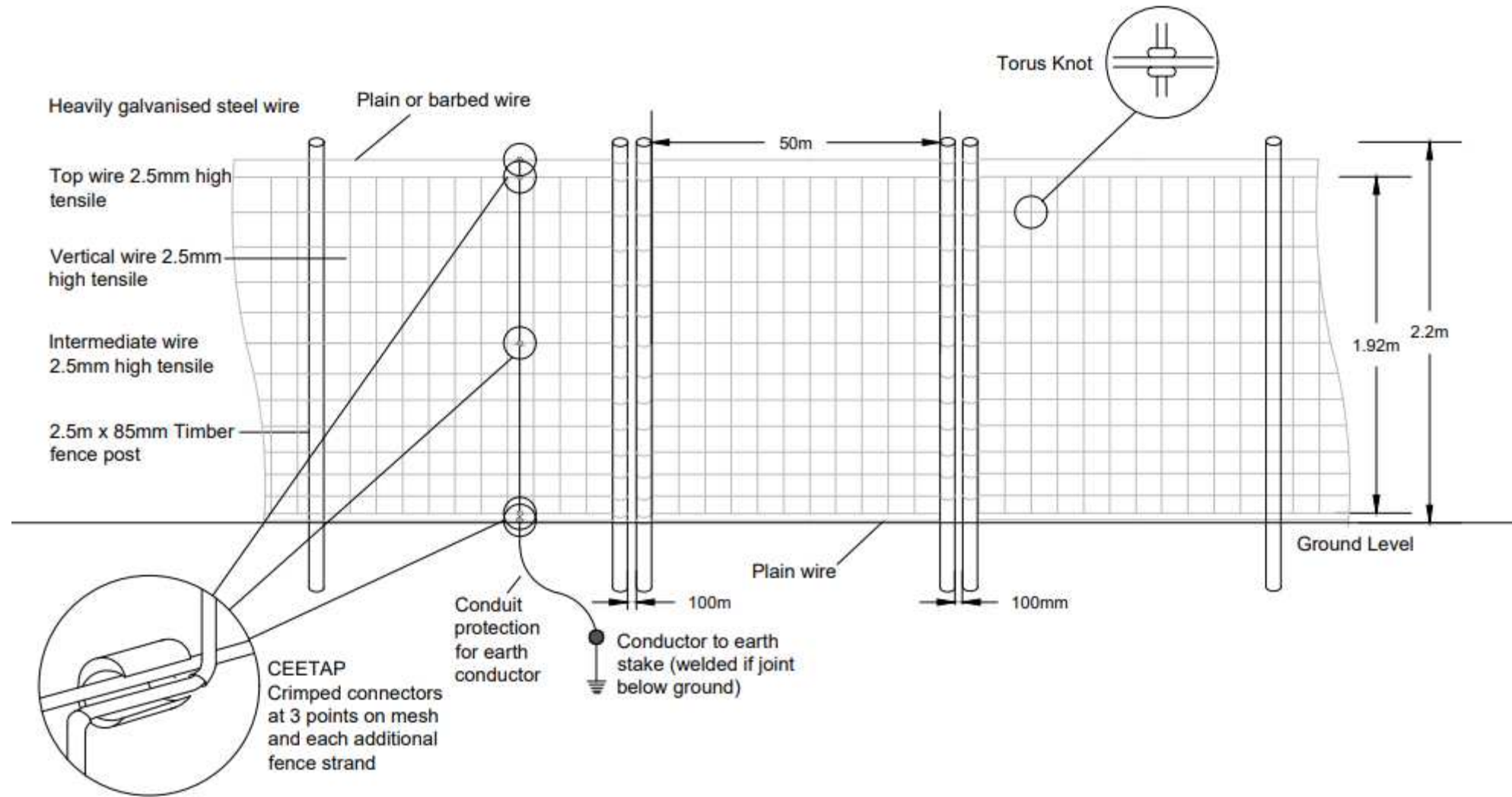
# Landscape Masterplan

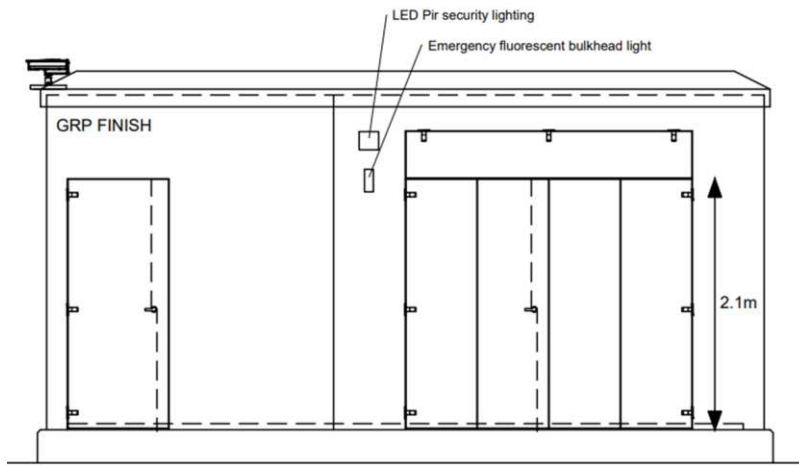
1. Retention of existing hedgerows and trees and allow to grow to a height of 3 to 4 m along the southern boundary (eastern section).
2. Proposed native hedge planting along the central part of the site along the PRow. PRow corridor extended to a width of 10m.
3. Re-establish native hedge planting along a proportion of the northern boundary (western and central section).
4. Lay existing hedge and plant up gaps of the southern boundary (western section).
5. Creation of a scrub with grassland habitat in the central section of the site.
6. Existing block of woodland excluded from the application area.
7. Existing ditches retained and enhanced for biodiversity.



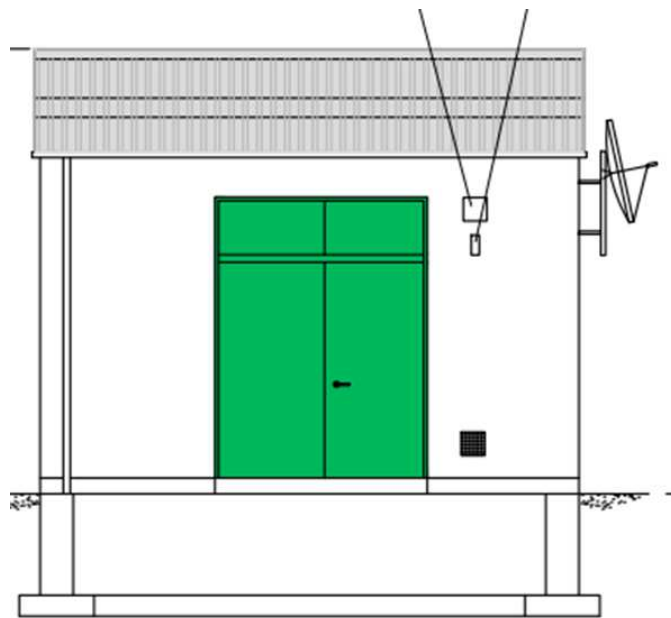


# Fence details

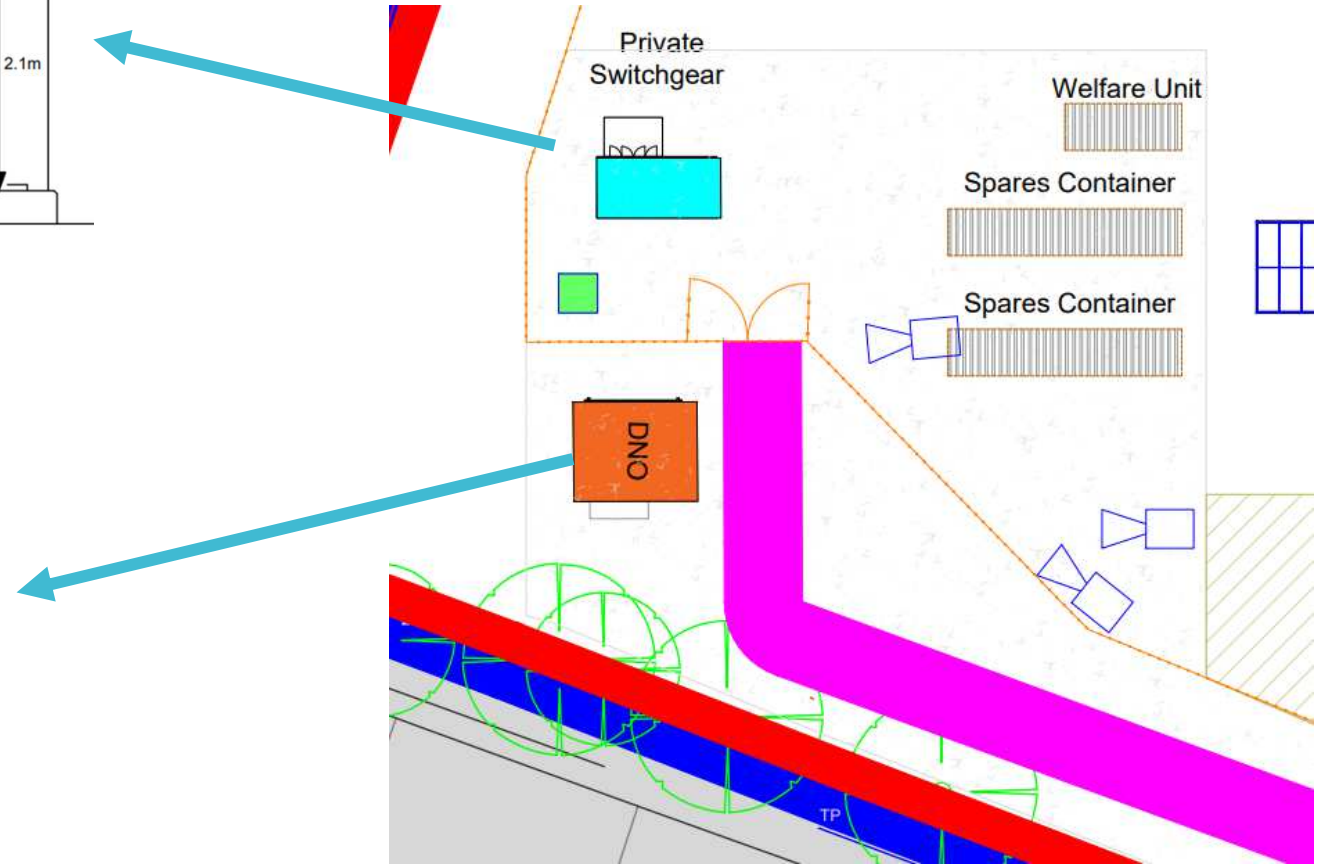




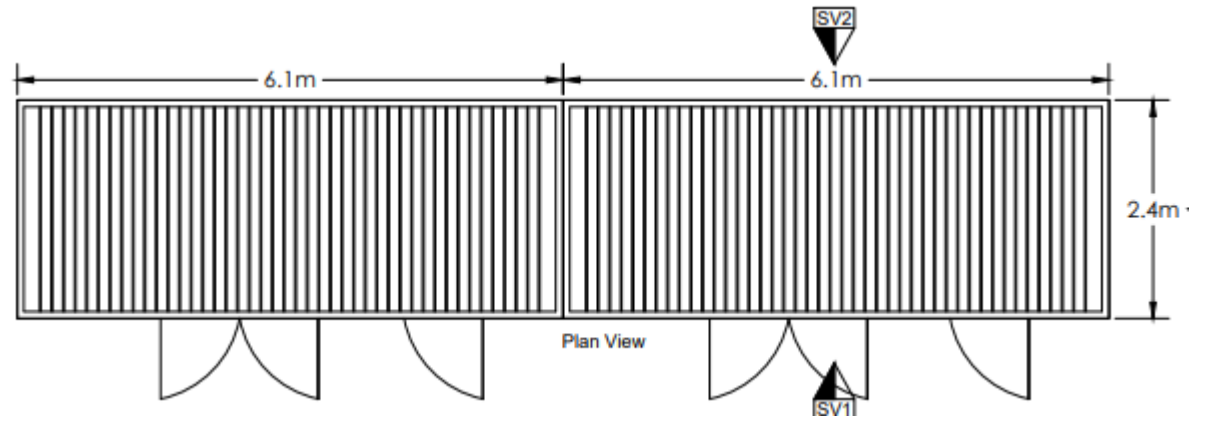
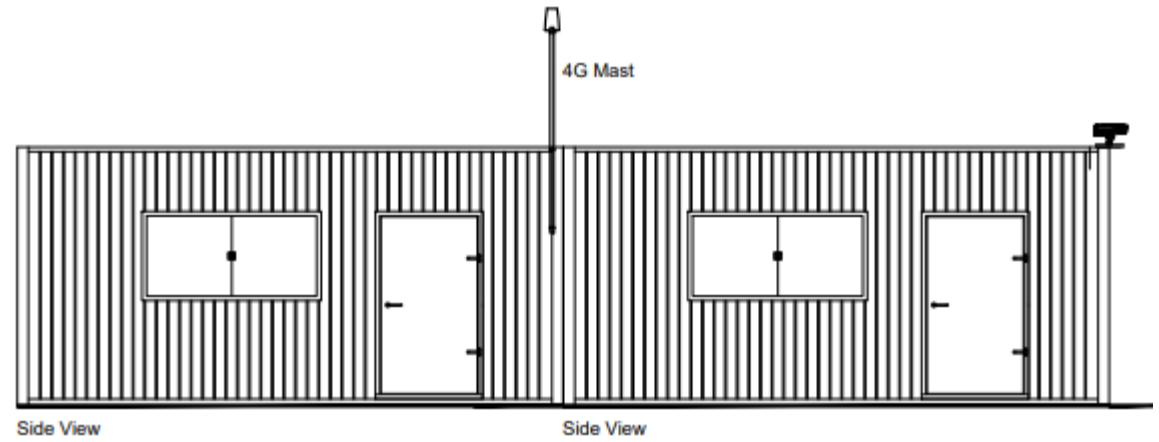
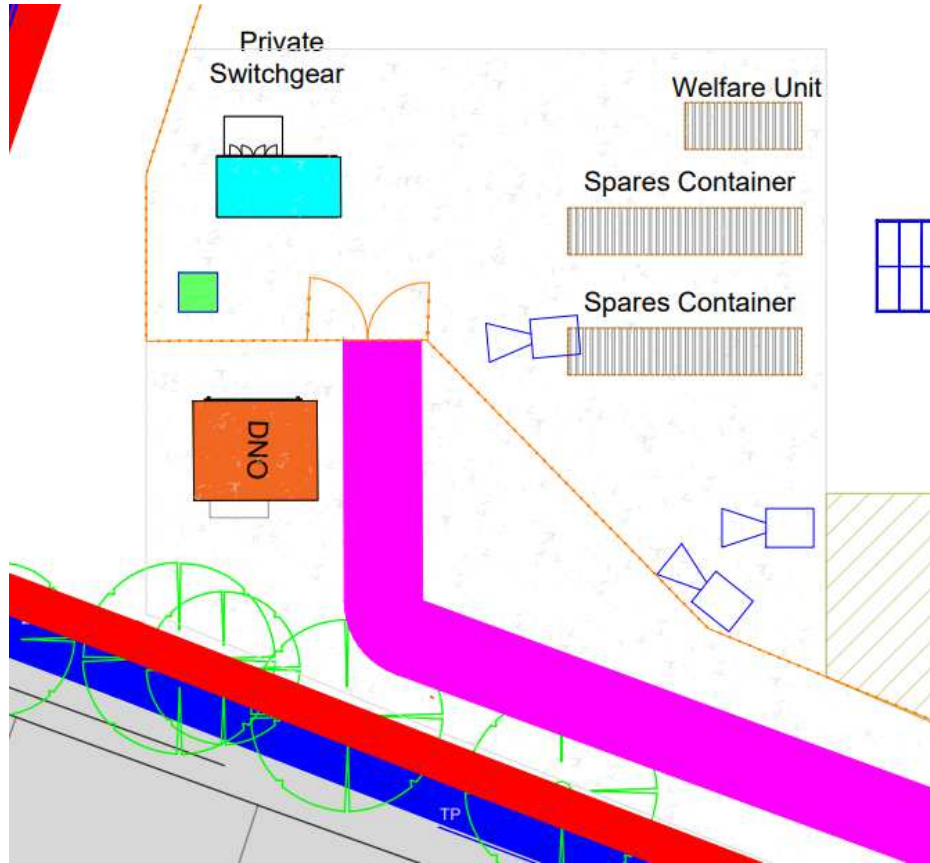
FRONT ELEVATION



FRONT ELEVATION

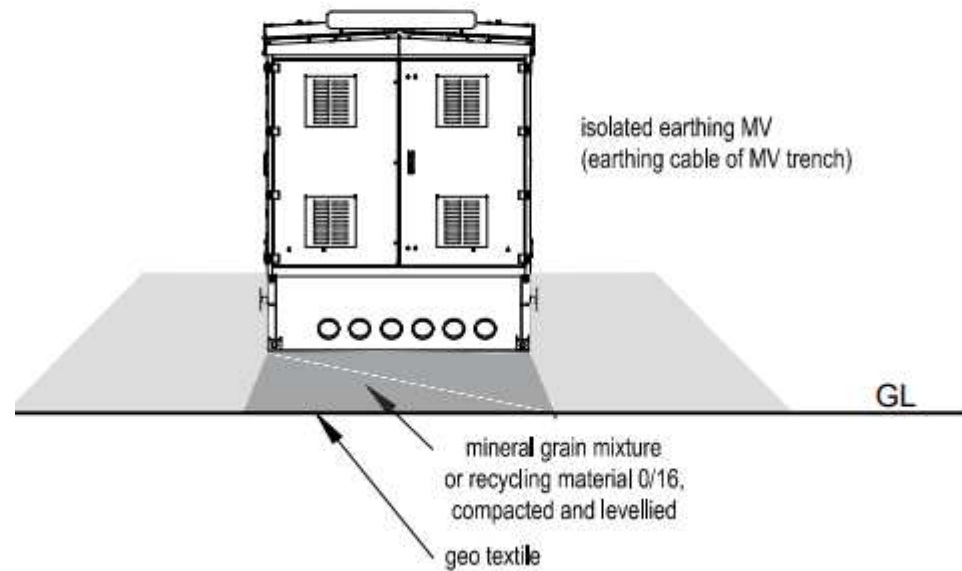


# Welfare container detail



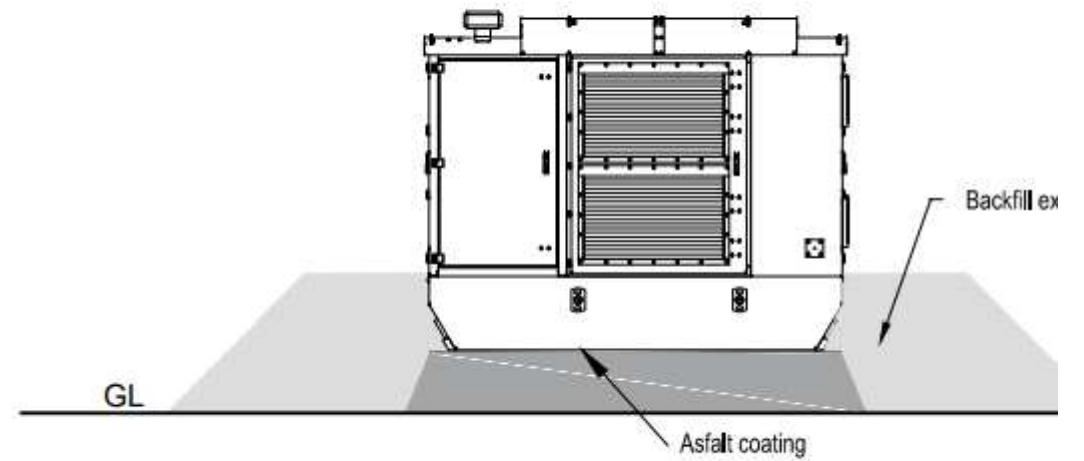
## Transformer Station

### Side View (LV Switchboard)

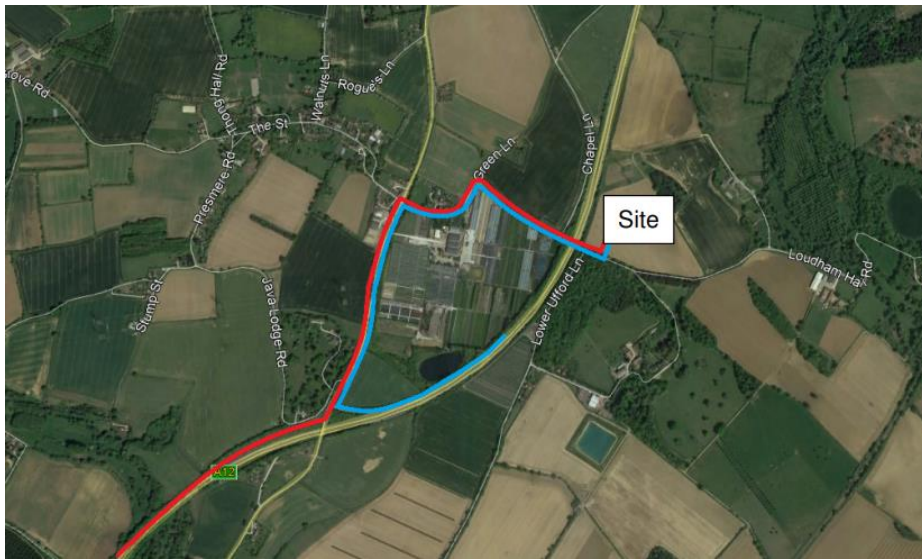


2.1 x 3.4 metres

### Front View








## HGV movements during construction phase

**Table 3.1: Anticipated HGV movements (two-way) for the programme**

Activity	Programme month						Total
	1	2	3	4	5	6	
Site mobilisation	30						30
Access tracks & site compound	142	142	142				426
Substation and cabling		13	13				26
Frames and inverters			21	21			42
Solar panels				64	64		128
Site demobilisation						30	30
Fuel deliveries	2	2	2	2	2	2	12
<b>Total per month</b>	<b>174</b>	<b>157</b>	<b>178</b>	<b>87</b>	<b>66</b>	<b>32</b>	<b>764</b>
<b>Daily average</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>4</b>	<b>3</b>	<b>2</b>	

# Material Planning Considerations and Key Issues

- Principle of Development
  - Landscape and Visual Impact
  - Residential Amenity
  - Highways Impacts
  - Ecological Impacts
  - Flood Risk and Drainage
- 

## Recommendation - Approval subject to conditions as outlined within the report – summarised below:

- Standard Time limit for commencement
- Plans and Documents (note correction on updates sheet)
- 40 year time limit
- Panels removed if not operational for six months
- Solar panels removed after 40 years
- strategy for the disposal of surface water to be as agreed
- Construction Surface Water Management Plan
- Surface water drainage verification report
- implementation of a programme of archaeological work
- site investigation and post investigation assessment for both Areas has been completed
- Management plan for archaeology left in situ
- Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal
- Construction Environmental Management Plan
- Landscape and Ecological Management Plan
- Lighting Design for Biodiversity
- Ecological Enhancement Strategy
- Skylark Mitigation and Management Plan
- Badger Survey Report
- details of the proposed access
- Visibility splays
- photographic condition survey of the highway
- Noise limits
- Noise validation survey
- Transport Statement Compliance
- Arboricultural Impact Assessment
- Public Rights of Way and Solar Farms - Position Statement
- Landscaping Scheme to be agreed
- Implementation of Landscaping Scheme
- No tree/hedge removal
- continued management and maintenance of the approved landscaping scheme

(As per Pages 73-80 of the report)





**Wickham Market Parish Council  
January 2024**

DC/21/5550/FUL Erection of a solar photovoltaic (PV) array

Land At Park Farm Loudham Hall Road  
Loudham Woodbridge Suffolk IP13 ONW

**Drone Photographs taken by Cllr Gray 2<sup>nd</sup>  
January 2024. Photographs by residents  
2021 to 2024**

**Red line used on some images (but not all)  
to clarify site location.**

View over River Deben looking west

towards Anglian Water pumping facility,  
part of the Deben flood plain, valley side,  
block of conifer; within part of the  
proposed site. Also Loudham Hall Estate  
woodland belt, A12 in cutting and Suffolk  
Plant Centre (on B1438) glass and poly  
tunnel roofs in distance.



View taken over Loudham Hall Road, access to site, just east of the A12 bridge (approx.) looking northeast over the site area, valley sides and flood plain. Loudham Hall Road visible on the right of the image.



View over River Deben and Loudham Hall Road looking south, away from the site area. Showing the River Deben flood plain, and Park Farm on Loudham Hall Road.

Water levels rose again after 2<sup>nd</sup> January with overhead power cables fallen into flood and the road closed to traffic.





Above: (on Left) Sandpit House & land, valley side site fields, AW Pumping Station, lower part of proposed site area flooded, the wider flood plain + Cricket Bat willow, River Deben and grazing meadow (on Right)  
**View taken over Park Farm (approx) looking north.** Wickham Market and new build area on the horizon. River Deben at top right).



**View taken over Park Farm (approx)  
looking northwest towards Wickham  
Market.**

River Deben flood plain (floods each winter)  
with the lower part of the site field flooded  
last October to the current time.

Part of the site area denoted by a red line.





The lower eastern part of the proposed site located in the River Deben flood plain, this floods every year. Flooded much of the winter months since Storm Babet in October 2023.

Photo top left taken 13<sup>th</sup> January after the water level had receded: Meadow grassland and habitat for heron, egret, lapwing, geese and duck. Kingfisher, otter and water vole also frequent the River Deben and valley.

All photographs taken from the private track to Sandpit House and AW pumping station and farmland.



View to show our beautiful valley, looking east from The Mill Route and River & Abbey route (PRoW 17)

Right upper view: Looking south across the valley from footpath (PRoW 17) showing valley side site and overhead pylons.

Right lower view: Looking south-west across the valley to the proposed solar site on the valley slopes (adjacent A12) from the promoted walks route (PRoW 17)





View across the valley from The River and Abbey promoted walk, to the valley side where solar panels will be visible rising up from the flood plain site to Loudham Hall Road, the evergreen copse and beyond to the A12. Anglian Water pumping station is located in the foreground.



Local walks and views:  
Above: from Loudham Hall Road. Top right: The All Saints Church spire view from PRoW 7 across the site. Right: views of the site clearly visible from Chapel Lane ('quiet' lane walking route) west of the A12.

Views from Loudham Hall Road showing the south-west part of the site, the plateau and the valley side area located alongside the A12.



**Sheet /slide 10 end of presentation from WMPC January 2024**