

Item: 5


DC/21/1001/FUL

Construction and operation of a solar farm together with all associated works, equipment and necessary infrastructure.

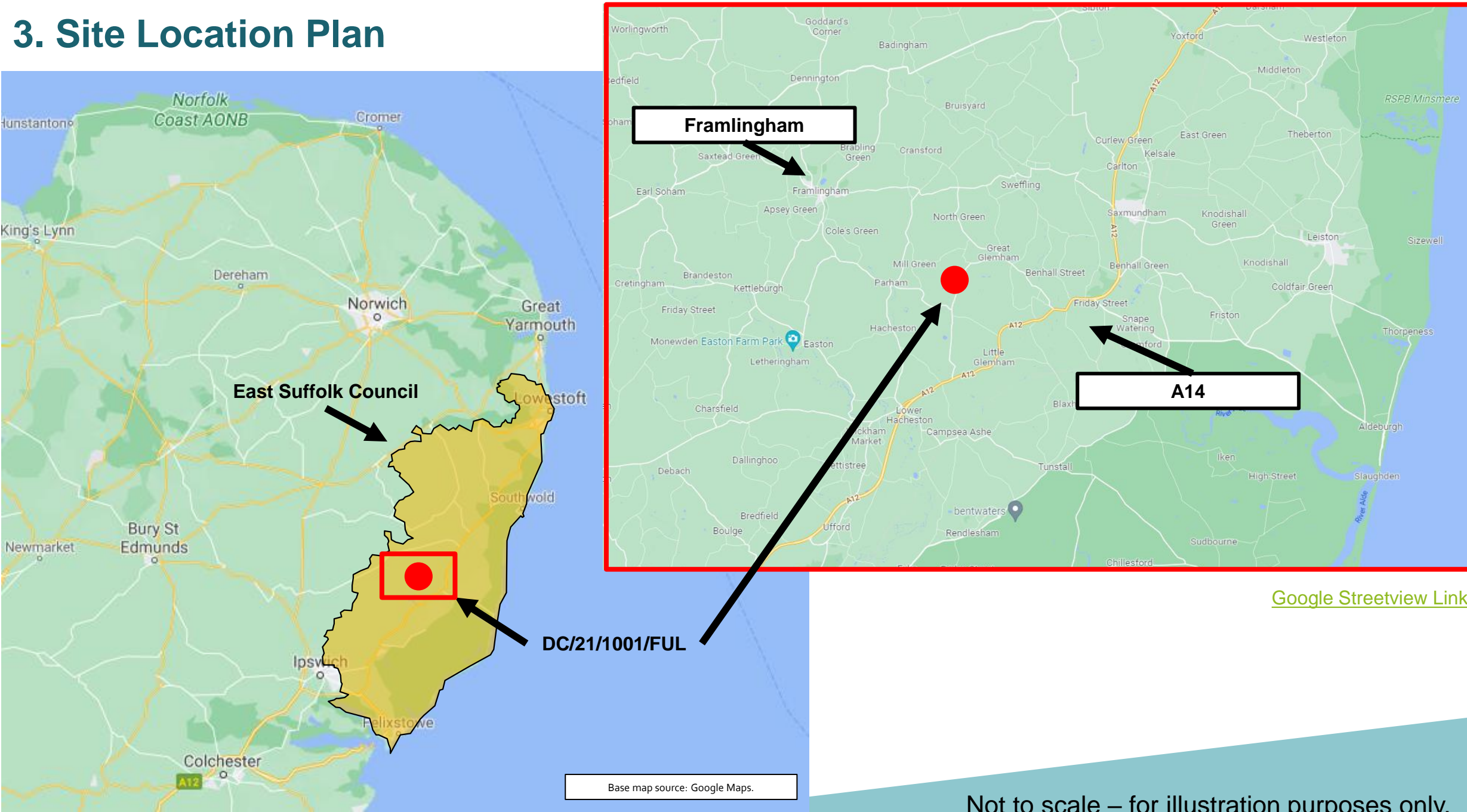
Land to the North and South of New Road, East of Silverlace Green,
Parham, Suffolk.



2. Strategic Planning Committee Justification

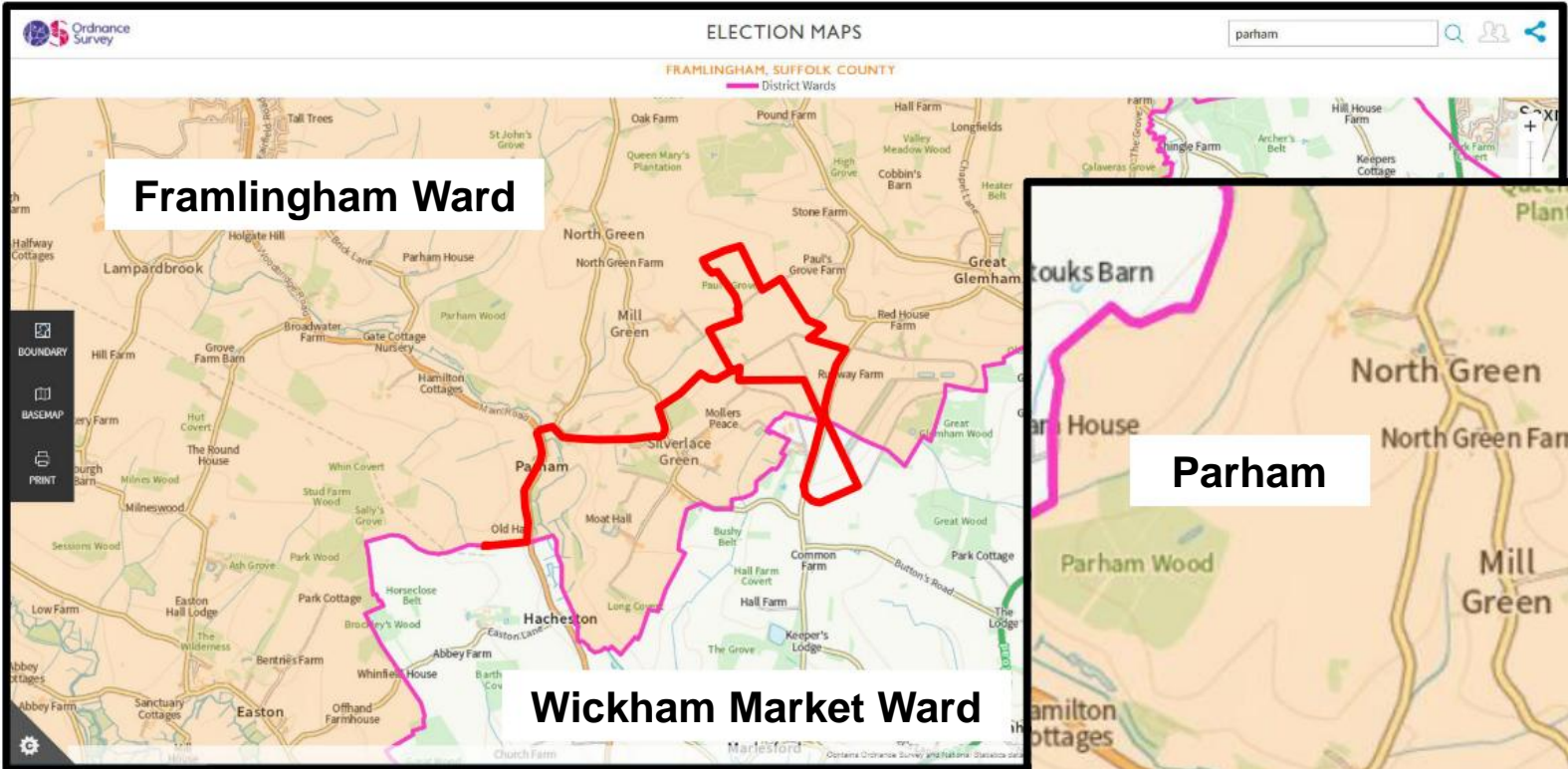
- DC/21/1001/FUL discussed at the Referral Panel on 17th August 2021.
 - East Suffolk Council Constitution (Aug 2021), Section E, Appendix 1 – Register of Specific Officer Functions for the Head of Planning and Coastal Management.
 - Item 1 invoked - the Planning Application is, in the opinion of the Head of Planning and Coastal Management, of significant public interest.
 - Scale of development - having a proposed land area of approximately 73.95 hectares (Ha).
 - Electricity generation - (up to 49.9MW) - just below the 50MW Nationally Significant Infrastructure Project (NSIP) threshold for an onshore generating station in England.
 - Strategic nature of the proposal, the scale of the development proposed, and the importance of low carbon and renewable generating energy to East Suffolk.
- 

3. Site Location Plan

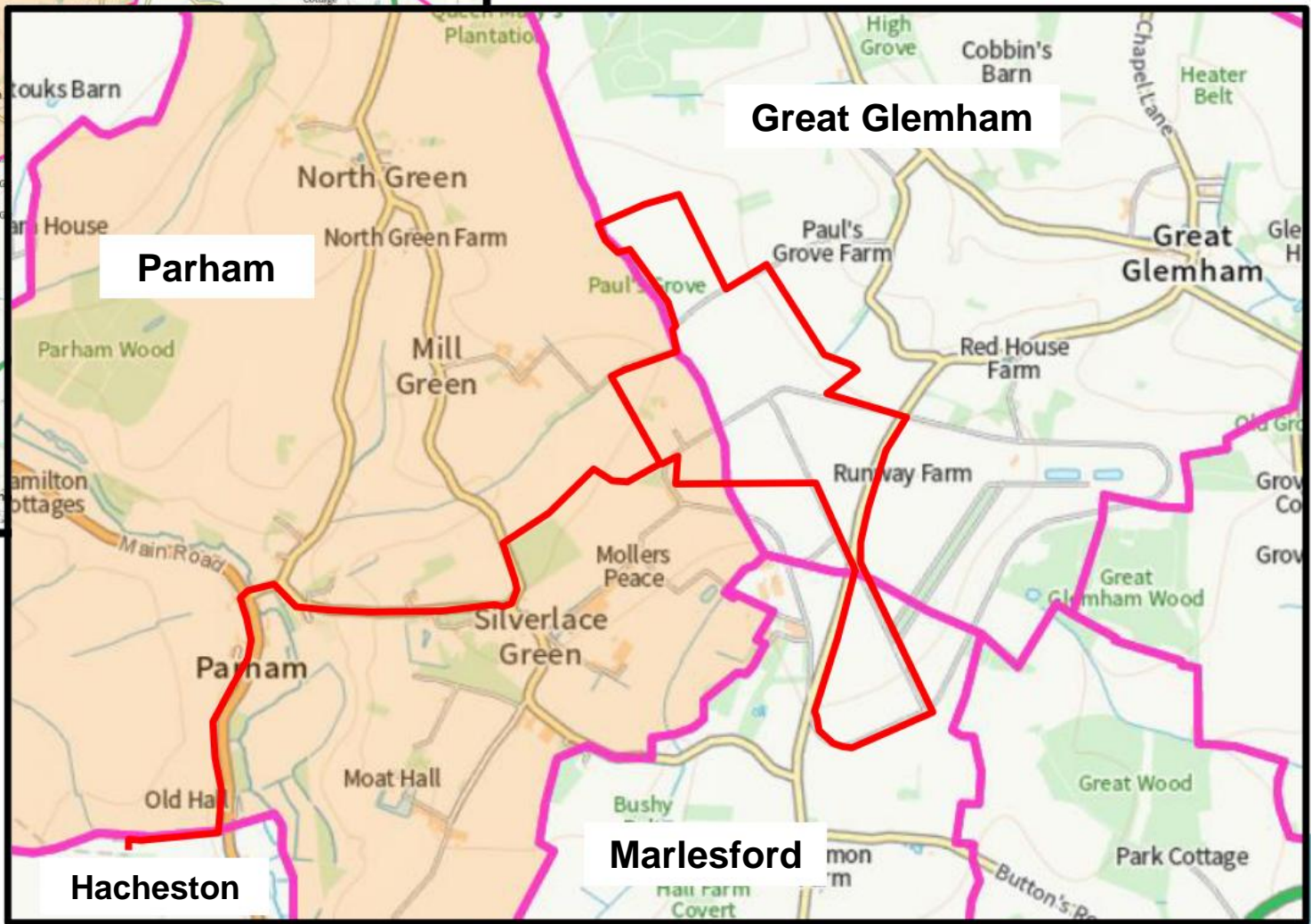


Not to scale – for illustration purposes only.

4. District Wards



Parish Boundaries

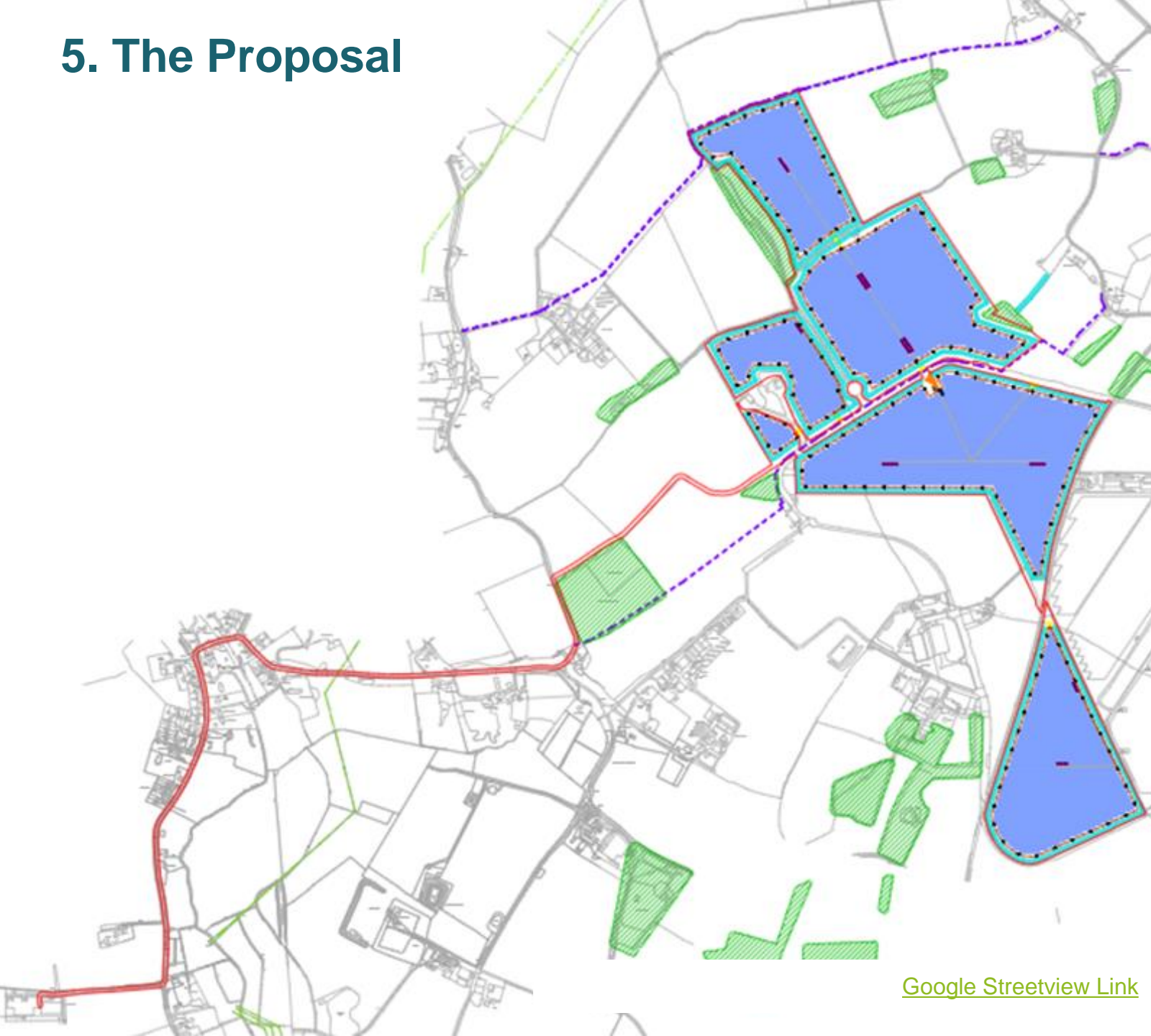


Base map source: Ordnance Survey -
Election Maps ([ordnancesurvey.co.uk](https://www.ordnancesurvey.co.uk)).

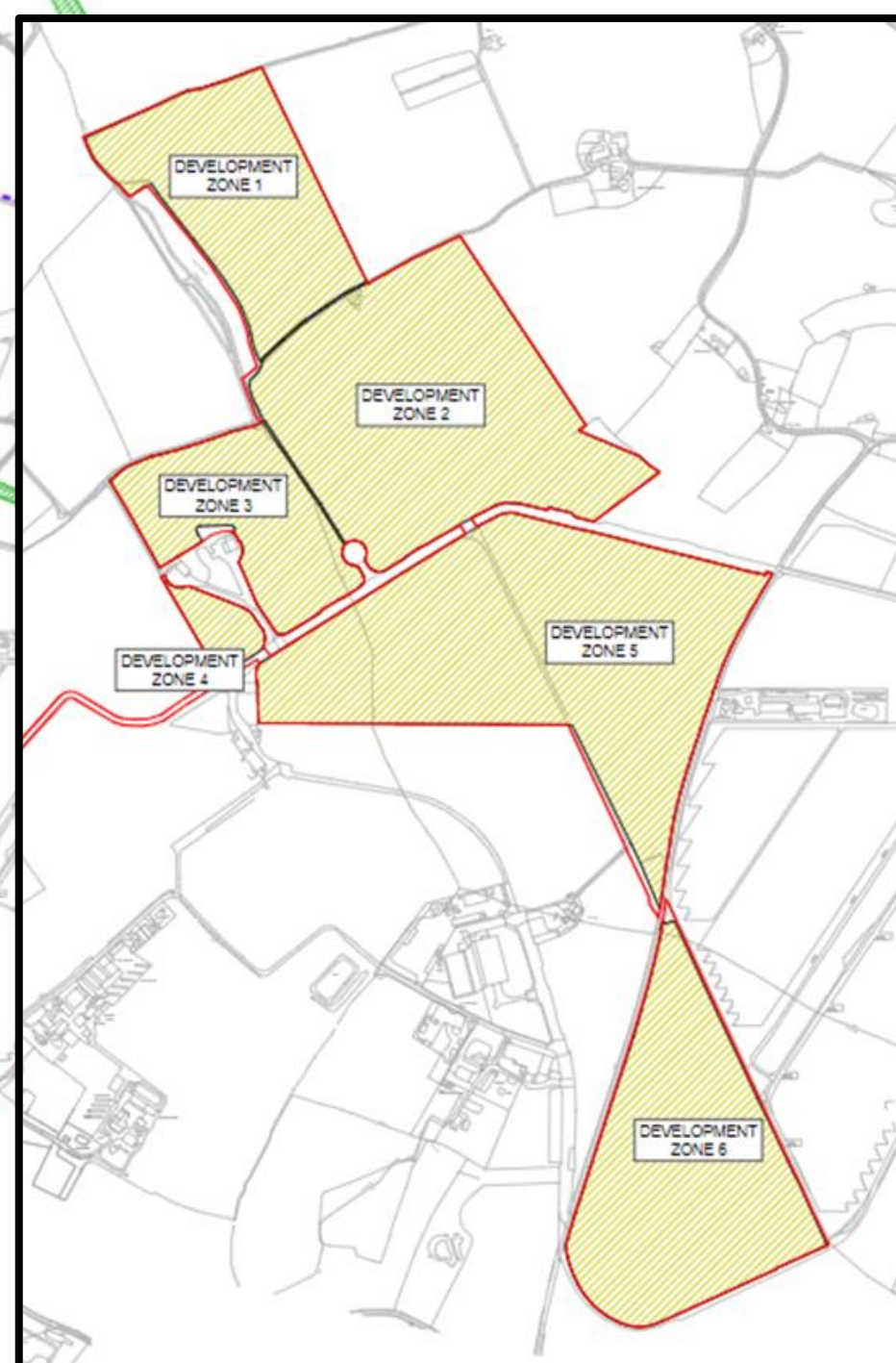
[Google Streetview Link](#)

Not to scale – for illustration purposes only.

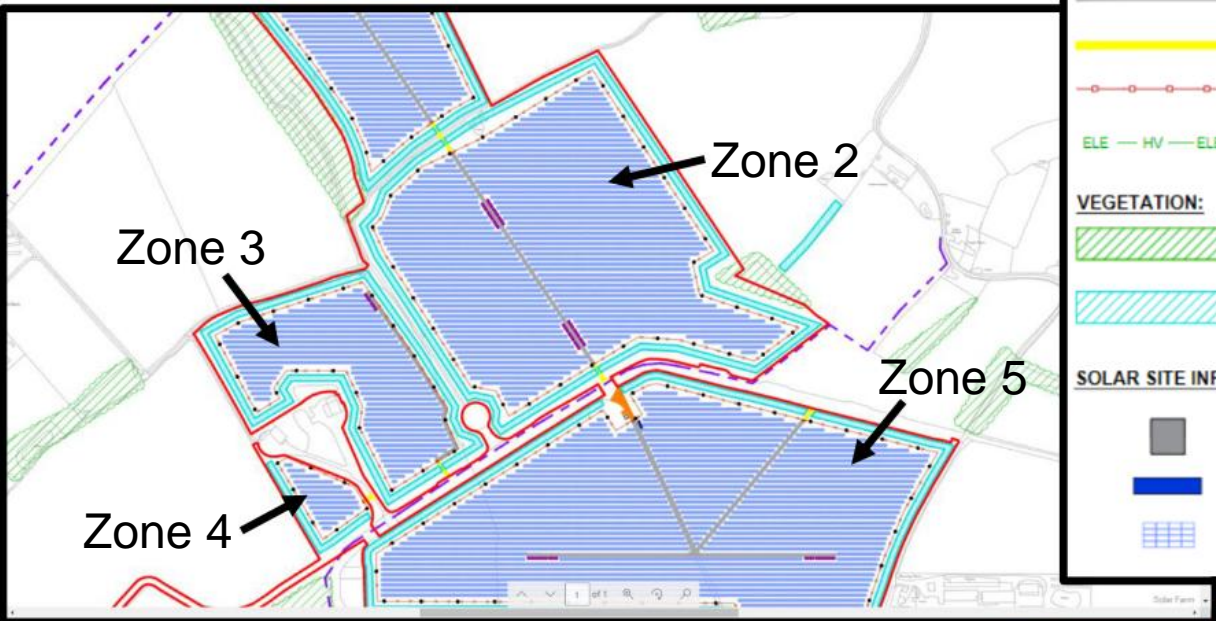
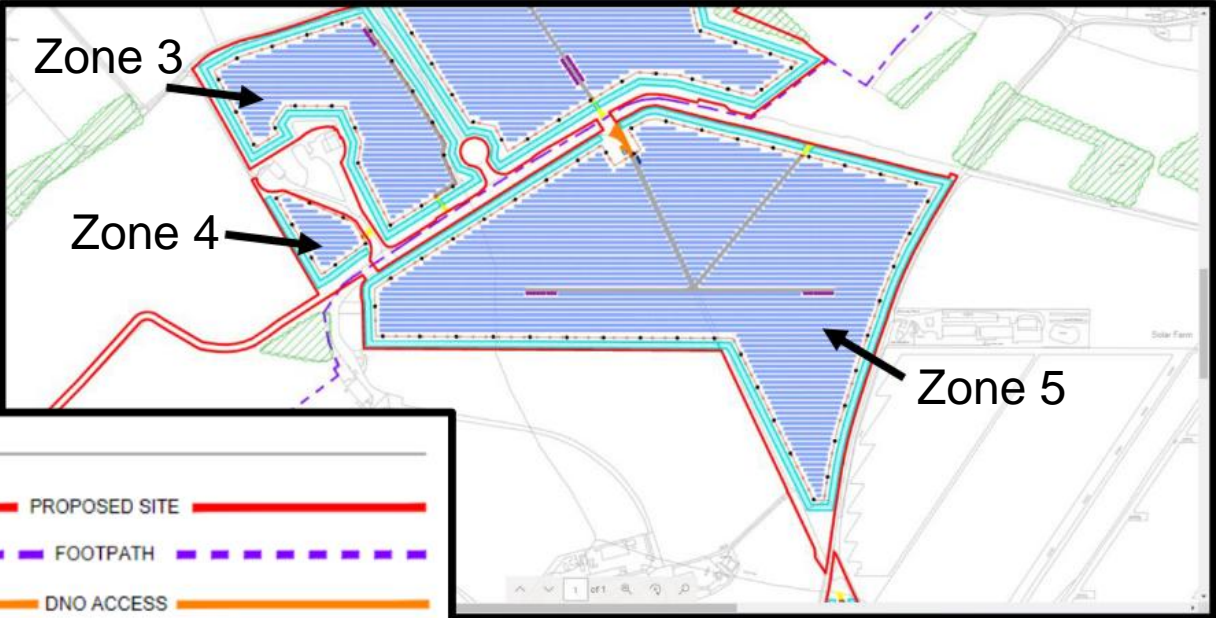
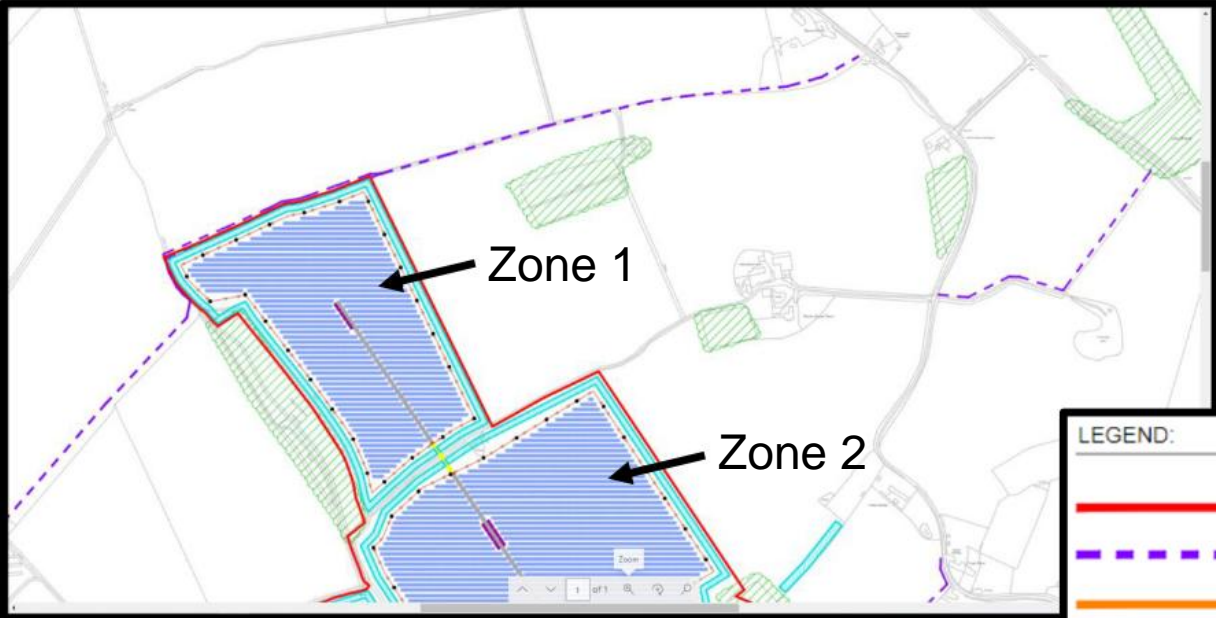
5. The Proposal



[Google Streetview Link](#)

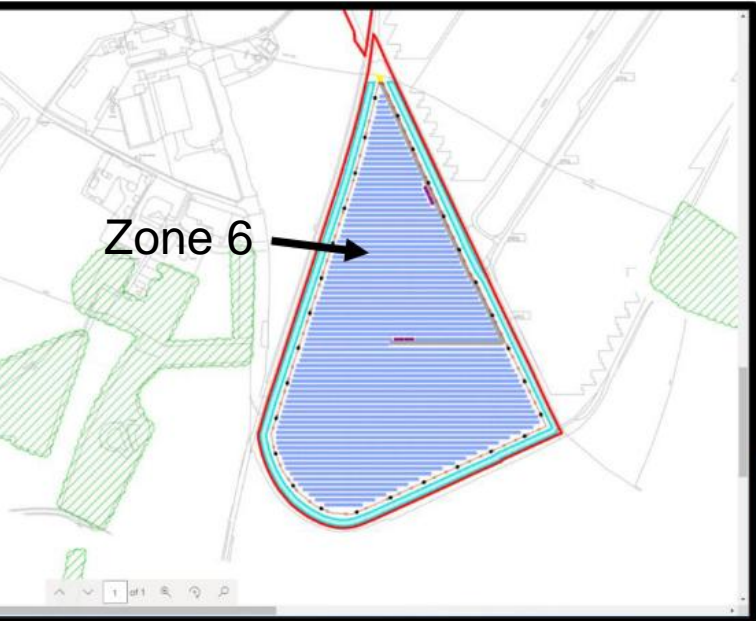


6. Development Zones

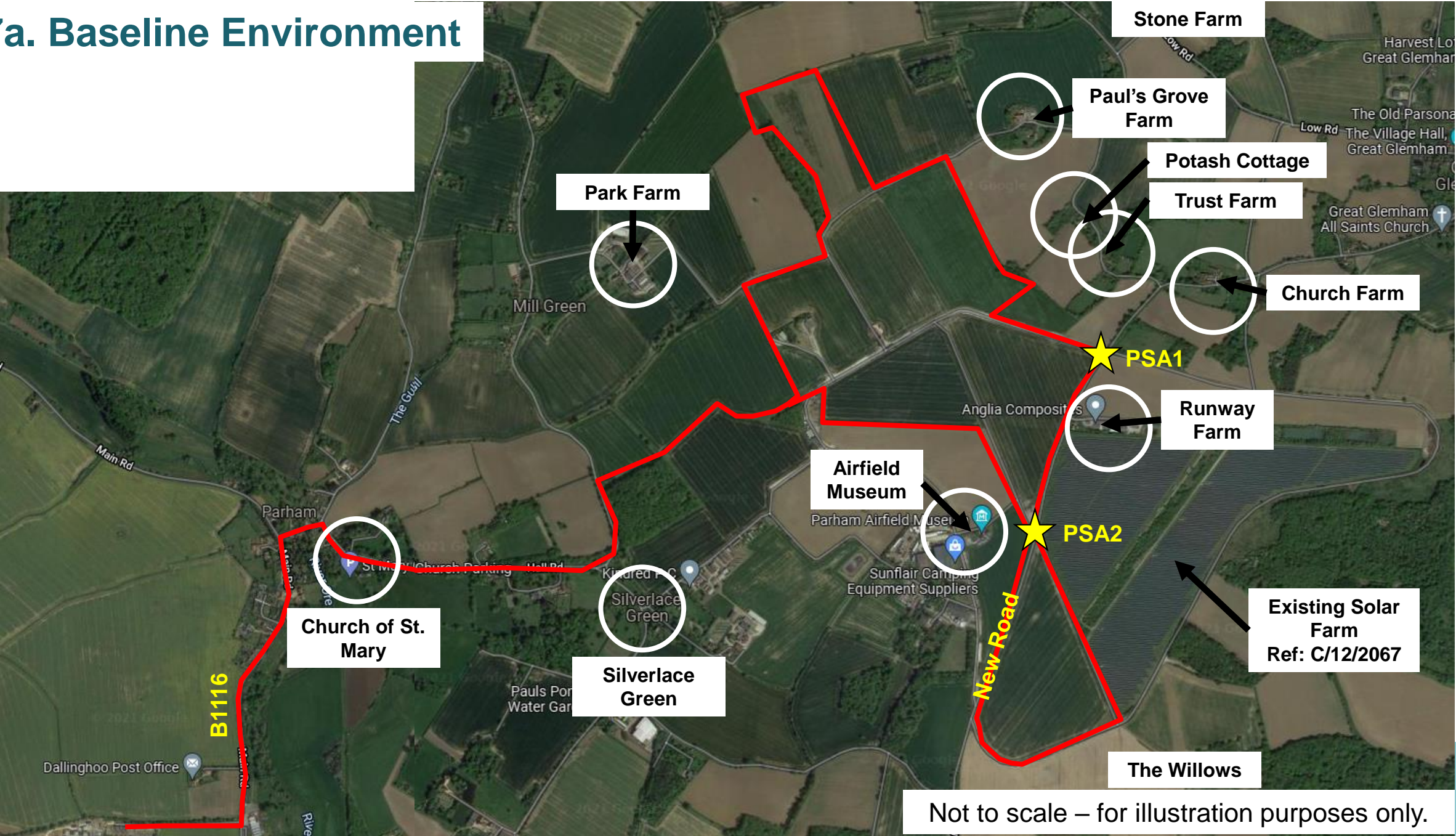


LEGEND:

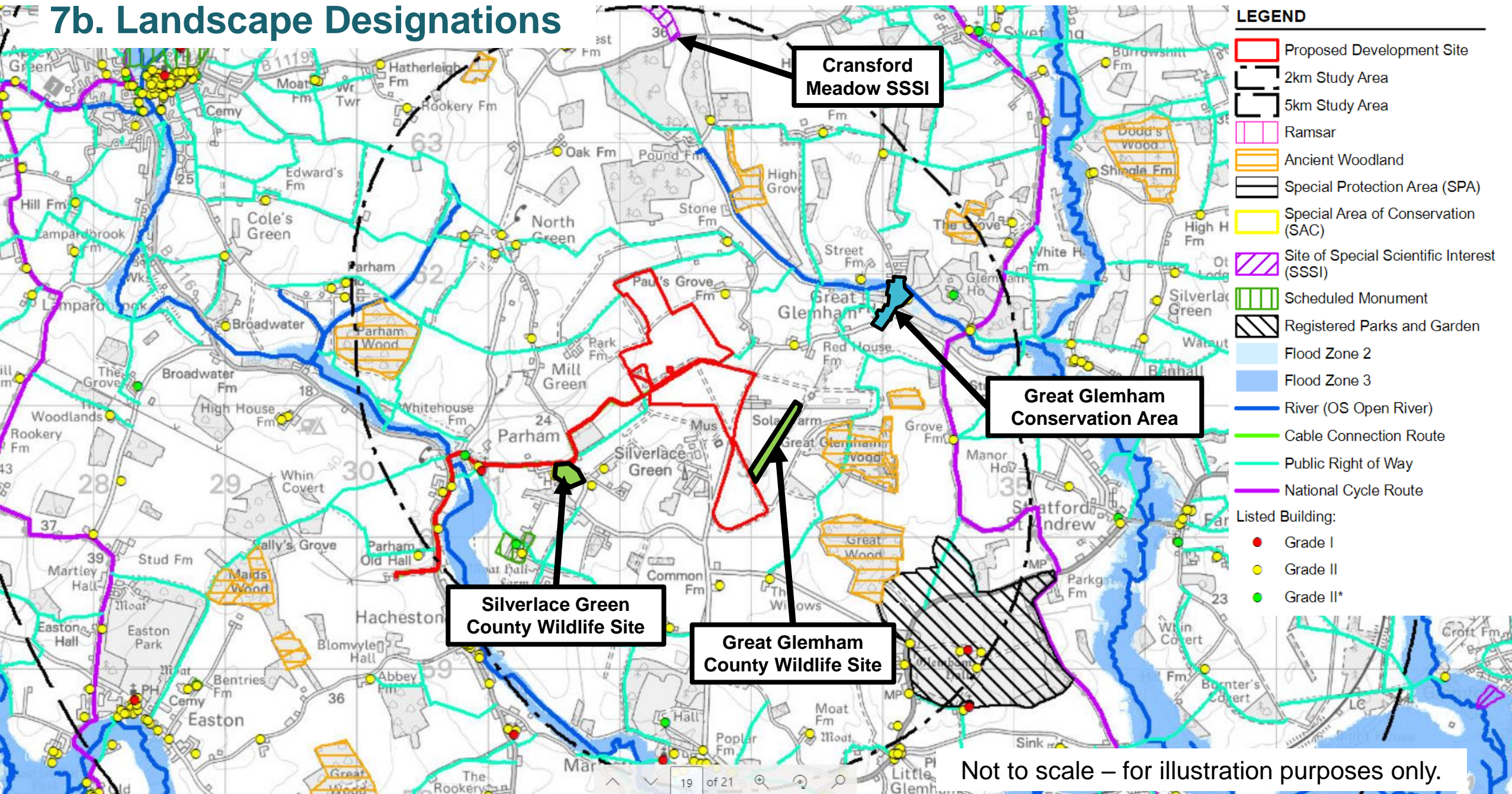
- PROPOSED SITE
- FOOTPATH
- DNO ACCESS
- CONSTRUCTION AND MAINTENANCE ACCESS
- SITE ACCESS
- PERIMETER FENCELINE
- O/H ELEC CABLE
- EXISTING VEGETATION
- PROPOSED VEGETATION
- DNO SUBSTATION
- CUSTOMER SWITCHGEAR
- SOLAR PANEL MODULES
- SECURITY GATE
- CCTV CAMERA
- INVERTER



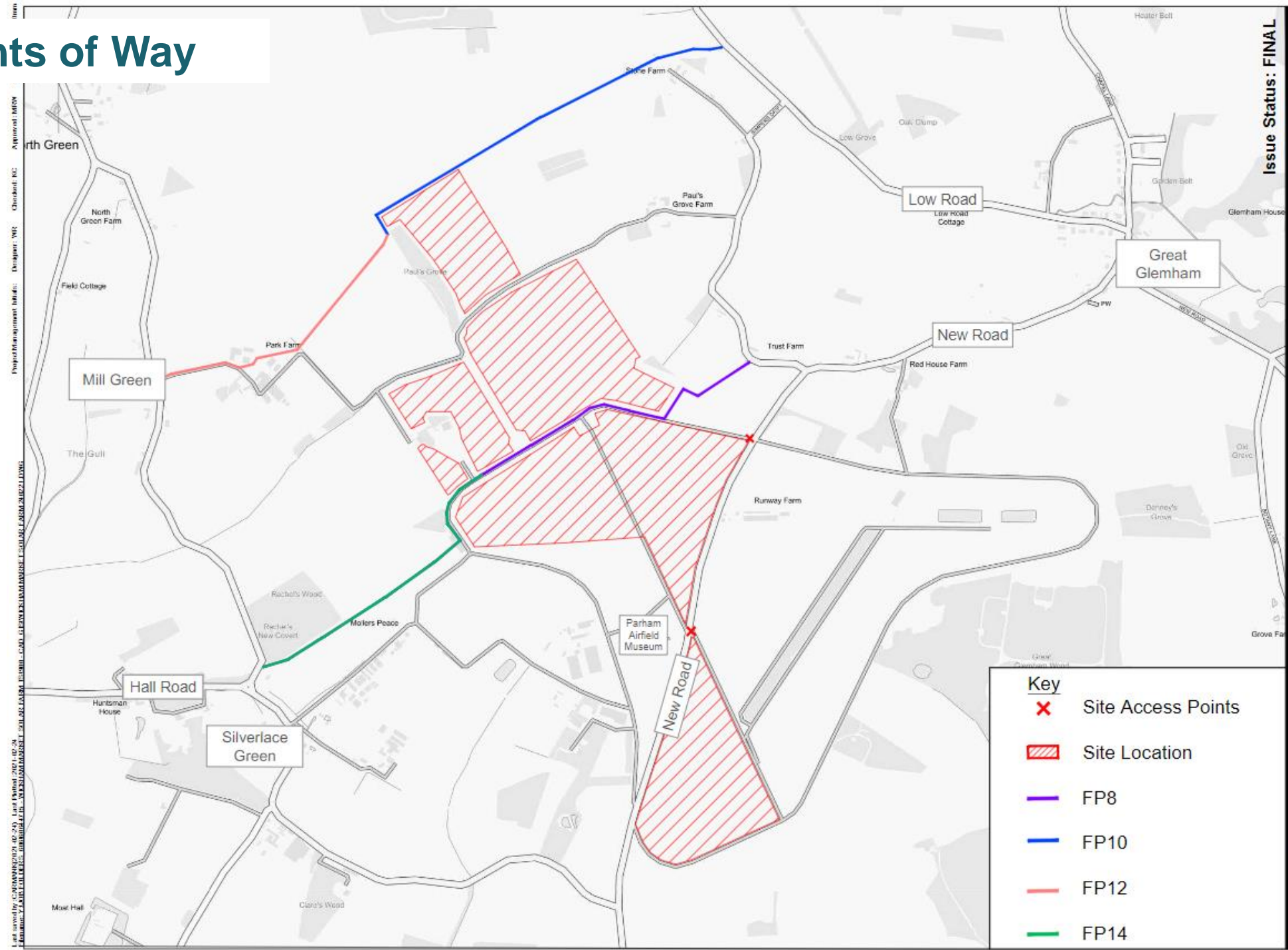
7a. Baseline Environment



7b. Landscape Designations



8. Public Rights of Way



Issue Status: FINAL

9a. Visual Context – Photomontage Viewpoint 9

Baseline



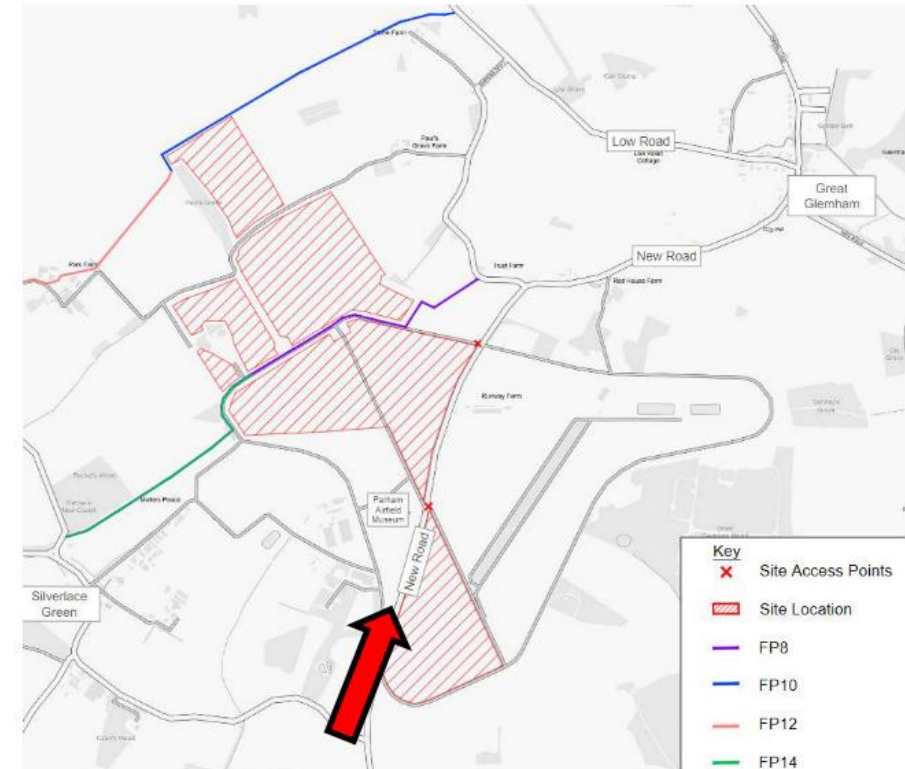
Year 1



Year 15



View looking north-east along New Road



9b. Visual Context – Photomontage Viewpoint 4

Baseline



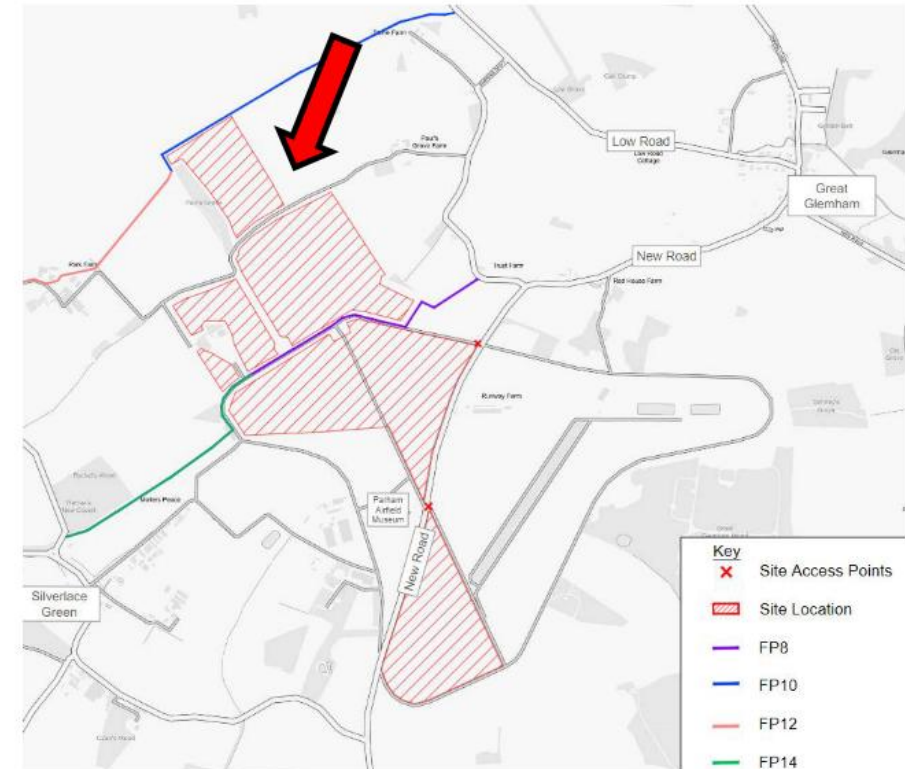
Year 1



Year 15



View looking south-west from FP10



9c. Visual Context – Photomontage Viewpoint 7

Baseline



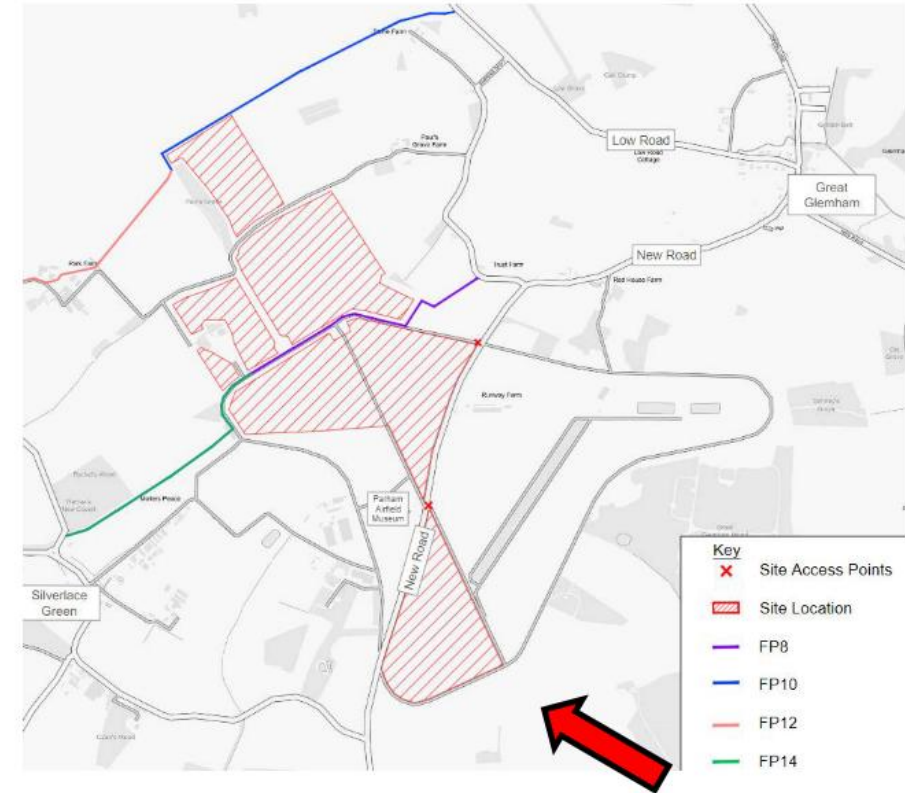
Year 1



Year 15



View looking north west from Button's Road



9d. Visual Context – Photomontage Viewpoint 5

Baseline



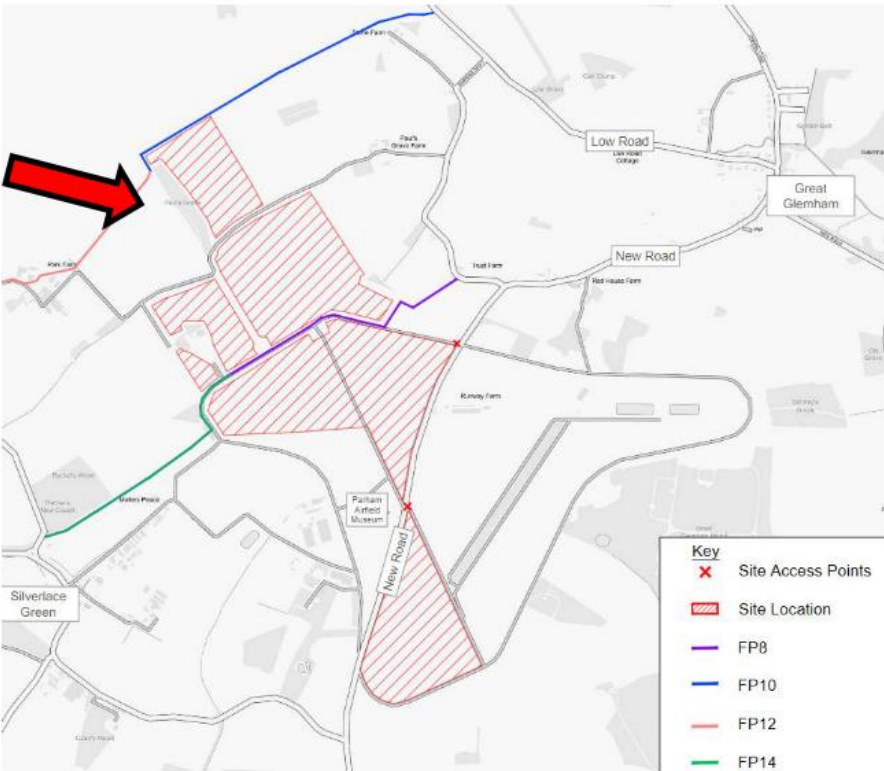
Year 1



Year 15

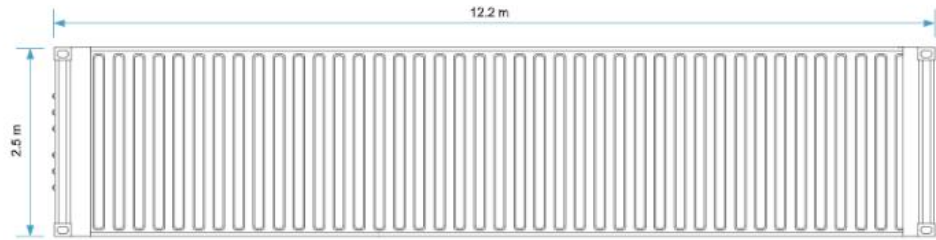
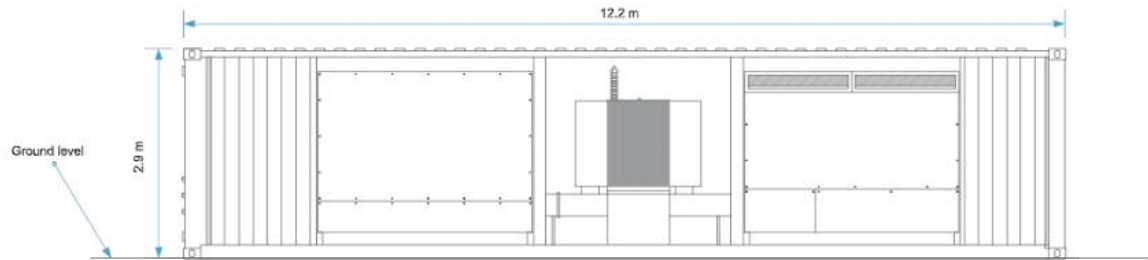


View looking south-east from FP12





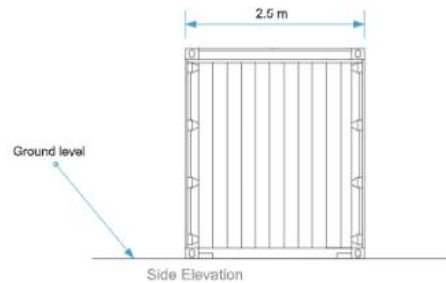
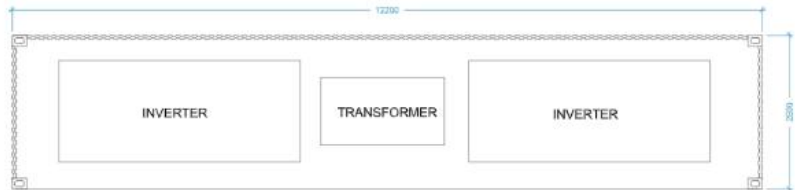
11. Inverters and Transformers



Roof Plan

Rev	Description	By	Date
1	Issue for Design	IL	15.02.2020

NOTES
NB: Inverter dimensions will vary, dependant on manufactures selected at the detailed design stage. Measurements are indicative only.

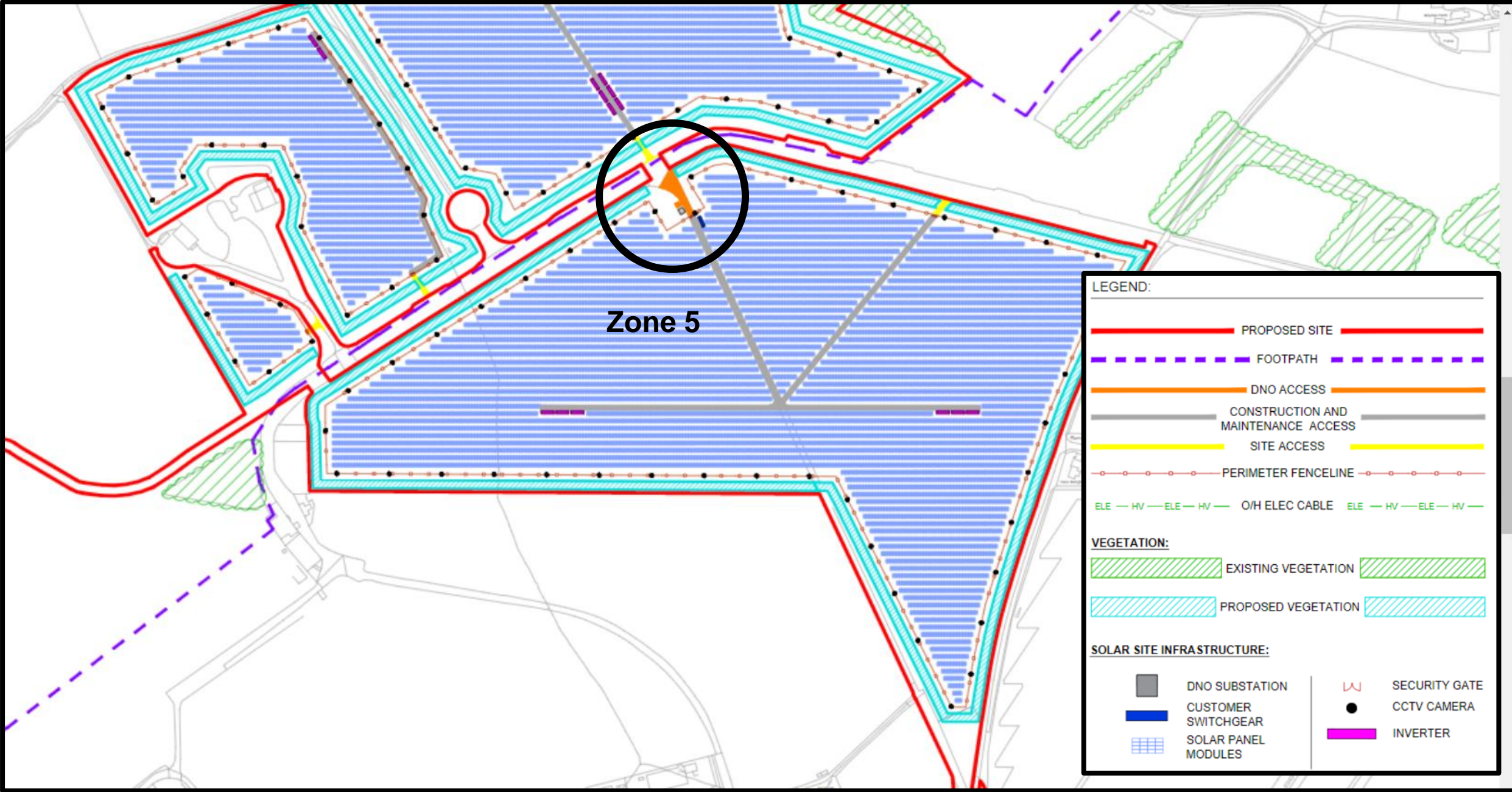


FOR PLANNING			
low carbon powering tomorrow			
Drawing Title Inverter Elevations and Dimensions Plan			
Drawn HN	Checked IL	Date issued 28.07.2020	
Project Code LCS-	Working Number SD-08		
Sheet Size A3	Scale 1:50	Revision 01	

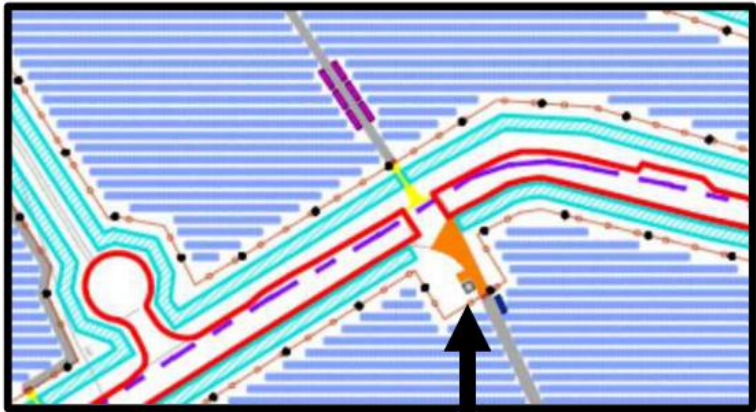
FOR PLANNING			
low carbon powering tomorrow			
Drawing Title Inverter Floor Plan			
Drawn PL	Checked IL	Date issued 15.02.2020	
Project Code LCS-	Working Number SD-18		
Sheet Size A3	Scale 1:50	Revision 01	



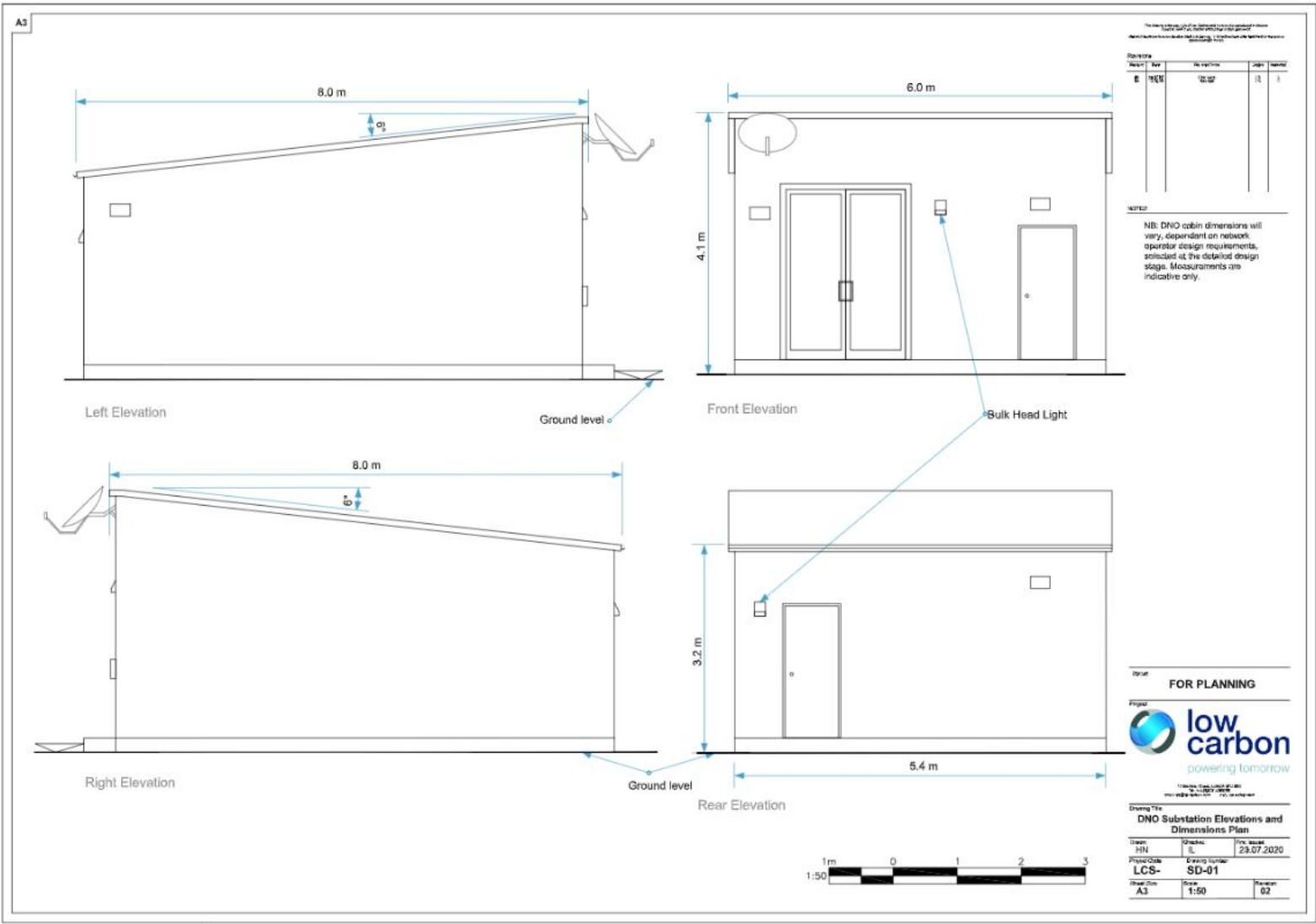
12a. Substation Buildings on-site



12b. DNO Substation



Development
Zone 5



FOR PLANNING

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powering tomorrow

11 Kings Road, London SE1 1JA
Tel: 020 7421 1234 | Fax: 020 7421 1235

Drawing Title: DNO Substation Elevations and Dimensions Plan

Drawn	Checked	Rev	Date
JHM	SL	1	29.07.2020

Project Code	Drawing Number	Scale	Revision
LCS-	SD-01	1:50	02

Sheet Size: A3

FOR PLANNING

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powering tomorrow

11 Kings Road, London SE1 1JA
Tel: 020 7421 1234 | Fax: 020 7421 1235

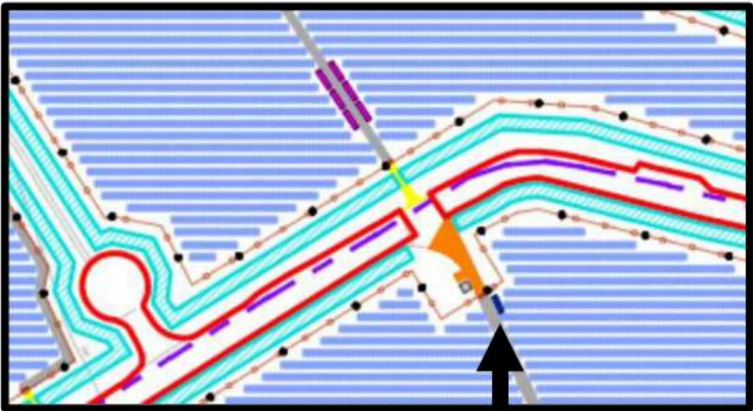
Drawing Title: DNO Substation Floor Plan

Drawn	Checked	Rev	Date
PL	SL	1	12.08.2020

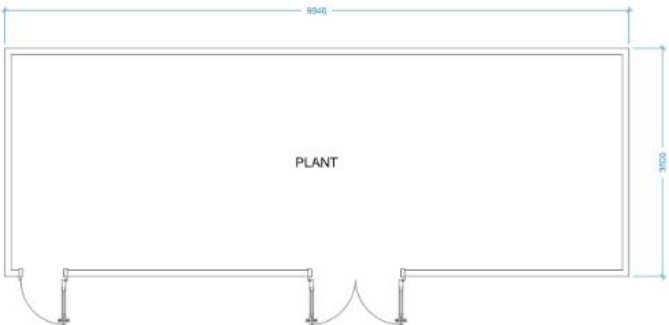
Project Code	Drawing Number	Scale	Revision
LCS-	SD-01	1:50	01

Sheet Size: A3

12c. Customer Substation



Development
Zone 5



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Customer Substation Floor Plan

Drawn: PL	Checked: IL	Date issued: 15.09.2020
Project Code: LCS-	Drawing Number: SD-15	
Sheet Code: A3	Scale: 1:50	Page: 81

FOR PLANNING

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Customer Substation Elevations and Dimensions Plan

Drawn: PL	Checked: IL	Date issued: 15.09.2020
Project Code: LCS-	Drawing Number: SD-02	
Sheet Code: A3	Scale: 1:50	Page: 82

FOR PLANNING

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Customer Substation Elevations and Dimensions Plan

Drawn: PL	Checked: IL	Date issued: 15.09.2020
Project Code: LCS-	Drawing Number: SD-02	
Sheet Code: A3	Scale: 1:50	Page: 82

Front Elevation

Side Elevation

Ground level

Communications/ Wifi satellite dish

10.0 m

3.0 m

300 mm

LV substation access (control & security system)

HV substation access

4.0 m

3.0 m

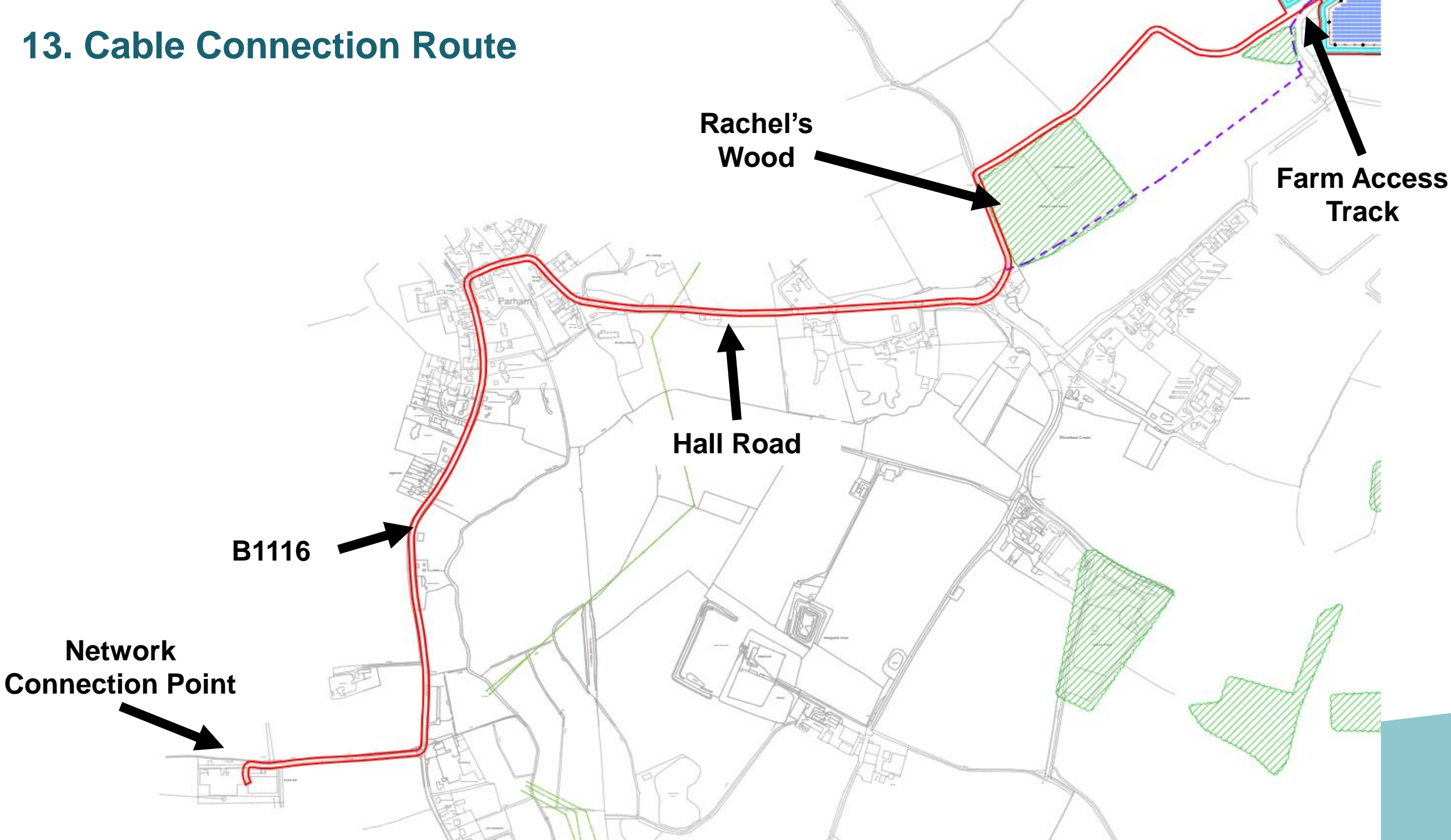
1m 0 1 2 3

1:50

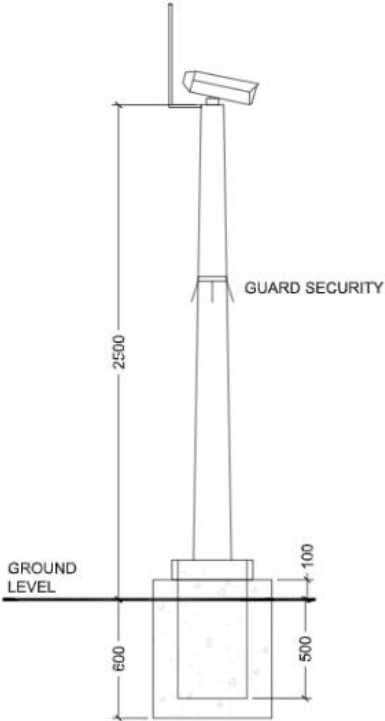
NOTES

NB: Customer Substation dimensions will vary, dependent on manufacturers selected at the detailed design stage. Measurements are indicative only.

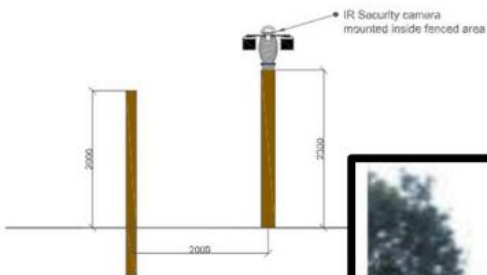
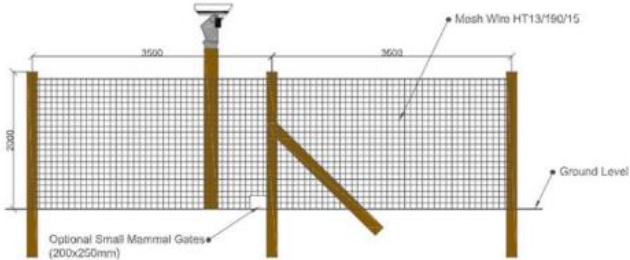
13. Cable Connection Route



14. Security Fencing and CCTV Cameras



STANDARD CAMERA POST



Revision

Rev	By	Date	Description
1	SD	23.07.2020	Initial Issue

Notes

The content of this drawing is for planning purposes only. It is not to be used for construction or other purposes without the approval of the relevant authority.

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Indicative CCTV Post - Standard Drawings

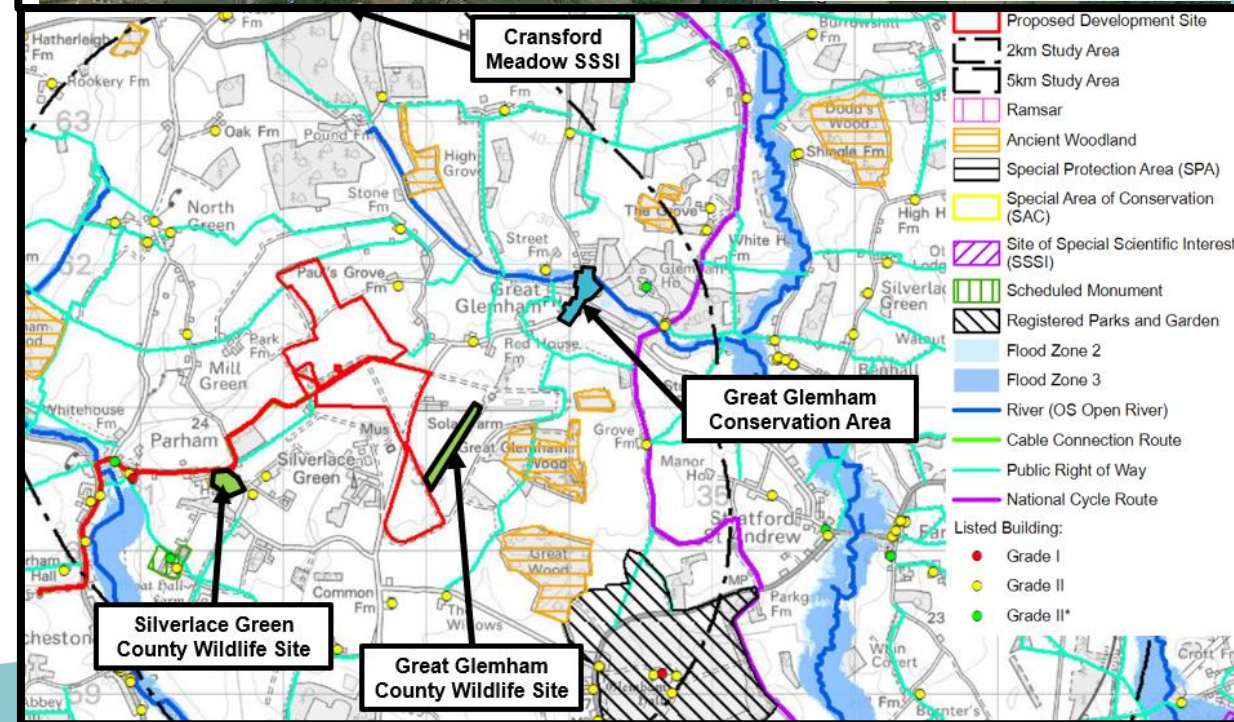
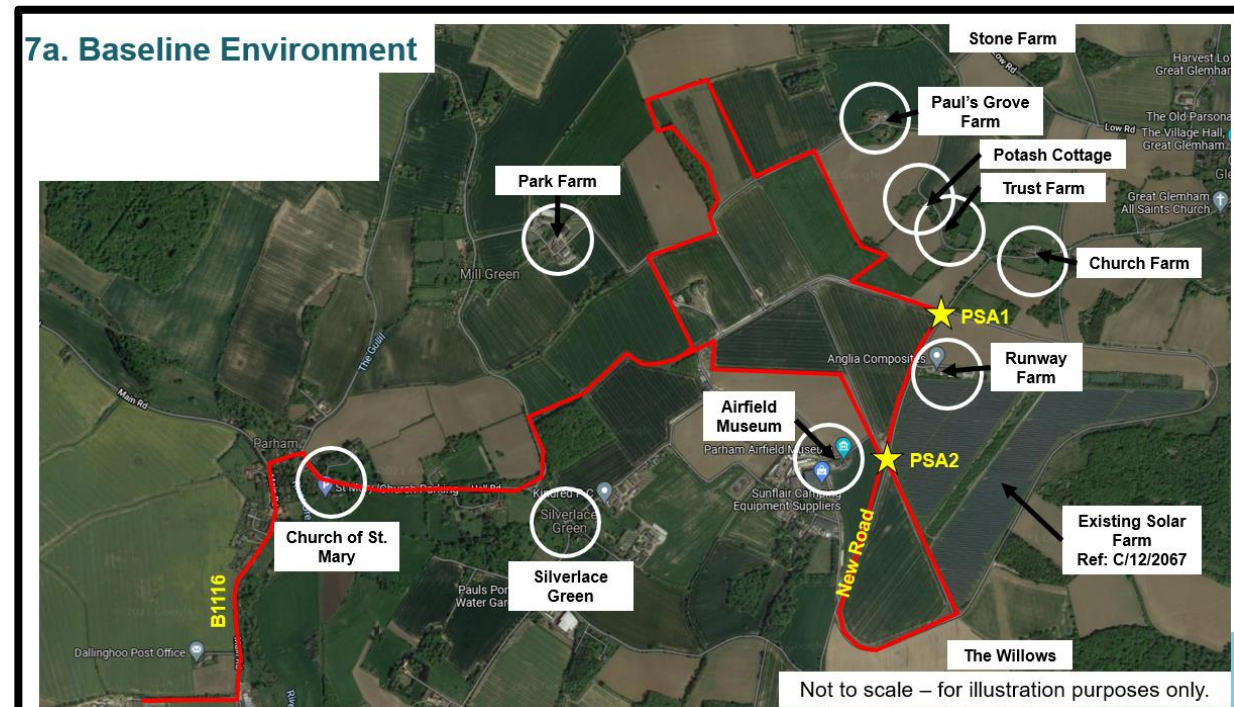
Drawn By	Checked By	Issue Date
HN	SD	23.07.2020
Project Code	Drawing Number	
LCS-	SD-03	
Sheet Size	Scale	Revision
A3	1:20	01




15. Material Planning Considerations

- Landscape Visual Impacts
- Biodiversity
- Ecology
- Heritage and Conservation
- Archaeology
- Surface Water Drainage and Flood Risk
- Highways, Access, Traffic Generation
- Noise and Residential Amenity
- Need Case (see next slide)

7a. Baseline Environment



16. Need Case and Principle of Development

- UK Government legally binding target of net zero by 2050 (Climate Change Act 2008)
 - At Full Council meeting in July 2019 - East Suffolk Council joined other local authorities by declaring a climate emergency
 - East Suffolk Council is committed to doing more to help fight climate change
 - Vast sector growth is forecast (and required) in order to deliver Government ambitions for carbon reduction
 - The principle of low carbon technology and renewable energy is well established in both National and Local Planning Policy and Guidance
 - Local Plan policy requirements for Low Carbon and Renewable Energy and Major Energy Infrastructure Projects
- 


17. Recommendation

APPROVE subject to the agreed planning conditions.


As per recommendation detailed in Section 11 of the Committee Report (see page 82 to 90).

A teal-colored decorative shape, resembling a stylized wave or a series of overlapping triangles, is positioned in the bottom right corner of the slide.


Conditions (1/3)

1. Permission time limit.
 2. Completed in all respects in accordance with the submitted drawings.
 3. Planning permission is for a period of 40 years.
 4. Removal of the solar farm if operation ceases for a continuous period of 6 months.
 5. At decommissioning, the solar panels and other infrastructure will be removed, and the site restored back to full agricultural use.
 6. Programme of archaeological work in accordance with a Written Scheme of Investigation / Archaeological site investigation and post investigation assessment.
 7. A detailed site plan following pre-commencement studies being completed / a management plan will be produced for any archaeological areas to be preserved in situ.
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned at the bottom right of the slide.

Conditions (2/3)

8. Details of the improved accesses.
 9. Details of discharge of surface water from the development onto the highway.
 10. Details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles.
 11. Deliveries Management Plan.
 12. Visibility splays.
 13. Operational Noise assessment shall be submitted to the East Suffolk Council for approval.
 14. Details of the strategy for the disposal of surface water on the site.
 15. Implementation, maintenance and management of the strategy for the disposal of surface water.
 16. Surface water drainage verification report.
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing right, is located in the bottom right corner of the slide.

Conditions (3/3)

- 17. Construction Surface Water Management Plan (CSWMP).
 - 18. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within Applicant assessments.
 - 19. No removal of hedgerows, trees or shrubs, or works to areas that may be used by breeding birds shall take place between 1st March and 31st August inclusive.
 - 20. Construction Environmental Management Plan (CEMP).
 - 21. Landscape and Ecological Management Plan (LEMP).
 - 22. Ecological Mitigation Method Statement - any construction activity within 50m of the River Ore.
- 
- A teal-colored decorative shape, resembling a stylized hill or a wave, is located at the bottom right of the slide.