

**SOUTH PLANNING COMMITTEE - UPDATE SHEET****16 December 2025****Item 7 – Land at Park Farm, Loudham Hall Road**Additional Neighbour Comment

Since the Officer Report was drafted, an additional neighbour response has been submitted. The concerns raised within this letter are summarised below:

- Concern about protecting the environment and historic features in the Deben River Valley.
- The area is a unique landscape, home to diverse wildlife and important for recreation.
- Recent development pressures risk turning the natural environment into a predominantly artificial one.
- Suffolk River Valleys are valuable landscape assets and the development would harm its appearance.
- Planning officers have a duty to safeguard these sites for future generations amid growing encroachment.

Removal of 'Operation Hours' Condition

Further to the Officer Report, the Council's Environmental Protection Officer (EPO) has clarified the methodology contained within the Noise Impact Assessment. The EPO has confirmed that the noise assessment was carried out and captured 24-hour noise data over several days and included the separation of daytime (07:00-23:00) and nighttime (23:00-07:00) measurement periods as per the requirements for assessing industrial and commercial sound.

As part of the assessment, noise mitigation around the transformers has been proposed. The Noise Impact Assessment has demonstrated that with these measures in place, noise levels from the operation of the solar farm would be below the representative background noise level at all residential receptors at all hours of the day and night.

On this basis, the operation hours condition (formerly no. 21) would not be necessary and should be removed.

Removal of 'Photographic Condition Survey' Condition

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Whilst SCC as the Local Highway Authority have requested a photographic condition survey be conditioned, such a condition would not meet the tests for conditions set out by the NPPG. Section 59 and Section 133 of the Highways Act 1980 allows for Highway Authorities to recover expenses relating to construction and it is therefore not necessary for this condition to be imposed.

Amended Ecology Condition

Further to the Officer Report being published, the agent requested the Ecological Enhancement condition (formerly no. 15) to be incorporated into the Landscape and Ecological Management Plan condition (formerly no. 10). The Council's Ecology Officer has confirmed this would be acceptable and therefore condition 15 (Ecological Enhancement) should be removed and condition 10 (now condition 11) updated to include the ecological enhancement strategy.

Amended TTRO Condition

Upon further consideration of condition 35 (as depicted in the officer report), it is recommended that this condition should only look to deliver the temporary diversion in accordance with the Public Right of Way Management Plan (ref: 1051074-L-02 (05)) as the applicant is required under the Highways Act to apply for a Temporary Traffic Regulation Order, therefore making it not necessary for this part to be conditioned.

Additional Materials Condition

A condition should be added which requires the materials for the spares container, welfare container, private switchgear building and DNO building be submitted and agreed.

Amended List of Conditions

For clarity, the conditions recommended as set out within the Officer Report and the update sheet are as follows:

1. Standard timeframe condition
2. Development to be carried out in accordance with approved plans

Operation

3. Development to occur for a 40 year period only
4. Decommission strategy to be agreed
5. Soil management plan to be submitted and agreed (prior to commencement)

Landscape and Arb

6. Materials of the spares container, welfare container, private switchgear building and DNO building to be submitted and agreed
7. Details of a landscape scheme to be submitted to and agreed. Landscape scheme shall include details of additional planting along the southern boundary adjacent to the access with Loudham Hall. Management of the scheme to be provided including management of the planting adjacent to Sandpit Cottage
8. Detailed arboricultural method statement to be submitted and agreed (prior to commencement)
9. Tree protection to be carried out in accordance with section 6.0 of Arboricultural Planning Statement (May 2025) (prior to commencement)
10. Notwithstanding fence elevation plan, the fence is to be finished with plain wire. Details of the materials of the gates are to be submitted and agreed.

Ecology

11. Landscape and Ecological Management Plan, including the ecological enhancement strategy to be submitted and agreed (pre commencement).
12. Development to be carried out in accordance with the ecology assessments
13. Construction Environment Management Plan (Biodiversity) to be submitted and agreed (prior to commencement)
14. No removal of hedgerows, trees or shrubs during bird breeding season
15. No lighting to be installed unless a lighting design strategy for biodiversity is submitted and agreed
16. Additional badger survey report to be submitted and agreed (prior to commencement)

Environmental Protection / Amenity

17. Construction Management Plan to be submitted and agreed
18. Ground survey to be submitted and agreed
19. Vibration on site to be controlled
20. Details of acoustic barriers to be submitted and agreed and development to be carried out in accordance with appendix 5 and section 8.1 of the Noise Assessment
21. Validation noise survey to be submitted and agreed
22. CCTV camera locations to be submitted and agreed

Flood Risk

23. Development to be carried out in accordance with surface water strategy and flood risk assessment, including appendix G
24. Construction Surface Water Management Plan to be submitted and agreed including the prevention of accidental water pollution
25. A surface water drainage verification report to be submitted and agreed

Archaeology

26. Written scheme of investigation to be submitted and agreed (prior to commencement)
27. Site investigation completed and agreed
28. Archaeological management plan to be submitted and agreed for the use of any no dig construction methods (prior to commencement)

Highways

29. Details of the proposed access to be submitted and agreed
30. Visibility splays to be provided prior to use of the access
31. Construction Traffic Management Plan to be submitted and agreed
32. PROW Management Plan updated
33. Temporary diversion of the PROW shall accord with the PROW Management Plan