

# Design & Access/Planning Statement

## Freston House, The Street, Freston Suffolk. IP9 1AF.

I am applying for the installation of 192 ground mounted solar panels on 24 frames each holding 8 panels within the grounds of the residential property known as Freston House, IP9 1AF. I hope that this will provide around 77,000 kWh, which is up to 50% of the electricity used at the property. Based on the UK government conversion factors 2020, this would save around 18t of CO<sub>2</sub> emissions per annum. It is intended that a very large proportion (up to 96%) of the power produced will be consumed by the property owner rather than exported.

Each of the solar PV panels measures 1673mm x 1030mm. The frames will hold the panels in a double landscape configuration which means that the top of the panels will never be above 2.06m in height. At their maximum elevation the 8 panels would therefore measure 6.69m x 2.06m on each frame. The total area of the panels will be 344 sqm. The frames will be arranged in 3 rows of 8 frames, with each row of 8 frames being approximately 57m in length (including a 0.4m gap between each frame).

The proposed development area is not occupied. It is a grassed area near the northern boundary of the property, between a tennis court and a wooded area – see appendix 1.

Two properties are within 125m of the site ('Freston Lodge' & 'The Bungalow'), both of which can be seen on the aerial photograph in appendix 1. There is a very significant area of woodland between the site and Freston Lodge which would completely screen the panels and a smaller wooded area between the site and The Bungalow which would screen almost all of the panels. In addition, there is a hedge about 4m high on the boundary of The Bungalow about 7m from the property which, together with the wooded area, provides complete screening. To illustrate this, appendix 3 shows a photograph taken at point 8 marked on appendix 1 facing The Bungalow.

The area is not seen from any public roads. The only road near the development site is The Street (also known as Church Street), which is along the eastern boundary of the property. There is a 2m bank down to the road and a 4m holly hedge along the boundary of the property.

There is a public footpath 25m from the array which runs west from 'Lodge Bungalow' along the northern boundary of the property as shown on the Site Location Plan, marked in green. This is closer to the development site than the two properties so represents the area of most potential concern. As described above, there is a wooded area between the proposed development site and the public footpath. It varies in width between 10 & 25m. To illustrate the amount of screening currently in place, I have taken 10 photographs along the length of the development site, at approximately 10m intervals. The positions at which the photographs were taken are marked on the aerial photograph below (numbered 1 to 10) and the images are labelled accordingly (eg image 1 is taken from point 1). Images 1-5 are taken from within the property looking towards the boundary and the public footpath and images 6-10 are taken from the public footpath looking into the site (appendix 2).

As can be seen from the images, the wooded area screens the panels from the footpath along almost of the site. However there are a few small gaps in the screening, which can be seen in images 1, 3, 4, 5 & 10.

I will therefore add some more landscaping to provide additional screening from the public footpath to ensure that none of the panels will be visible from anywhere on the footpath. I propose to plant a hedge of mixed holly and hawthorn along the whole line of the wooded area from the point labelled '1' to that labelled '5' in the photograph in appendix 1. This will match the hedge along the adjacent eastern boundary of the property with Church Street. It will be maintained at a minimum height of 2m.

Finally, I propose to plant a yew hedge around the three sides of the development site which are not bounded by the wooded area next to the footpath ie the west, east and south sides, at a distance of about 7.5m from the solar

arrays. This would match the existing yew hedging around much of the rest of the gardens around the house and the surrounding grassed areas and will be maintained at a minimum height of 2m.

Vehicular access to the site will be from the main drive at Freston House on The Street. Ample parking is available within the grounds of Freston House. There will only be one large delivery of the metal poles and a very small number of deliveries of the panels and other materials with only a maximum of 4-6 people working onsite at any time.

Appendix 1 – Aerial Photograph





Appendix 2 – Images 1-10

Note, all photographs in appendices 2 & 3 are taken from a moto G7 plus smartphone.

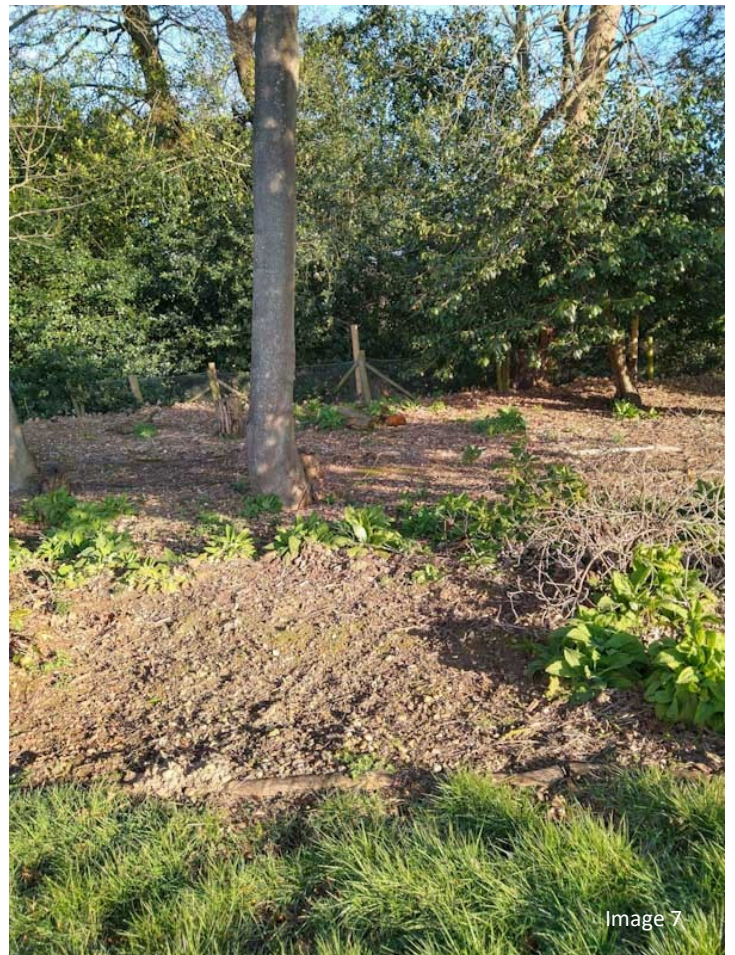






Image 3



Image 8

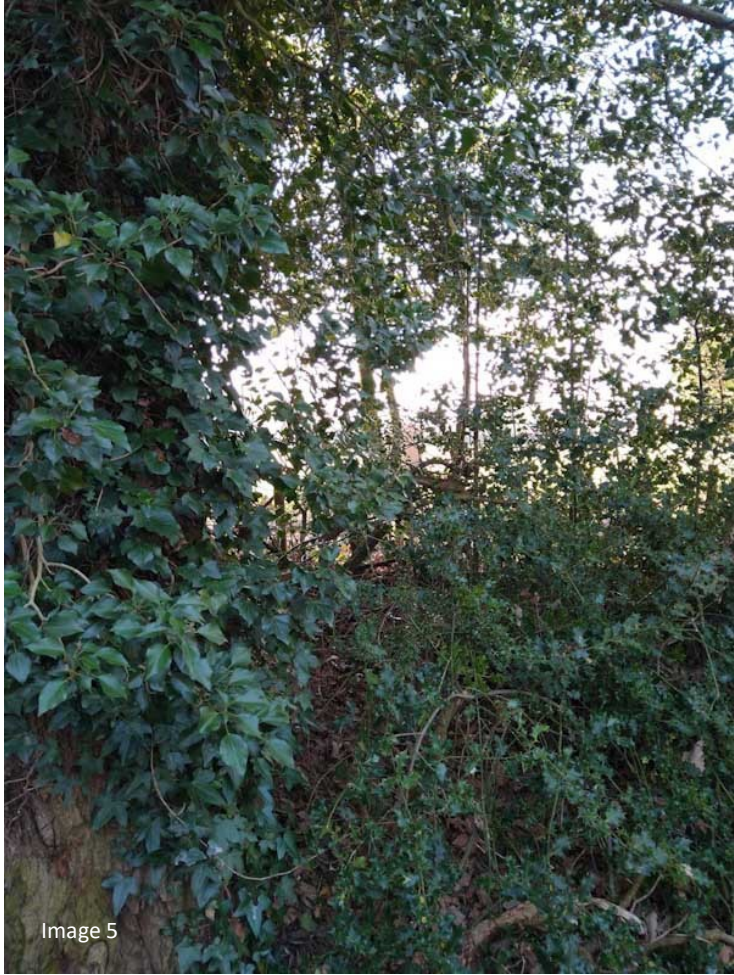


Image 4



Image 9





Appendix 3

