



Planning and Heritage Statement
For Solar Panels at Sawyers Farm, Little Cornard, Sudbury, CO10 0NY

1. Introduction

- 1.1 This statement accompanies drawings and documents submitted under a Full Planning Application.
- 1.2 This application is for the retention of existing ground mounted solar panels to the north of Sawyers Fam House.
- 1.3 The existing solar panels are currently positioned in a logical location to the north of the farm house causing no harm to the setting or function of the listed building.
- 1.4 The Historic England Guidance supports solar panels on buildings and in gardens.
<https://historicengland.org.uk/images-books/publications/eehb-solar-electric/heag173-eehb-solar-electric-photovoltaics/>

2. Site and Planning History

- 2.1 The application site is located UPPER ROAD 1. 5377 Little Cornard Bures St Mary Sawyer' Farmhouse TL 93 NW 11/120 II* 2.
- 2.2 The house is approached from a farm road leading from Upper Road, Little Cornard but the house stands in the parish of Bures St Mary. It comprises a late C15 timber-framed hall range with a cross wing at the east end of C16 date and a later timber-framed and plastered wing at the west end, extending to the south of late C17 or early C18 date. The hall range and east wing have exposed framing with plaster infill. The hall house had a floor and chimney stacks inserted in the C16. There are 2 cambered tie-beams with octagonal crown posts with moulded caps and bases and four-way braces. It has an interesting smoke bay arrangement for the smoke outlet, 2 trusses which appear to be original are sited close together and plastered. The inner sides are heavily encrusted with soot from which the rest of the hall timbers are free. Inside this bay one of the later chimney stacks has been inserted. There is an interesting straight flight staircase with most of the quarter log tread risers remaining (possibly original).

2.3 The C16 cross wing at the east end appears to have been built as a separate 2 storeyed house and at a later date connected to the hall range. The interior has exposed ceiling beams and joists and 2 large open hearths. There are a number of original windows restored) some with ovolo moulded mullions. The timber-framed and plastered wing at the west end, extending to the south is of later date, probably C18. Roofs tiled, with rebuilt chimney stacks. The north end of the east wing has a gambrel roof.

2.4 Listing NGR: TL9068737192

3. Proposal

3.1 The proposal is to retain the existing solar panels in their current position. They have been located in a logical position whilst still being within a reasonable distance from the property to maintain efficiency.

3.2 There are three rooms that have windows pointing in the direction of the solar panels. Please see photos from outside and inside of the windows. The only room that has a large window facing towards the panels is the upstairs bathroom. You will see in the photo that the view out of the window towards the panels is entirely obscured by the canopy of a tree and small outbuilding. There are no other significant windows directly looking onto the location of the panels.



Images from inside of upstairs bathroom. Large window looking into side garden, panels entirely obscured from view by the tree.





Images from inside of downstairs lounge. High level windows. Panels only partially visible if elevated above ground level. Day to day use of room, the panels are not visible.



Images from inside of downstairs snug area. Small corner window small area of panels are visible.





Images from inside backdoor lobby. Glass sections of door reveal no view of the panels.



Outside photos of North Elevation of Dwelling



Upstairs Bathroom

Downstairs Lounge

Back Door



Very small windows
in ensuite

Snug

Cloak room

Outside photos of South Elevation of Dwelling



Main property windows looking
towards south (away from solar panels).



4. Related Cases

4.1 We have used research and information from other district councils as well as Babergh DC to provide some evidence of where solar panels in similar situations have been supported.

4.2 Within the provided applications below, it will be clear that the general approach is that solar panels are acceptable even where quite visible, although preference is for less prominent elevations and outbuildings. Ground mounted panels / in garden panels are less common due to them being less efficient due to distance from the property.

4.3 22/04206/FUL | Ground mounted solar panels in field to rear. | 38 Streetly End West Wickham Cambridgeshire CB21 4RP. Listed building setting and Conservation Area.

4.4 23/00214/FUL | Installation of ground mounted solar panels. | Coombe Grove Farm, The Cottage Ermine Way Wimpole Cambridgeshire SG8 0AL

<https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?activeTab=documents&keyVal=ROS160DXJKY00>

4.5 There are also applications for Panels mounted on listed buildings and on buildings in conservation areas which acknowledge visibility from the street and in association with the heritage assets;

4.6 Some don't give reason other than concluding no harm when very visible.

4.7 22/04441/HFUL | Installation of eleven solar PV panels on roof. | 36 Abbey Street Ickleton Cambridgeshire CB10 1SS

<https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?activeTab=documents&keyVal=RJDW86DXFVS00>

4.8 22/05152/HFUL | Installation of solar PV panels on the roof. | 44 High Street Cottenham Cambridgeshire CB24 8SA

<https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?activeTab=summary&keyVal=R M21BLDXH8P00>

4.9 22/05009/LBC | Replace ground floor windows and door and 1st floor North wall windows, Secondary glazing to 1st floor windows, Internal insulation of East wall and 1st floor North wall, installation of underfloor heating on ground floor, Installation of bathroom on 1st floor, Removal of existing bathroom on 1st floor, Extension of chimney to 1.8m above thatch and Installation of solar panels on flat roof. | Walnut Tree Cottage 61 Fowlmere Road Heydon Cambridgeshire SG8 8PZ

<https://applications.gretercambridgeplanning.org/online-applications/applicationDetails.do?activeTab=summary&keyVal=R LHL5SDXGY00>

4.10 23/00965/LBC | Installation of seven solar panels to south facing roof. | 66 Church Street Willingham Cambridgeshire CB24 5HT

<https://applications.gretercambridgeplanning.org/online-applications/applicationDetails.do?activeTab=summary&keyVal=RRGPHMDX0N400>

5. Green Agenda

5.1 The recent Local Council election results are in favour of the Green Party. Therefore there is recognised encouragement for the installation of solar panels where possible to reduce carbon emissions.

5.2 As highlighted on page 7 of Babergh and Mid suffolk 'Climate Change and Biodiversity' Plan, it encourages Low Carbon through the installation of Solar Panels.

6. Conclusion

6.1 The solar panels proposed for retention are in a logical and appropriate location when taking into consideration the function of the property and the most commonly used amenity spaces. The panels are located in the least used amenity space.

6.2 Historic England Guidance supports them on buildings and in Gardens. The current location of the panels causes no harm to the listed building and is preferred over the option to mount these panels on the roof of the listed property.

6.3 The occupiers of the property are consciously trying to alleviate the cost-of-living crisis and ever-increasing energy bills. Though this is taken into consideration when purchasing a property, enhancements to ensure listed properties are able to be habitable for many years to come should be supported.

7. Solar Panels

7.1 There are 4 rows of 8 panels totalling 32 panels.

7.2 The panels start at approximately 600mm off of the ground and rise at approximately 35 degrees to a total height of approximately 2.8m.

7.3 The underside of the panels creates shade and shelter for a chicken run.

7.4 See image below.

