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Document Title: Planning Statement

Application Reference 145

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CPS Reference: 145
Local Authority: Babergh and Mid Suffolk
Development Description: Solar Panel array
Site Address: Orchard House, Scotland Street, Stoke by
Nayland, CO6 4QG.
Report Revision: 1

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1.0 Introduction.

- 1.1. This planning statement has been written to support the submission of a planning application for the installation of a solar panel array.

2.0 Site Characteristics

- 2.1. The site consists of an area of land to the west of Scotland Street which forms part of the managed grass meadow associated with the host dwelling known as Orchard House, and is located in the Dedham Vale and Stour Valley Area of Outstanding Natural Beauty. The host dwelling is two storeys in height, detached, and is “L” shaped. The longest section of the “L” is located along the north eastern boundary of the site, and the shortest section of the “L” is located along the north western boundary. To the west of the site is an agricultural field and further dwellings, to the north, east, and south east are approximately 5 further dwellings.
- 2.2. The proposed location for the solar array is located within an existing area of managed grass meadow that measures approximately 1,364.26 m² in area, as illustrated in figure F1.0 below.



Figure F1.0 Red line extents of the site.

- 2.3. The images in figure F2.0 overleaf detail the site as existing.



Figure F2.0 Photos detailing the site as existing.

- 2.5 The position of the solar array development within the site, alongside landscaping which was completed in 2015 is illustrated in figure F3.0 below.

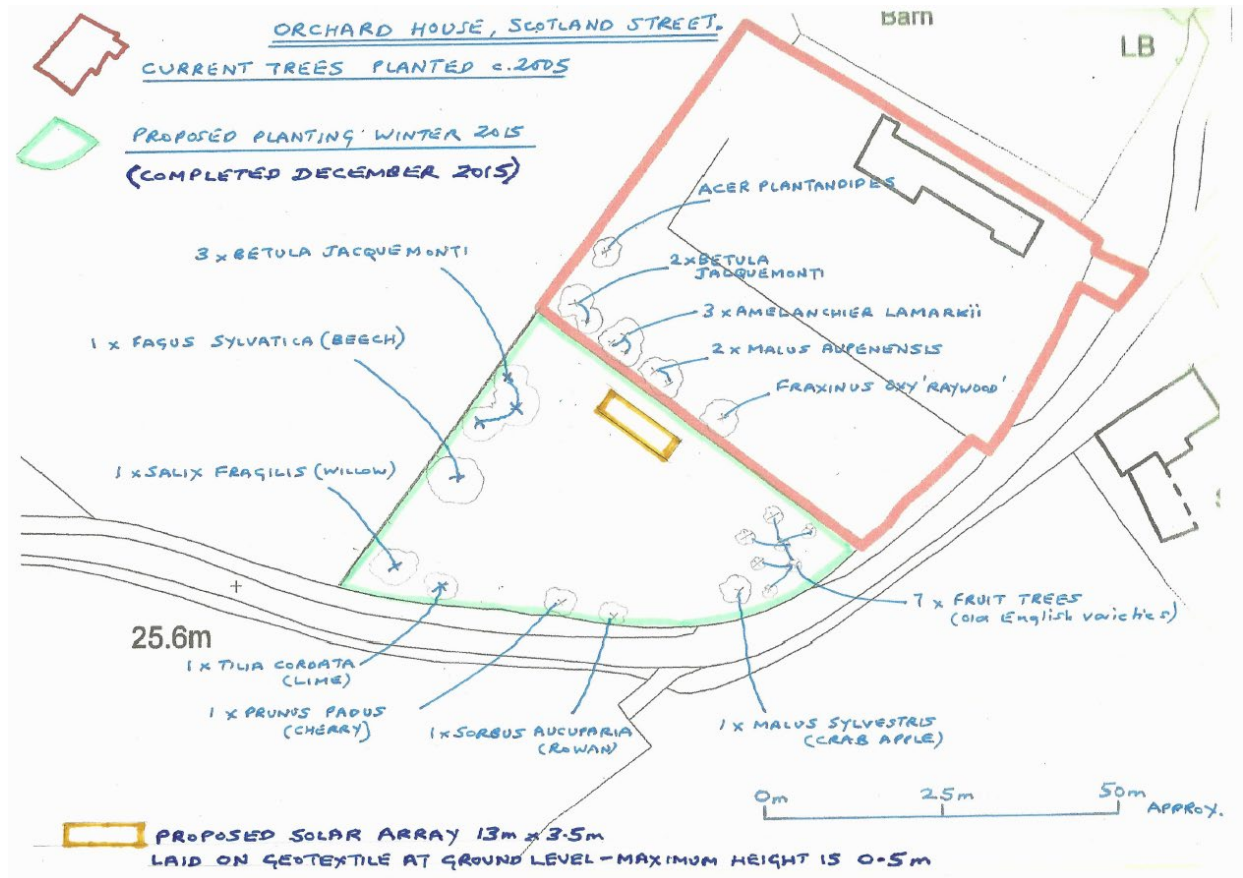


Figure F3.0 illustrates the proposed location of the solar array, and the tree planting that has been completed on site.

- 2.6 No external physical changes to the existing buildings are proposed. The associated electrical hardware, which comprises of the control switches and inverter will be housed within the existing cart lodge.
- 2.7 Previous planning applications have been submitted for the site, which relate to changes to the host dwelling, and the erection of a Cart lodge.

3.0 Solar Array

- 3.0 The proposed array would consist of 14 matt black inclined solar panels which are no more than 0.5m above ground level and mounted at an angle of 15 degrees.
- 3.1 The individual solar panels measure approximately -
 Length: 1.13m
 thickness: 0.03m
 Wide: 1.76m
- 3.2 Each panel would be mounted onto matt black console boxes which are filled with stone, to keep them from moving in windy conditions, meaning no foundations are required. The Renusol CS+ console box and Vertex X solar panel data sheets are submitted in support of this planning application.
- 3.3 The overall approximate dimensions of the proposed solar array are as follows -
 Length: 13m
 Height: 0.50m
 Width: 3.5m
- 3.4 Figure F4.0 below illustrates the solar layout of the array, providing a plan view and elevations. Scaled versions of the drawings have been included as part of the planning application.

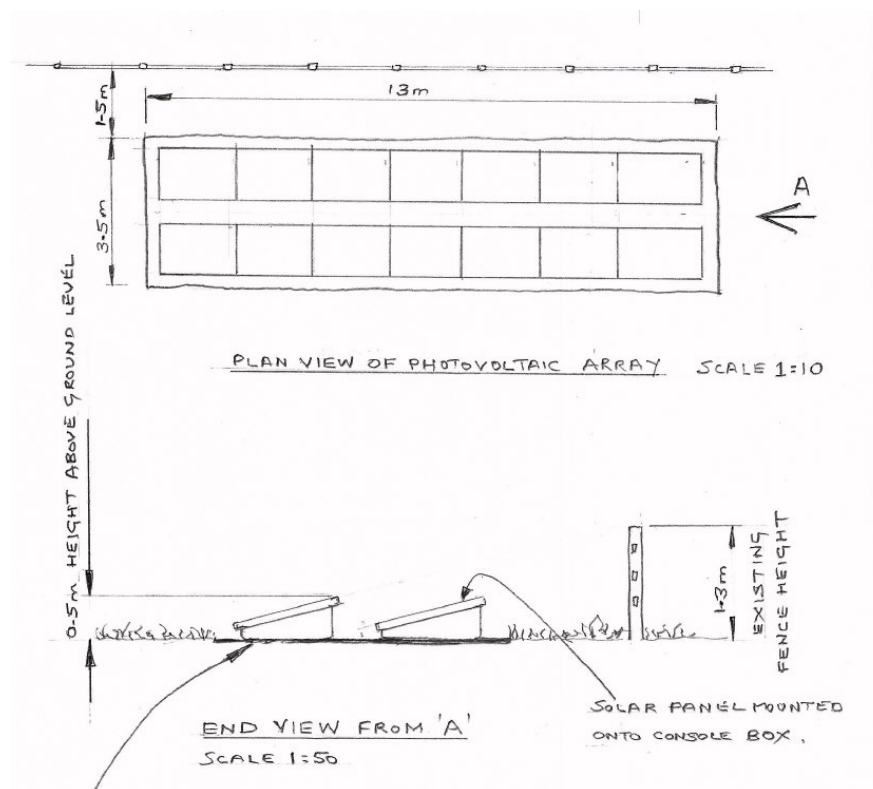


Figure F4.0 Plan view and elevations of the solar array.

- 3.5 The land the proposed solar array is to be located on is rented from the Tendring Hall Estate, on which a National Trust Estate covenant is applicable. Through consultation with them it has been confirmed in writing that without prejudice and in principle the proposals are something that would likely receive support. The use of matt black materials addresses requests to reduce glint from the installation in the wider landscape.

4.0 Heritage Assets

- 4.1 In accordance with paragraph 194 of the NPPF, which details the requirement that as part of applications the historic buildings register is used to ensure that heritage assets that may be affected by the proposal are identified.
- 4.2 From that assessment it is apparent that there are 10 listed buildings located around the site, all which are grade II listed. The nearest, from the location of the proposed solar array, is approximately 85m to the north east of the site, on the other side of the host dwelling known as Orchard House. The nearest dwelling west of the site is approximately 120m. Figure F5.0 illustrates the positions of the nearest Heritage Assets to the site on Scotland Street, denoted by blue roundels, the site is highlighted by red star.

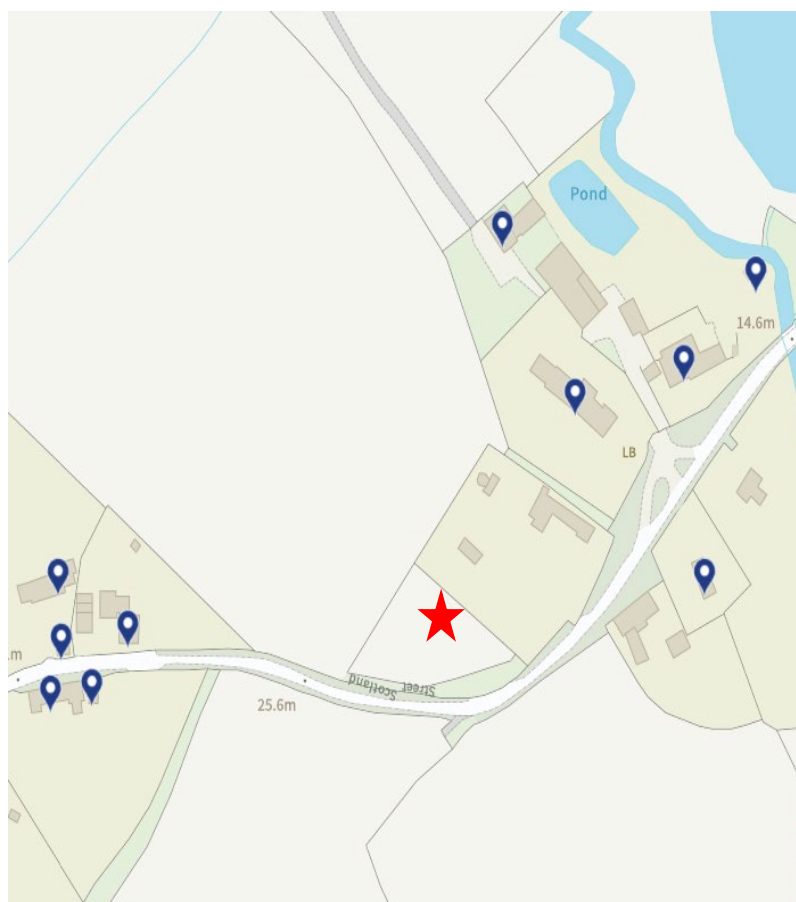


Figure F5.0 Location of nearest Heritage Assets to the site on Scotland Street, denoted by blue roundels, site highlighted by red star. (Historic England mapping).

- 4.3 Details of those Heritage assets taken from the historic records held by Historic England are included in appendix 1 which can be found at the end of this document.
- 4.4 The site is located within the Scotland Street Conservation Area. Figure F6.0 below details the extents of the Conservation Area around the site. The Stoke by Nayland Conservation Area appraisal provides “...*neither a prescriptive nor overly descriptive, but more a demonstration of ‘quality of place’...*” to inform possible changes in the area.
- 4.5 Focussing on the sections most relevant to Scotland Street and the nature of the proposal, that document highlights that the character of this area is more of a rural hamlet with predominately thatched rooves. The usual countryside trees are found in the hedges, which make way to the usual wetland trees, Willow, Alder and Poplar, where the river has an influence on the landscape.

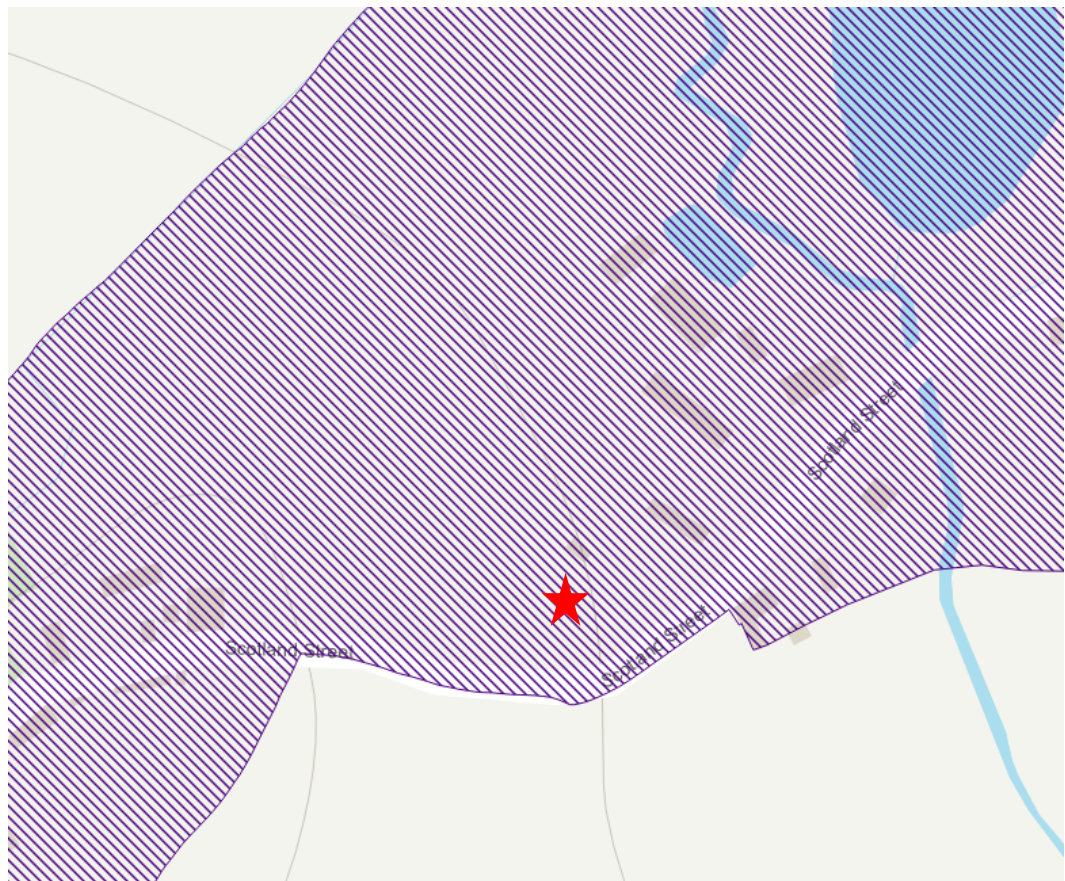


Figure F6.0 Extents of the Scotland Street Conservation Area around the site highlighted by red star. (Babergh and Mid Suffolk online mapping).

5.0 Relevant Planning Policy.

5.1 Relevant local planning policies are -

Babergh Core Strategy (2014):

- CS01 –Presumption in Favour of Sustainable Development in Babergh
- CS15 – Implementing Sustainable Development in Babergh

Babergh Local Plan Alteration No.2 (2006):

- CN01 – Design Standards
- CR02 – AONB Landscape
- CN06 – Listed Buildings – Alteration / Extensions / Change of Use
- CR07 – Landscaping Schemes

5.2 Relevant National Policy can be found in -

- National Planning Policy Framework 2019 (NPPF)
- National Planning Practice Guidance (NPPG)

6.0 Principle of development.

6.1 The proposal is for the installation of a solar array for domestic use, and designed to provide a sustainable source of power. Support for such proposals is provided by the NPPF in paragraph 11 which sets out the presumption in favour of sustainable development as a core of national planning policy.

6.2 Further support is provided through policy CS15 which details how proposals should demonstrate how the proposal contributes to meeting the objectives of the Local Plan, demonstrating the principles of sustainable development and the presumption in favour of sustainable development.

6.3 It is not unreasonable to suggest that the provision of a sustainable power source in this location is in accordance with criterion (viii) of planning policy CS15 which seeks to address climate change by incorporating sources of renewable energy. In addition, within the Babergh Core Strategy (2014) it is stated that “*The Council does not believe that there are compelling reasons to stifle or impede economic growth in its area overall. In very simple terms, we wish to make it clear that Babergh is ‘open for business’.*”. The construction and installation of the panels on site would create short term economic benefits to the area. Furthermore, given the lifespan of the panels, it is reasonable to consider that there would be a continued need for jobs that provide maintenance and servicing to the panels to ensure their ongoing output. Ensuring a longer term benefit to the economy.

6.4 The photovoltaic system would also result in a carbon reduction of 993kg of CO₂ each year, the equivalent to that absorbed by 46 mature trees, which over the 25 year life span of the panels equates to 24,825kg.

7.0 Character and Appearance of Area

- 7.1 By virtue of the low height of the proposed solar array, at approximately 50cm, the lay of the land, and existing planting, results in the proposal not being prominent in wider public views of the site, which in themselves are limited. It is reasonable to consider that the proposal accords with policy CN01 and the NPPF which seek to steer developments to achieve good levels of design.
- 7.2 Furthermore, given the nature and scale of the proposals, and the existing buildings located within the site, it is reasonable to consider that the proposal would blend into the scale and mass of existing development of the site. This is in accordance with policy CR02 which seeks to secure development that is of a scale which is compatible with its surroundings, and policy CR02 which relates to AONBs.
- 7.3 As detailed in figure F3.0, which illustrates the proposed location of the solar array, a high standard of landscaping has been achieved on site through additional tree planting. That planting maintains and enhances the characteristics of the locality through the species of trees used, which reflect those identified in the Conservation Area appraisal for Scotland Street. This is in accordance with policy CR07 which seeks to secure maintain and enhance landscaping characteristics.
- 7.4 In addition, it is reasonable to consider that the proposal would not have any effects on the character and setting of heritage assets to the north east of the site. This is due to the screening of the site provided by existing trees and hedgerows, the host dwelling, and the site being located at the bottom of a hill. That hill has a convex profile, meaning that the site is not read within the views of the heritage assets located at the top of the hill to the west of the site, which are approximately 25m higher.
- 7.5 Accordingly, it can be considered that the proposal would not create negative impacts on the settings of those heritage assets as sought by policy CN06. This is because of the existing pattern of development, and that the proposal is of a size and scale that reflects the existing development that is located within the site, for example the cart lodge, log store and agricultural machinery.

8.0 Flood Risk

- 8.1 Using the objectives as set out in the NPPF, this Flood Risk Assessment has been created so that it is appropriate to the scale and nature of the development and the risks involved.
- 8.2 As detailed above the site is less than one hectare in area and is situated in flood zone 1 (low risk) as shown in figure F6.0 overleaf, using the nearest post code CO6 4QG. From assessment of Environment Agency mapping the site is location within Flood Zone 1 which has a low probability of flooding as defined in the NPPG.



Figure F6.0 Environment Agency mapping detailing that the site is situated in flood zone 1 (low risk), the site is outlined in red.

- 8.3 Using the Flood risk vulnerability classifications as detailed by the NPPG, the proposal does not fall within a listed definition. It could be considered that definition for solar farms as essential infrastructure is applicable because they consist of development with similar characteristics to the proposal. However, the scale of development between a solar farm and that being proposed in this planning application are substantially different. Furthermore, the proposal could not be considered essential infrastructure because it is providing power at a domestic level.
- 8.4 But on balance, it is not unreasonable to consider the similarities in construction methodologies, the nature and character of the proposal and solar farms, and that the site is located within Flood Zone 1, the proposal in this location is appropriate for Flood Zone 1. As such the need to apply Sequential and Exception Tests is not triggered, as detailed in Table 2 from the NPPG shown in figure F7.0 below.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

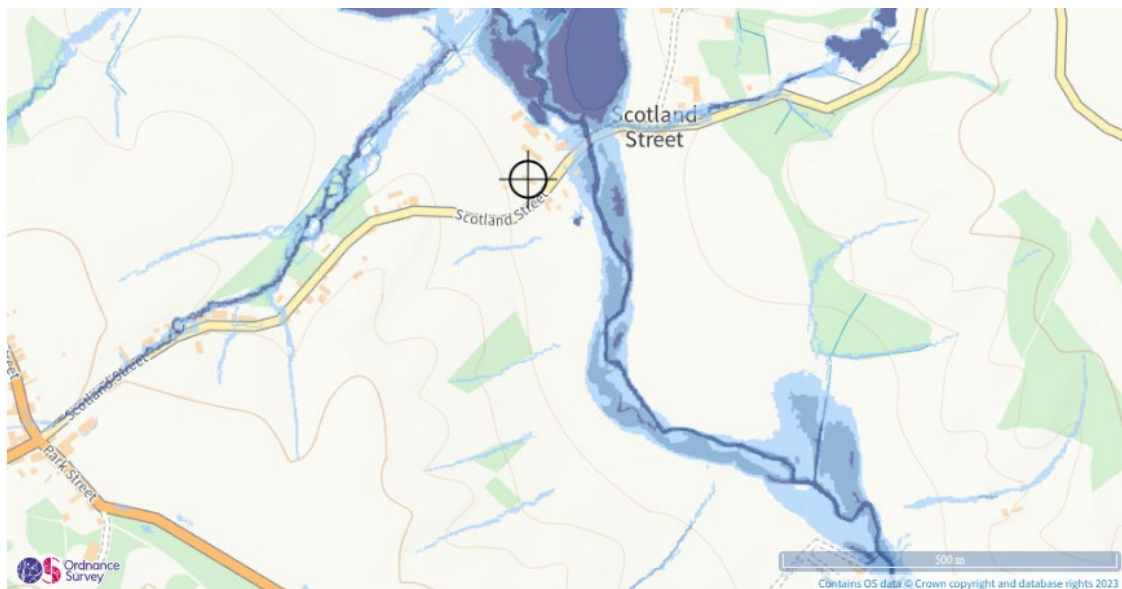
✓ Exception test is not required

X Development should not be permitted

Figure F7.0 NPPG table 2 detailing that the need to apply Sequential and Exception Tests is not triggered.

8.5 From assessment of the Environment Agency Surface Water mapping, the site has a Very Low susceptibility to Surface Water Flooding.

8.6 No surface water flow paths are located close to or near the site. Figure F8.0 below details the extents and locations of surface water flooding.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Figure F8.0 indicating surface water flooding extents and locations.

- 8.7 The proposal is achieved through the installation of the solar array within an existing area of managed grass land, and it is reasonable to consider that the proposal would not alter any flow paths across the site if they existed by virtue of the method of installation and limited physical footprint the proposal has.
- 8.8 Therefore, the risks posed can be considered as low. In addition, the site can be considered at low risk of flooding from all other sources.
- 8.9 The site will continue to drain naturally with no increases in runoff resulting from the proposed development on the site.
- 8.10 Ultimately the future use and occupants from this proposal would be at a low risk of flooding, and can be considered to accord with the NPPF and the NPPG. Furthermore, the proposal accords with the recommendations of policy CS15, demonstrating that flood risk from all sources has been appropriately managed.

9.0 Ecology and Impact on Trees

- 9.1 The site consists of a domestically managed area of grass and by its very nature has very little ecological or biodiversity value. There are no trees subject to individual protections, beyond that provided by the Conservation Area, nor trees of significant interest that would be affected by the proposal. Furthermore, considering the extents and characteristics of the site and the proposed development it can be reasonably considered that no development would occur within Root Protection Areas.
- 9.2 This is further reinforced by the technical specifications of the development which uses a no dig methodology.
- 9.3 Accordingly, it is reasonable to consider that the proposal accords with paragraphs 174 and 180 of the NPPF which seek to maintain, enhance, restore, or provide biodiversity gains.

10.0 Transport and Highway Safety

- 10.1 By virtue of the nature of the proposal, the existing site access is not affected by the proposal, nor are amendments proposed as part of this application. The nearest public footpath is located approximately 50m to the north east of the proposed location for the solar panels, and again it is reasonable to consider that the proposal would not create negative impacts on the users. This is in accordance with the requirements of policy TP15 which seeks to secure safe accesses and egress for proposals, and avoid adverse impacts on highway safety.

11.0 Conclusion.

- 11.1 As evidenced through the information provided in this Planning Statement the proposal has been positioned within the site so that an efficient and effective sustainable source of electricity is created, whilst also limiting public views of the array within the wider landscape. It accords with local and national policies, and supports Babergh District Council in achieving its net zero aims.

Appendix 1

Details of Heritage assets taken from the historic records held by Historic England, these are listed in a clock wise direction starting from the asset located to the north of the site.

Title	List Description	Grade	Location
<p>BARN TO WEST OF SCOTLAND PLACE</p>	<p>STOKE BY NAYLAND SCOTLAND STREET TL 99 36 24/951 Barn To West of Scotland Place GV II</p> <p>Barn. Later C16. Timber-framed and weatherboarded; corrugated asbestos to main roof, plaintiles to full height porch on east side. Aisled, in 4 bay with the original porch entry into the 2nd bay from the south. Good close studding to the aisle walls; edge halved and bridled scarf joints in the wall-plates. In the trusses the main posts have marked jowls; shallow arched braces to slightly cambered tie-beams, and unusual arched passing braces from the tie-beams to the outer walls. In the 2 trusses on each side of the porch the passing braces are omitted on the entry side. Roof with clasped purlins and arched windbraces.</p> <p>Listing NGR: TL9958636733</p> <p>BARN TO WEST OF SCOTLAND PLACE, Stoke-by-Nayland - 1244713 Historic England</p>	<p>II</p>	<p>BARN TO WEST OF SCOTLAND PLACE, SCOTLAND STREET</p>
<p>CART LODGE TO NORTH WEST OF SCOTLAND PLACE</p>	<p>STOKE BY NAYLAND SCOTLAND STREET TL 99 36 25/952 Cart Lodge to North West of Scotland Place GV II</p> <p>Cart lodge. C18. Timber-framed and weatherboarded with plaintiled roof. A lean-to extension along the rear, but formerly open at front and rear. 4 bay, 2 floored over with an enclosed loft above. The main posts have kneed braces to the tie-beams and to the wallplates. Clasped purlin roof with a</p>	<p>II</p>	<p>CART LODGE TO NORTH WEST OF SCOTLAND PLACE, SCOTLAND STREET</p>

	<p>ridge-piece and rafters set on edge. This is a better-built and earlier example than most cart-lodges surviving.</p> <p>Listing NGR: TL9955736788</p> <p>CART LODGE TO NORTH WEST OF SCOTLAND PLACE, Stoke-by-Nayland - 1272238 Historic England</p>		
<p>DOVECOTE IMMEDIATELY NORTH EAST OF SCOTLAND PLACE</p>	<p>SCOTLAND STREET 1. 5377 (North Side) Stoke-by-Nayland Dovecote immediately North East of Scotland Place TL 9936 24/885 II</p> <p>2. A C18 red brick square dovecote with a doorway on the west side. Roof tiled, with a hipped dormer. The inside retains the banks of nesting boxes.</p> <p>Listing NGR: TL9965636773</p> <p>DOVECOTE IMMEDIATELY NORTH EAST OF SCOTLAND PLACE, Stoke-by-Nayland - 1033519 Historic England</p>	II	<p>DOVECOTE IMMEDIATELY NORTH EAST OF SCOTLAND PLACE, SCOTLAND STREET</p>
<p>SCOTLAND PLACE</p>	<p>SCOTLAND STREET 1. 5377 (North Side) Stoke-by-Nayland Scotland Place TL 9936 24/884 10.1.53. II</p> <p>2. A timber-framed and plastered house of C16-C17 origin, but considerably altered in the C18 when blocks were added at the rear. The earlier block has a cross wing at the west end, with a later addition to the west of the cross wing. The house was renovated in the C20. 2 storeys. The windows on the south front are mainly leaded casements and at the west end a tall window rises through 2 storeys. There is a doorway with pilasters and cornice. Roofs tiled, with a plaster eaves cornice and a C17 shafted chimney stack at the west end.</p> <p>Listing NGR: TL9962836744</p>	II	<p>SCOTLAND PLACE, SCOTLAND STREET</p>

	SCOTLAND PLACE, Stoke-by-Nayland - 1200445 Historic England		
MALTINGS COTTAGE	<p>SCOTLAND STREET 1. 5377 (South Side) Stoke-by-Nayland Maltings Cottage TL 9936 24/896 II</p> <p>2. A C17-C18 timber-framed and plastered house, renovated in the C20. 2 storeys. 3 window range, C20 casements. A central 6-panel door has a shallow hood on brackets. Roof tiled, with a central rectangular chimney stack.</p> <p>Listing NGR: TL9963636674</p> <p>MALTINGS COTTAGE, Stoke-by-Nayland - 1033482 Historic England</p>	II	MALTINGS COTTAGE, SCOTLAND STREET
HILLSIDE	<p>SCOTLAND STREET 1. 5377 (North Side) Stoke-by-Nayland Hillside TL 9936 24/883 II GV</p> <p>2. A C18 timber-framed and plastered house. 1 storey and attics. 2 window range, C20 casements. A central doorway on the east front. 4 small gabled wings extend at the rear on the east side. Roof tiled with 3 gabled dormers on the west front.</p> <p>Listing NGR: TL9941136657</p> <p>HILLSIDE, Stoke-by-Nayland - 1033518 Historic England</p>	II	HILLSIDE, SCOTLAND STREET
OUTBUILDING TO BISHOPS	<p>3 SCOTLAND STREET 1. 5377 (South Side) Stoke-by-Nayland Outbuilding to Bishops TL 9936 24/895 II GV</p> <p>2. A C17-C18 timber framed and plastered outbuilding standing at right angles to the road to the east of Bishops. With guilloche pargetting pattern, built on a brick and rubble base. Roof thatched, hipped.</p>	II	OUTBUILDING TO BISHOPS, SCOTLAND STREET

	<p>Listing NGR: TL9939736638</p> <p>OUTBUILDING TO BISHOPS, Stoke-by-Nayland - 1033481 Historic England</p>		
BISHOPS	<p>SCOTLAND STREET 1. 5377 (South Side) Stoke-by-Nayland Bishops TL 9936 24/894 II GV</p> <p>2. A C17-C18 timber-framed and plastered house much renovated, altered and added to in the C20. The original house remains with modern additions at the east end including a cross wing with a jettied upper storey. 1 storey and attics. Casement windows. Roof thatched.</p> <p>Listing NGR: TL9938136636</p> <p>BISHOPS, Stoke-by-Nayland - 1351911 Historic England</p>	II	BISHOPS, SCOTLAND STREET
RIDGEWAY COTTAGE	<p>SCOTLAND STREET 1. 5377 (North Side) Stoke-by-Nayland Ridgeway Cottage TL 9936 24/881 II GV</p> <p>2. A late C18 or early C19 timber-framed and plastered house, faced in brick (colourwashed) on the west front. 1 storey and attics. 2 window range, casements with glazing bars (C20). The west front has a central doorway with a gabled tiled hood on brackets. Roof thatched, with 2 dormers and a central chimney stack.</p> <p>Listing NGR: TL9938536653</p> <p>RIDGEWAY COTTAGE, Stoke-by-Nayland - 1300749 Historic England</p>	II	RIDGEWAY COTTAGE, SCOTLAND STREET STOKE-BY- NAYLAND
Lower Fen	<p>TL 9936 24/882</p> <p>Stoke-by-Nayland SCOTLAND STREET (North Side) Lower Fen</p>	II	Lower Fen, Scotland Street, Stoke By Nayland, CO6 4QD

GV II An early C19 timber-framed and plastered house with a cross wing at the east end. The main block is fronted in gault brick. Two storeys. 3:1 window range, double-hung sashes with glazing bars. There is a central doorway on the main block. Roof slate.

Listing NGR: TL9938436674

[Lower Fen, Stoke-by-Nayland - 1033517 | Historic England](#)



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