

From: Ian Firth

Sent: 19 July 2023 18:52

To: planning@eastdevon.gov.uk <planning@eastdevon.gov.uk>

Subject: Broadhayes Farm Stockland - Planned works (GPDO 2015, Sch 2 - Part 6 - Class A - Plant and equipment for agricultural purposes)

Dear East Devon District Council ("Planning East"),

In the interest of providing a positive and proactive communication between EDDC and Bright Farming Ltd, I am writing to advise that our client is intending to install 180 solar PV panels in two ground mounted arrays on their agricultural property, Broadhayes Farm, near Stockland, East Devon.

These works are described / detailed in layout plan 'PD-01' (attached), and have been designed by a specialist engineer and are essential to meet the urgent energy demands of the high-health pig unit at Broadhayes Farm. The panels will replace a diesel generator at the site which has been in use to overcome crippling commercial energy costs in recent months. Whilst the generator has enabled the farm to continue successful production in the face of unprecedented costs and associated pressures, use of fossil fuels to supplement national grid energy has become untenable and needs to be replaced with a more sustainable and environmentally friendly system.

The proposed engineering operations, and installation of solar PV panels and associated equipment, clearly fall within the permitted development rights outlined in the General Permitted Development (England) Order 2015, Schedule 2, Part 6, Class A, permitting certain types of works deemed necessary for agricultural operations.

The key conditions that apply to these works, as stipulated under GPDO Schedule 2, Part 6, Class A, include:

1. The land parcel (farm) in question substantially exceeds 0.4 hectares, thus satisfying the minimum area condition.
2. The proposed development does not encroach within 25 metres of a metalled part of a trunk or classified road, adhering to the restrictions concerning proximity to major roadways.
3. The proposed works do not exceed 1000sqm of ground area.
4. The height of the solar panel arrays does not exceed the specified limit in the legislation (that being 12m in this location), maintaining visual amenity and reducing potential impacts on the local landscape.
5. All necessary measures are being taken to prevent undue impact on the immediate vicinity, including noise and visual intrusion. The design and proposed location of the panels reflect this commitment.

The planned works / operation will be initiated as soon as the solar panels and frames are acquired and available to be installed, with due consideration given to all conditions and restrictions as set out in the GPDO 2015 Schedule 2, Part 6, Class A.

Please note that for the avoidance of doubt, the electrical and mechanical engineering operations required to erect the frames and install the panels (plant and equipment) do not constitute a building / building operations and as such a 28 day prior notification is not required by the statute in this instance.

We thus extend this message as notice to East Devon District Council of the intended development for information purposes only - however we of course remain happy to cooperate fully with any inquiries or requests you may have now or in the future.

Please acknowledge receipt of this letter by return and, if necessary, please respond to the undersigned before Friday 28th July if any further information is required.

Yours faithfully,



Ian Firth *BSc (Hons) MRICS MTCPA*
Development Director - Chartered Surveyor
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