



# Supporting Statement

## Ludwells Farmhouse, Spode Lane Cowden TN8 7HN

Submission of details pursuant to permission reference 23/03699/HOUSE

### Introduction

This statement has been prepared to support a submission of details pursuant to the grant of planning permission (reference 23/03699/HOUSE) in respect of the siting of solar panels and associated works to provide solar energy to existing house and ancillary buildings.

The submitted details concern: Condition 2 Soft Landscaping

### Submission Details

Given the nature of the array and the existing site context it is proposed that a proportionate approach is taken and one that is based on retaining and maintaining the existing natural features rather than introducing wholesale change and inappropriate manicured planting and/or screening.

This approach has been agreed as appropriate by the planning case officer.

The existing features and details are shown / confirmed on the submitted plan, details and photographs.

### Considerations

#### Landscaping

The permitted array would be positioned between two existing hedgerows and sited within an enclosed land parcel forming part of the overall property curtilage but positioned well away from the main house itself so as to not lie within its immediate setting or obstruct inward/outward views. The positioning was chosen to minimise any visual intrusion whilst not prejudicing the functioning of the installation.

The permitted array will be well screened by the established natural vegetation including hedgerows and trees. Existing ground levels are such that no engineering or ground works are necessary.

Post permission communication with the planning case officer has confirmed that the relevant landscaping condition was imposed to secure confirmation of the retention of the existing hedges and infilling of gaps where necessary.

Following the grant of permission and in light of the reasoning behind the imposition of the landscaping condition a further site visit has been carried out to assess the existing situation and context. This has confirmed that the permitted array would not be visible outside the immediate site and would be substantially screened by the established surrounding hedgerows

and trees. Even within the immediate site the installation would be seen in the context of the substantial established vegetation which encloses the wider land boundaries.

It is considered that so long as the existing hedgerows are retained and maintained to minimum heights and any gaps are infilled with native supplementary planting there will be no visual harm. The submitted details confirm this approach and intention.

### Conclusions

In granting permission under reference 23/03699/HOUSE the Council accepted the submissions that the overall nature and extent of the proposals was such that they are minor and will not adversely affect the integrity or interest of the heritage asset.

The submitted landscaping details are considered appropriate to the site situation and context given the nature of the proposals.

KH Town Planning  
April 2024

# Existing Photographs Showing Existing Hedges and Site Context





