

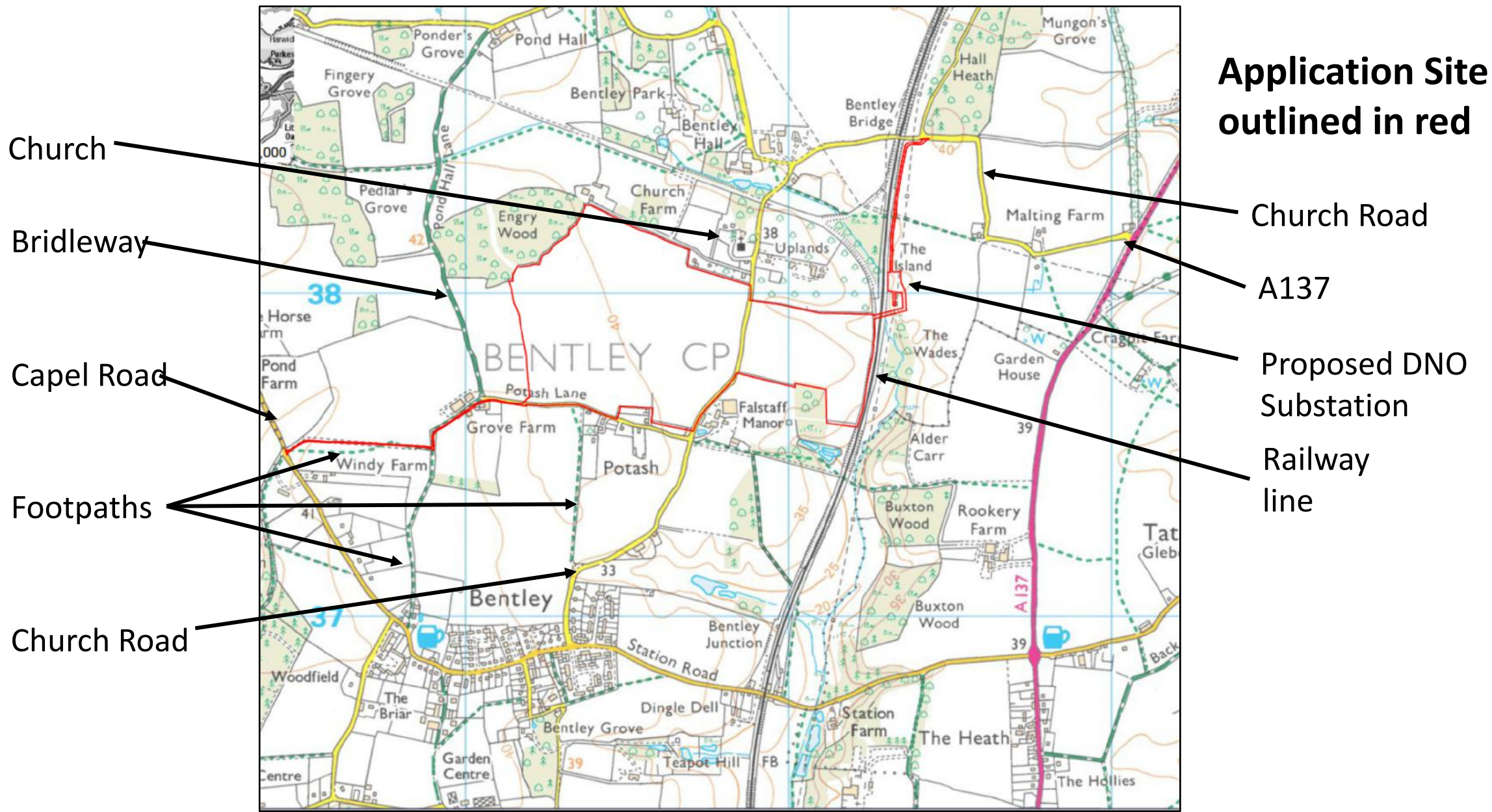
Public Meeting

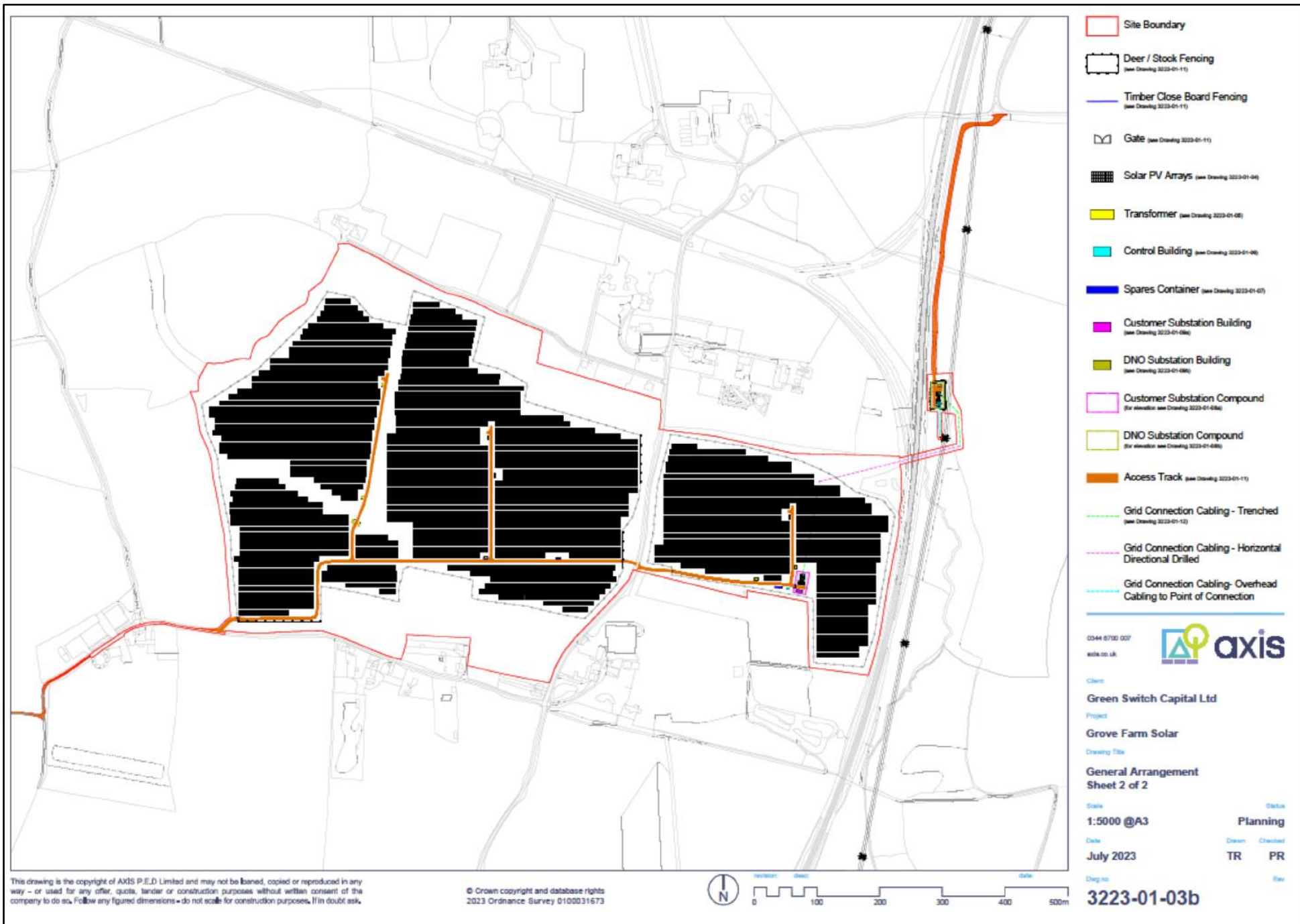
11th January 2024

Planning Application

Solar Farm at Grove Farm and Land East of the
Railway Line, Bentley

DC/23/05656





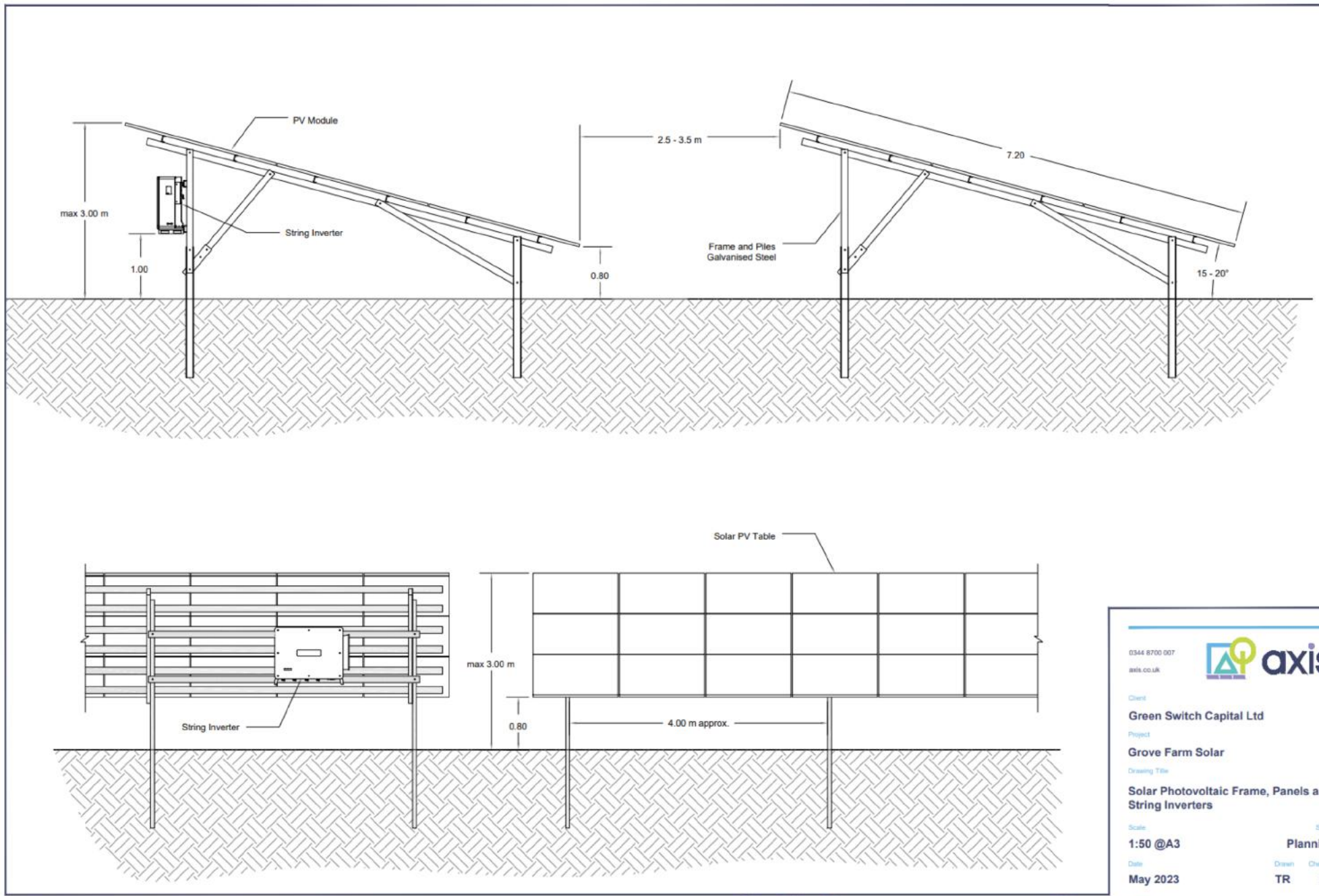
Site Layout Plan

115 acres
(46.8 ha)

Approx 100,000
solar panels and
4 kms of security
fencing

40 MW

Solar Panels Plus string inverters



This drawing is the copyright of AXIS P.E.D Limited and may not be loaned, copied or reproduced in any way - or used for any offer, quote, tender or construction purposes without written consent of the company to do so. Follow any figured dimensions - do not scale for construction purposes. If in doubt ask.



0344 8700 007

axis.co.uk



Client

Green Switch Capital Ltd

Project

Grove Farm Solar

Drawing Title

Solar Photovoltaic Frame, Panels and String Inverters

Scale

1:50 @A3

Date

May 2023

Drawn by

3223-01-04

Status

Planning

Drawn

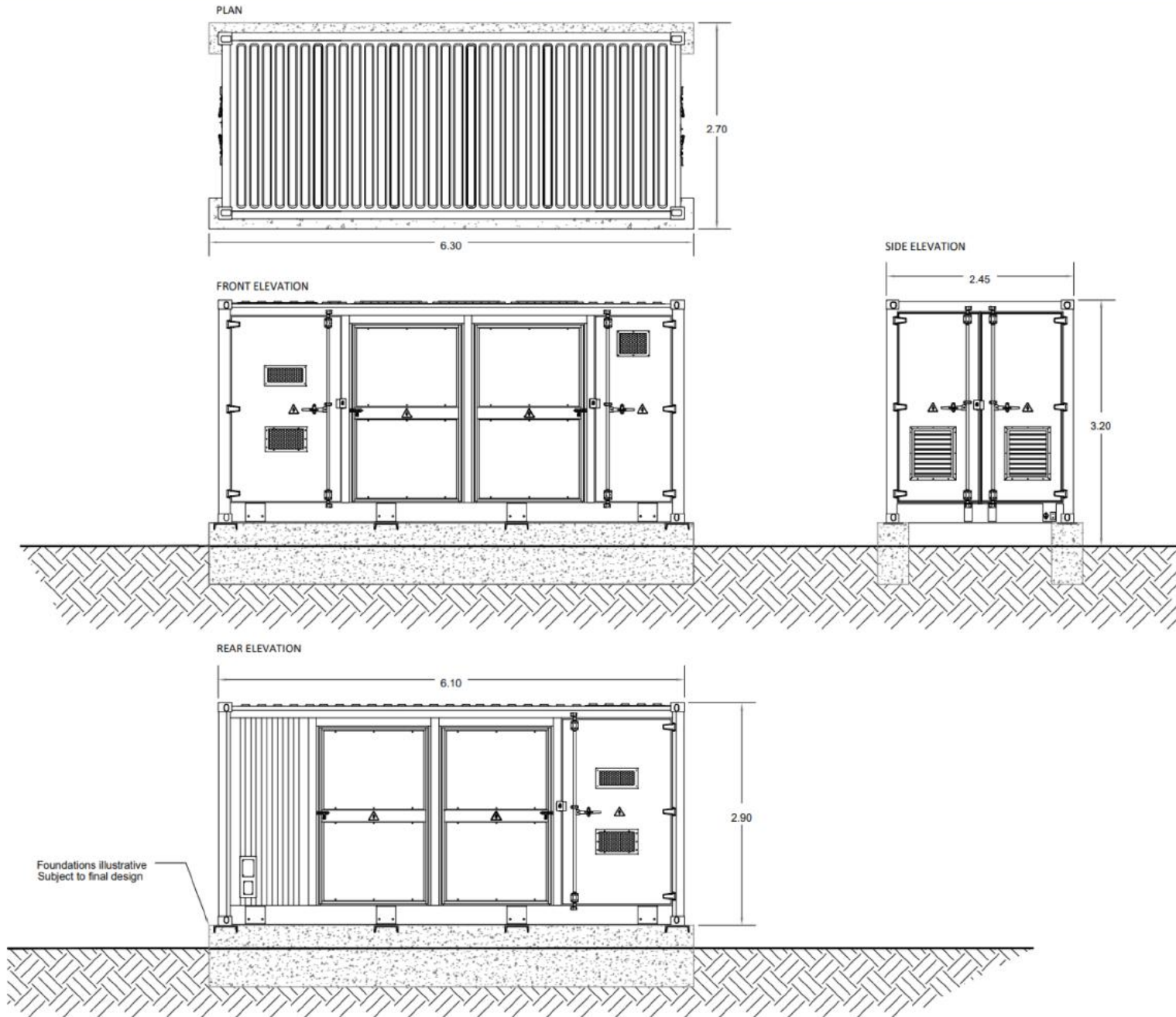
TR

Checked

PR

Rev

11 Transformer Buildings over the site



0344 8700 067
axis.co.uk



Client

Green Switch Capital Ltd

Project

Grove Farm Solar

Drawing Title

Transformer Station

Scale

1:50 @A3

Date

May 2023

Status

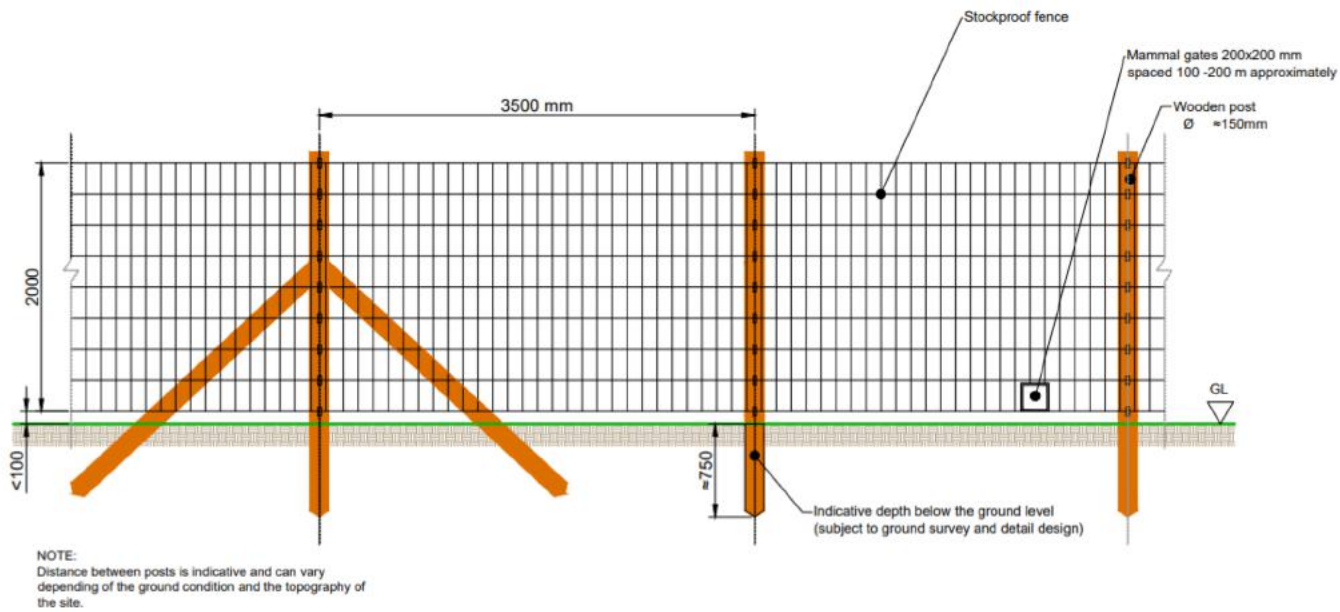
Planning

Drawn

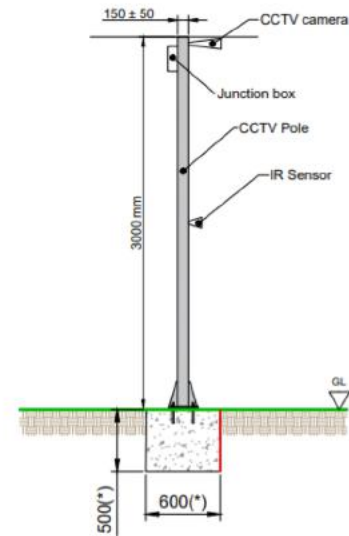
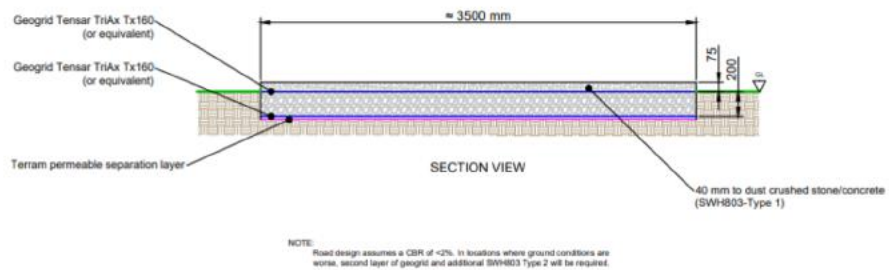
Checked

TR

PR

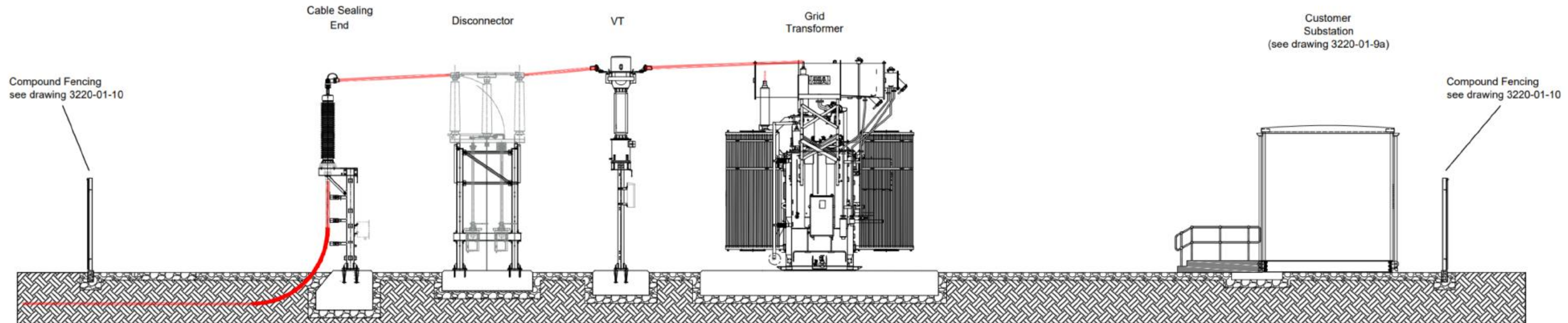


Fencing, CCTV & Access tracks

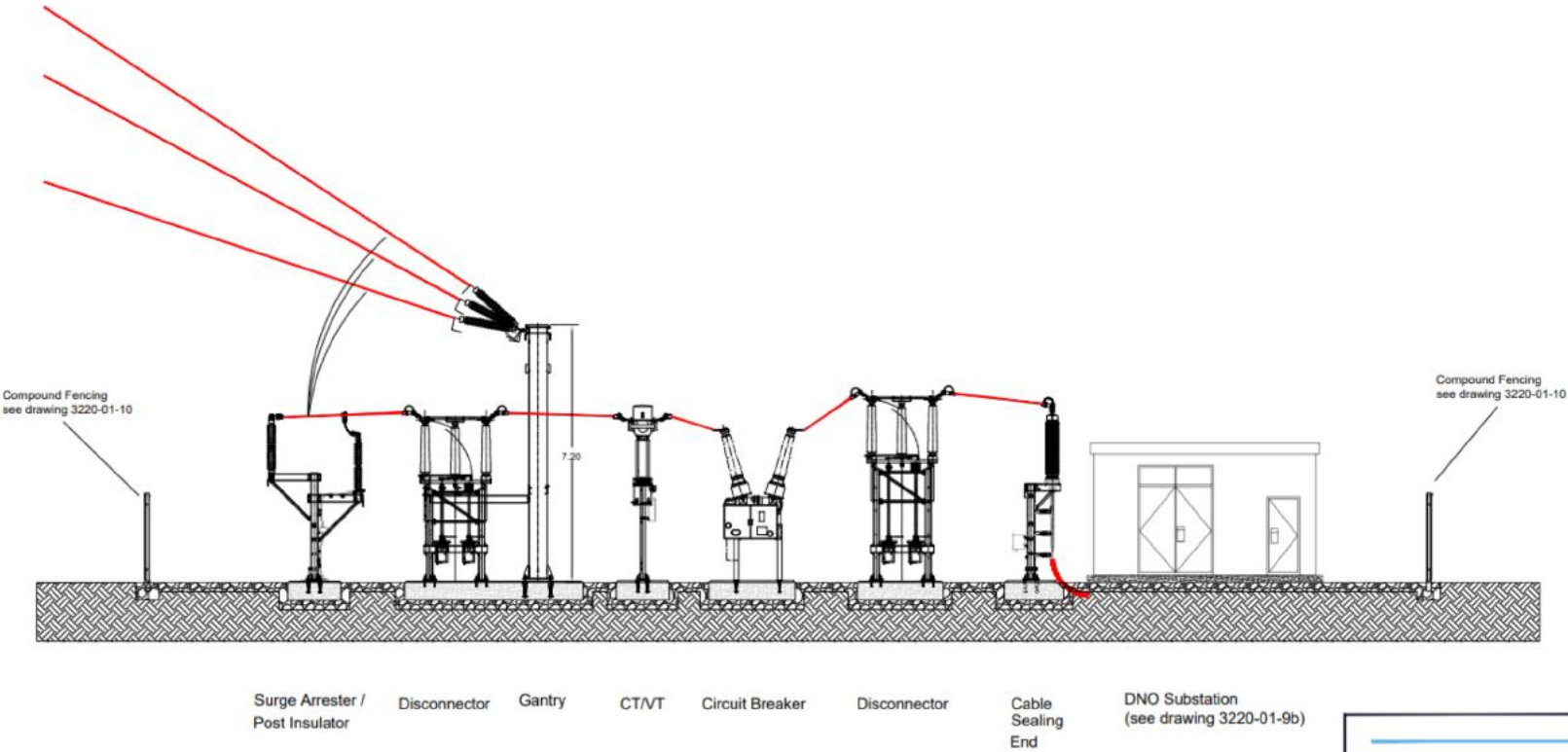


Location of CCTV unknown

Customer Substation Compound



DNO Substation Compound



0344 8700 007

axis.co.uk



Client:

Green Switch Capital Ltd

Project:

Grove Farm Solar

Drawing Title:

DNO Substation
Compound Elevation

Scale:

1:125 @A3

Date:

May 2023

Drawn by:

3223-01-08b

Status:

Planning

Drawn Checked

TR PR

Rev



Key

ALC Grades

- Grade 1
- Grade 2
- Grade 3a
- Grade 3b
- Grade 4
- Grade 5
- Non agricultural land

- Boring
- Pit

Soil Environment Services

Drawing Title: ALC Grade

Drawing No.: 1

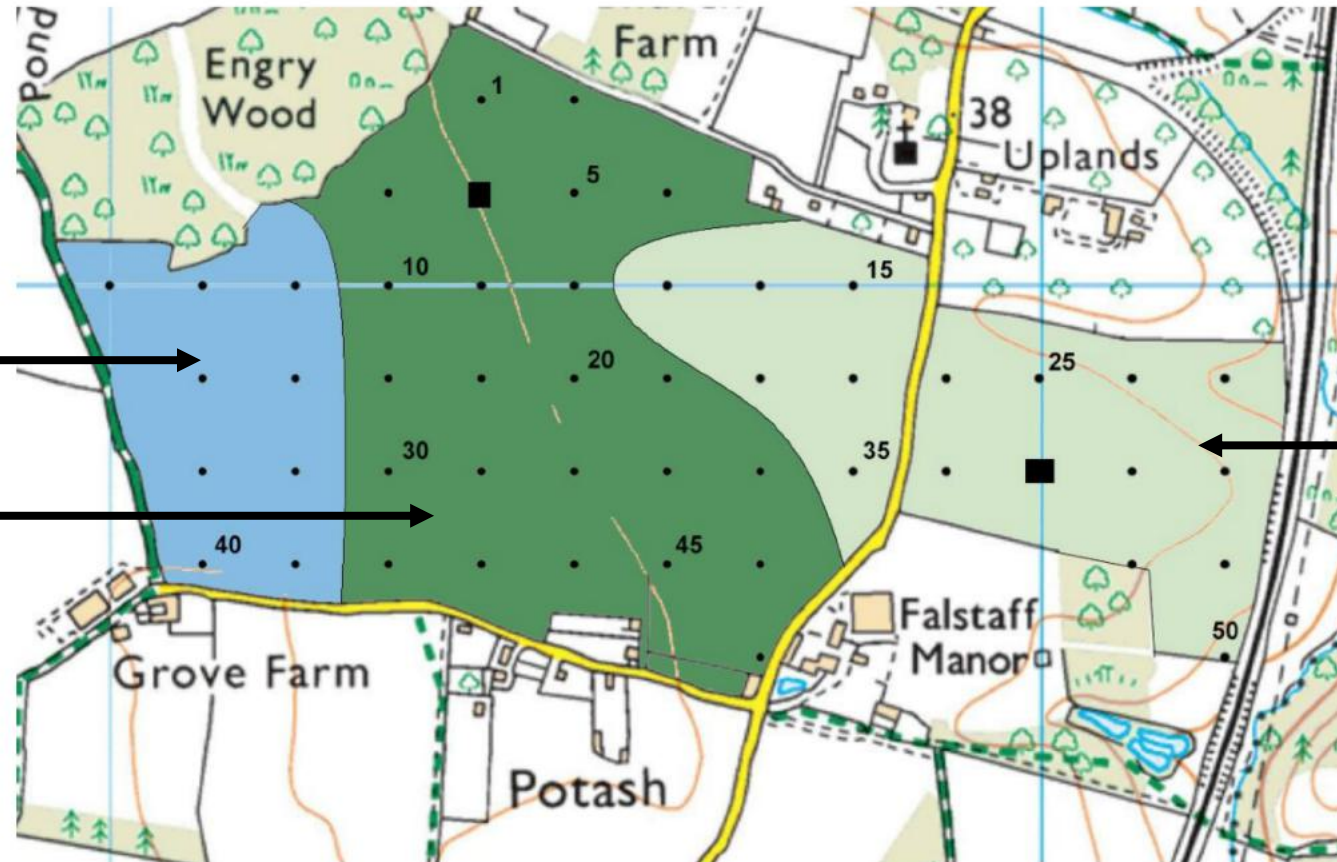
Scale: 1:10000

Date: 4/10/2022

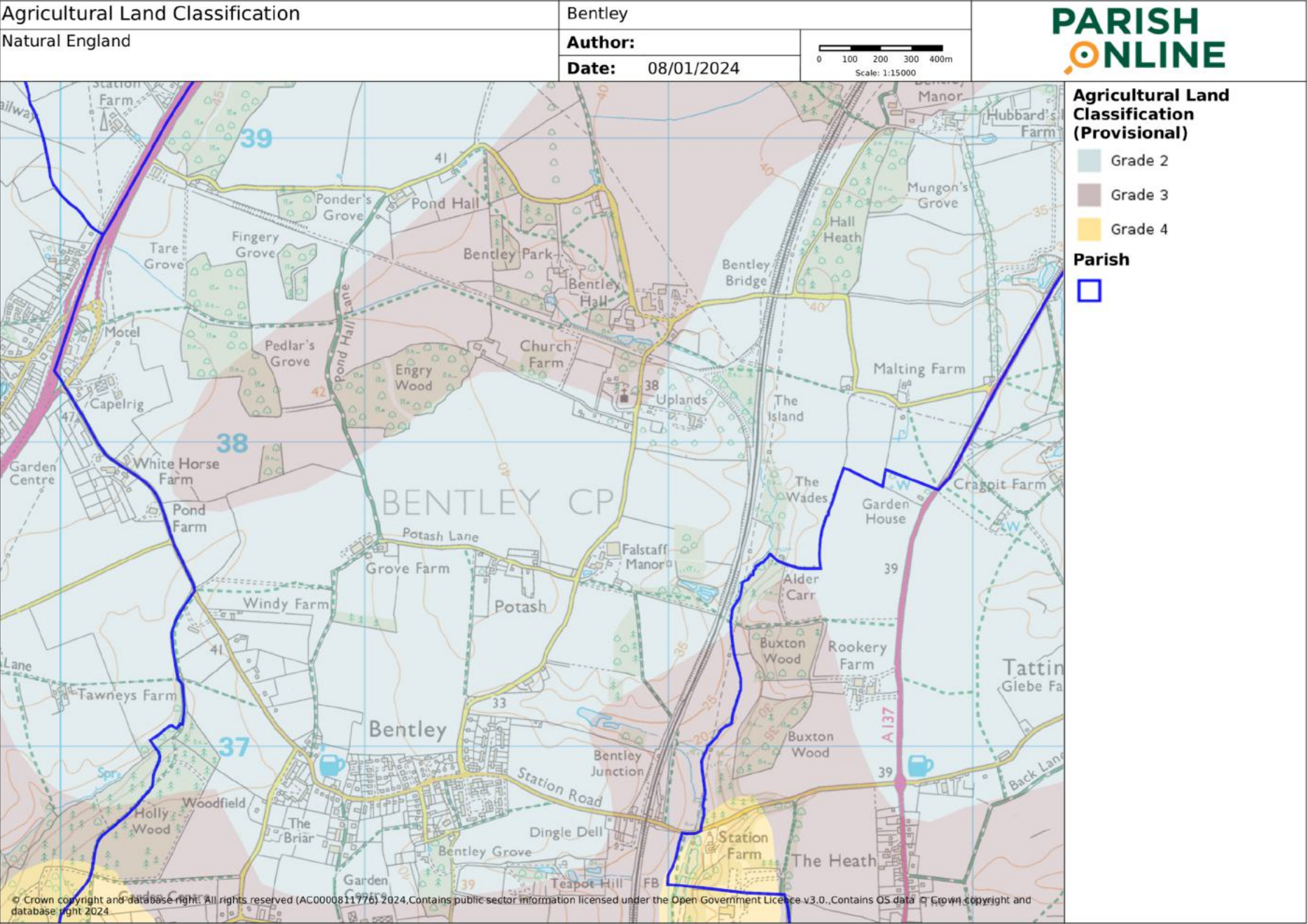
**Soil Classification of
the site by the
applicant's agent**

Grade 2

Grade 3a



Grade 3b



Natural England's Agricultural Land Classification

Image 3.1 – HGV Routing Plan



Construction - Main Site

Main Site				
Description of Temporary / Ancillary Works and Equipment	Total Number of Loads			Vehicle Type
	Weeks 1-8	Weeks 9-28	Weeks 1-28	
Solar Panels, mounting, cabling & inverters		200	200	HGVs
Transformers, substations, control centre and spares container		4	4	HGVs
		15	15	Low Loader
Access tracks	160		160	Tipper Trucks
Fencing & landscaping		8	8	HGVs
Concrete		4	4	Concrete Trucks
Site set up and management	7		7	HGVs
	1		1	Low Loader
Small crane	1		1	Low Loader
Total (one-way deliveries)	169	231	400	
Total (two-way traffic movements)	338	462	800	

Construction - Sub-station

Sub-station				
Description of Temporary / Ancillary Works and Equipment	Total Number of Loads			Vehicle Type
	Weeks 24-26	Weeks 27-28	Weeks 24-28	
DNO Substation, gantries, cabling and equipment		4	4	HGVs
		2	2	Low Loaders
Access tracks	50		50	Tipper Trucks
Fencing & Landscaping		2	2	HGVs
Concrete		2	2	Concrete Trucks
Site set up and management	1		1	HGVs
Small Crane		1	1	Small Crane
Total (one-way deliveries)	51	11	62	
Total (two-way deliveries)	102	22	124	

Construction Hours

3.3.5 Construction activities would take place 6 days per week, during the following hours:

- Monday to Friday 07:30 – 18:00; and
- Saturday 08:30 – 18:00.

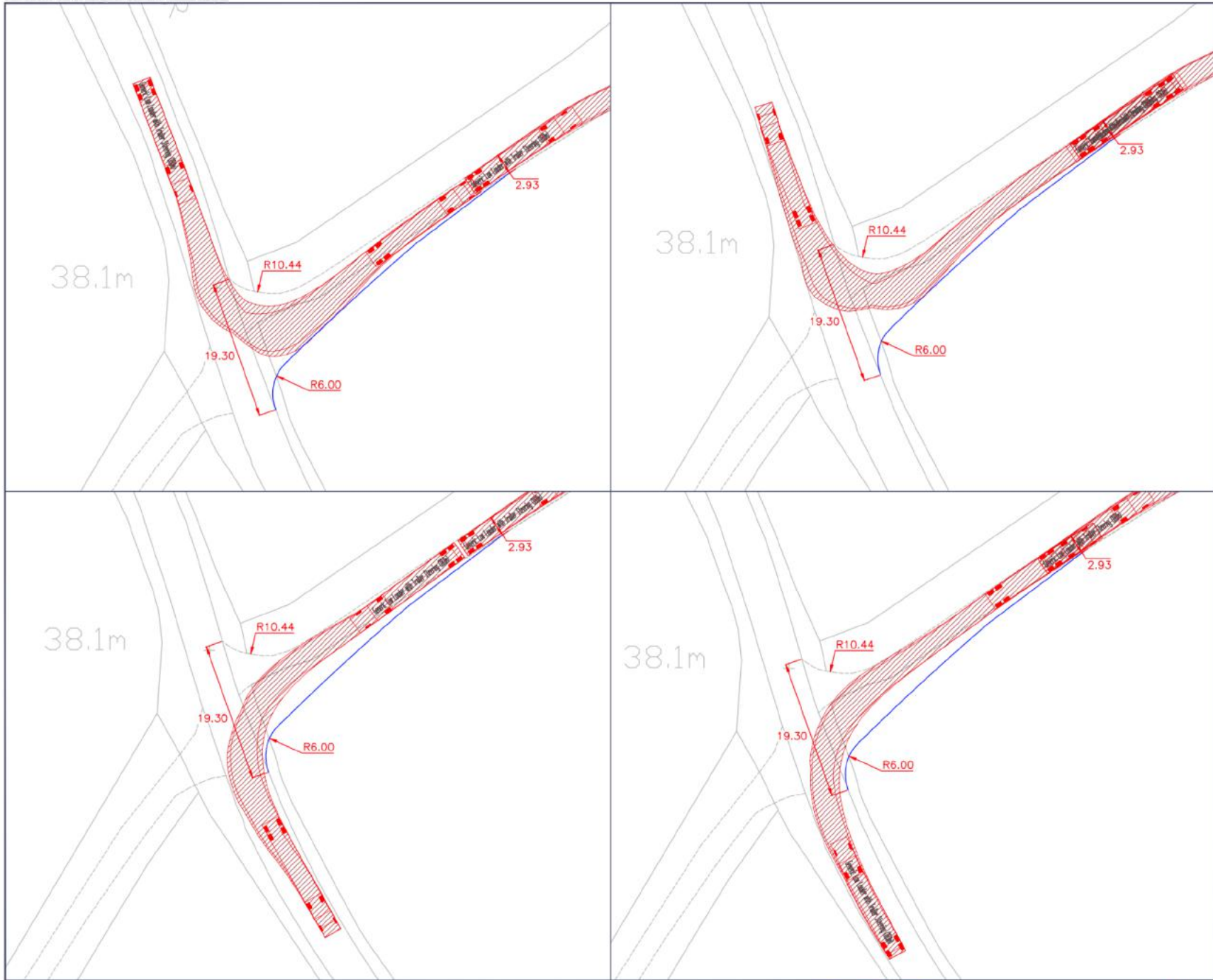
3.3.6 Deliveries and noise generating activities would only take place from Monday – Saturday (inclusive) within the following hours:

- Monday to Friday 07:30 – 18:00;
- Saturday 07:30 – 13:00; and
- No deliveries on Sundays with the exception of one-off abnormal loads or large vehicles such as cranes.

3.3.7 Piling would only be undertaken between 09:00 – 17:00 each day Monday – Friday.

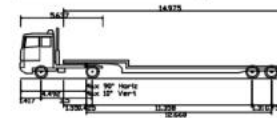
Image 1: Typical GPS Solar Farm Pile Driver





Proposed Road Alignment

Vehicle Used In Tracking:



Generic Low Loader with Trailer Steering (18.0m)
Overall Length 18.0m
Overall Width 3.0m
Overall Body Height 3.40m
Min Body Ground Clearance 0.25m
Max Track Width 2.55m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.30m

Swept Path Analysis for 18 m long low loader

Entrance to site from Capel Road

0344 8700 007
axis.co.uk



Client

Green Switch Capital

Project

Proposed Solar Farm, Grove Farm

Drawing Title

Proposed Access Junction - Station Road Swept Path Analysis

Scale

1:500 @A3

Status

Prelim

Date

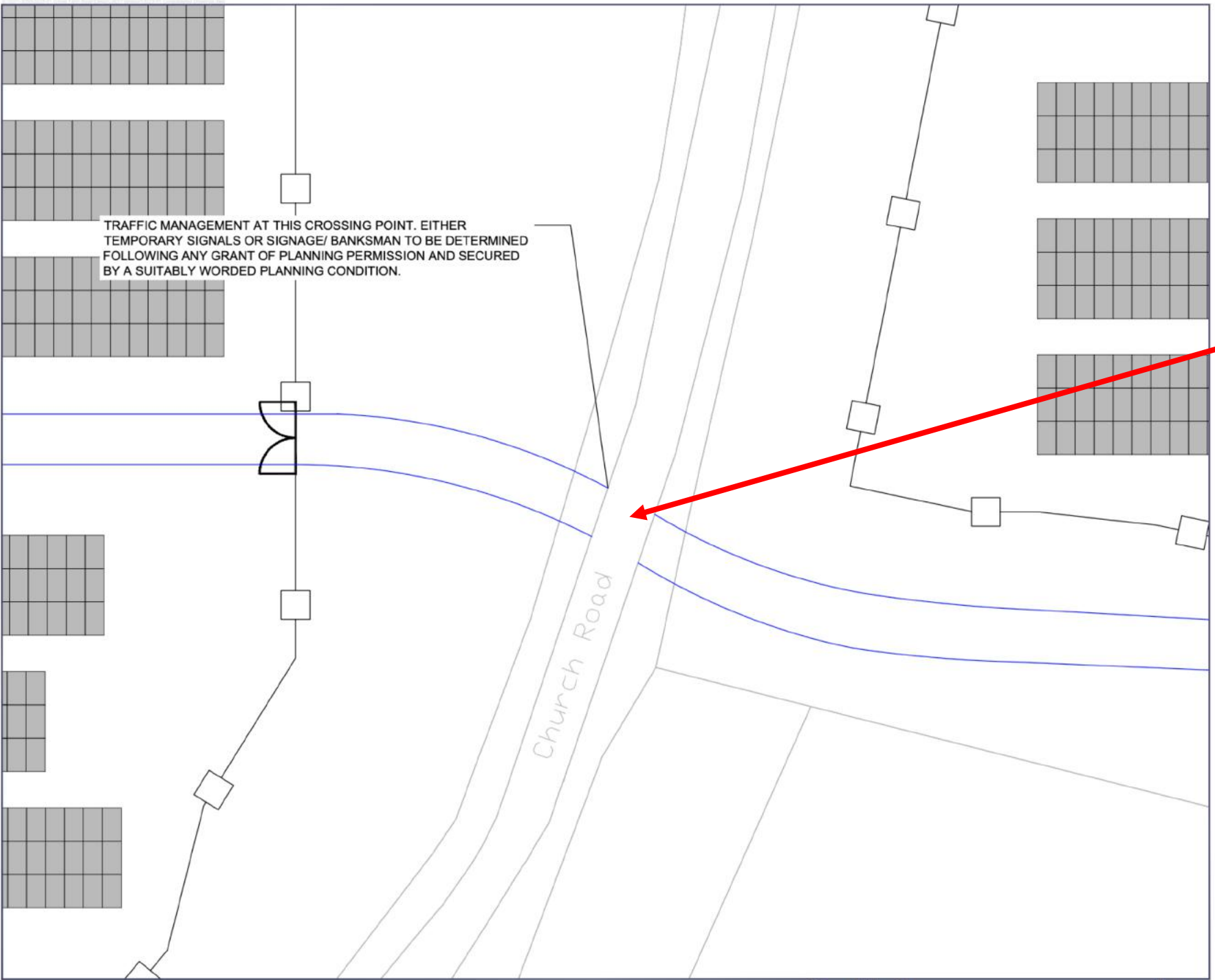
17.08.23

Drawn

JW

Checked

CZ



TRAFFIC MANAGEMENT AT THIS CROSSING POINT. EITHER TEMPORARY SIGNALS OR SIGNAGE/ BANKSMAN TO BE DETERMINED FOLLOWING ANY GRANT OF PLANNING PERMISSION AND SECURED BY A SUITABLY WORDED PLANNING CONDITION.

Proposed Road Alignment

Permanent crossing in Church Road with 10 metres of bound road either side of the carriageway

0344 8700 007
axis.co.uk



Client:

Green Switch Capital

Project:

Proposed Solar Farm, Grove Farm

Drawing Title:

Proposed Construction Crossing Point - Church Road

Scale:

1:250 @A3

Status:

Prelim

Date:

21.07.23

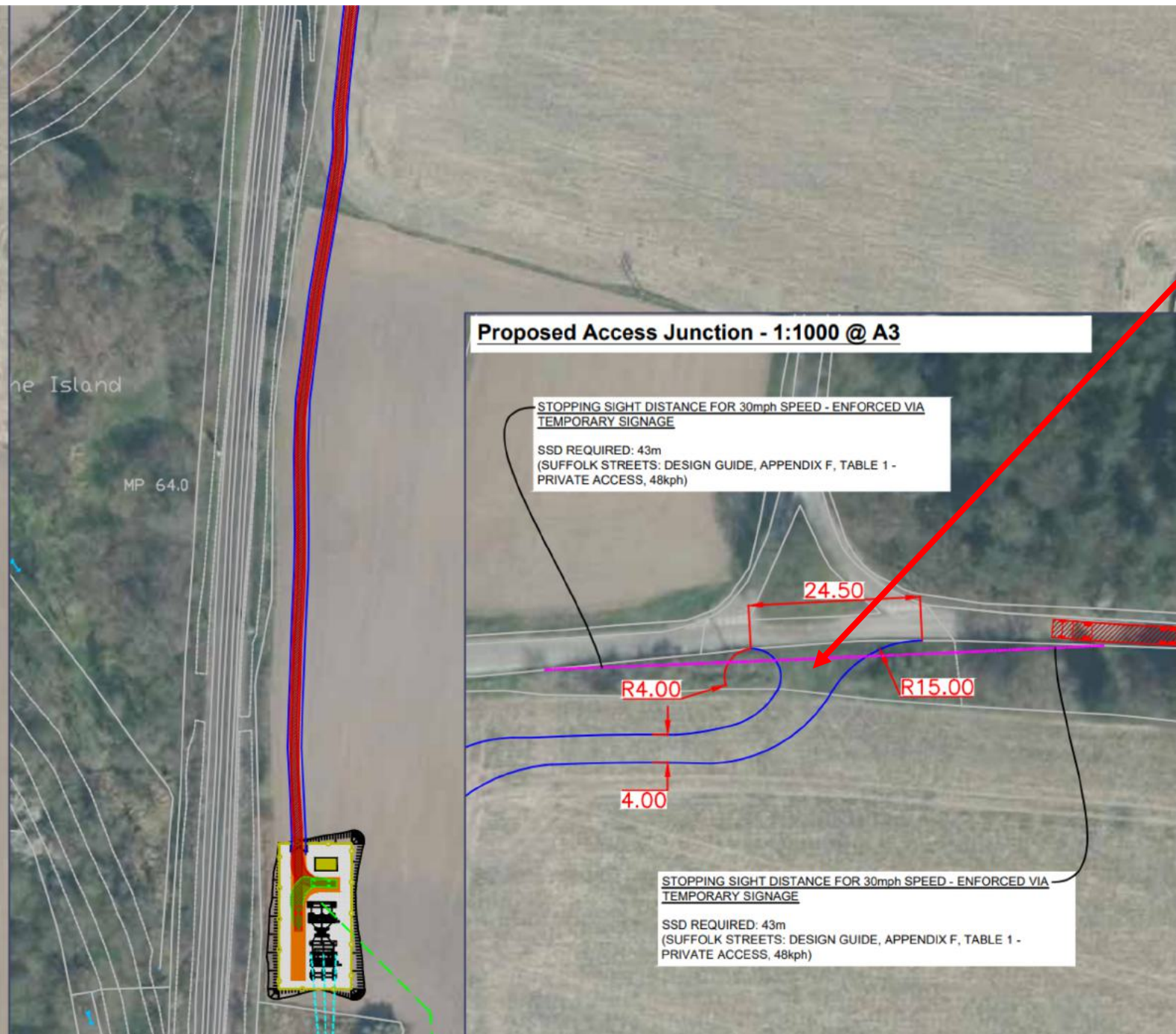
Drawn:

JW

Checked:

CZ

**Permanent
junction in Church
Road opposite
Lodge Road with
exit on to Quiet
Lane for sub
station traffic to
access A137**



0344 8700 007

axis.co.uk



Client

Green Switch Capital

Project

Proposed Solar Farm, Grove Farm

Drawing Title

**Proposed Substation Access
Junction**

Scale

As Indicated @ A3

Status

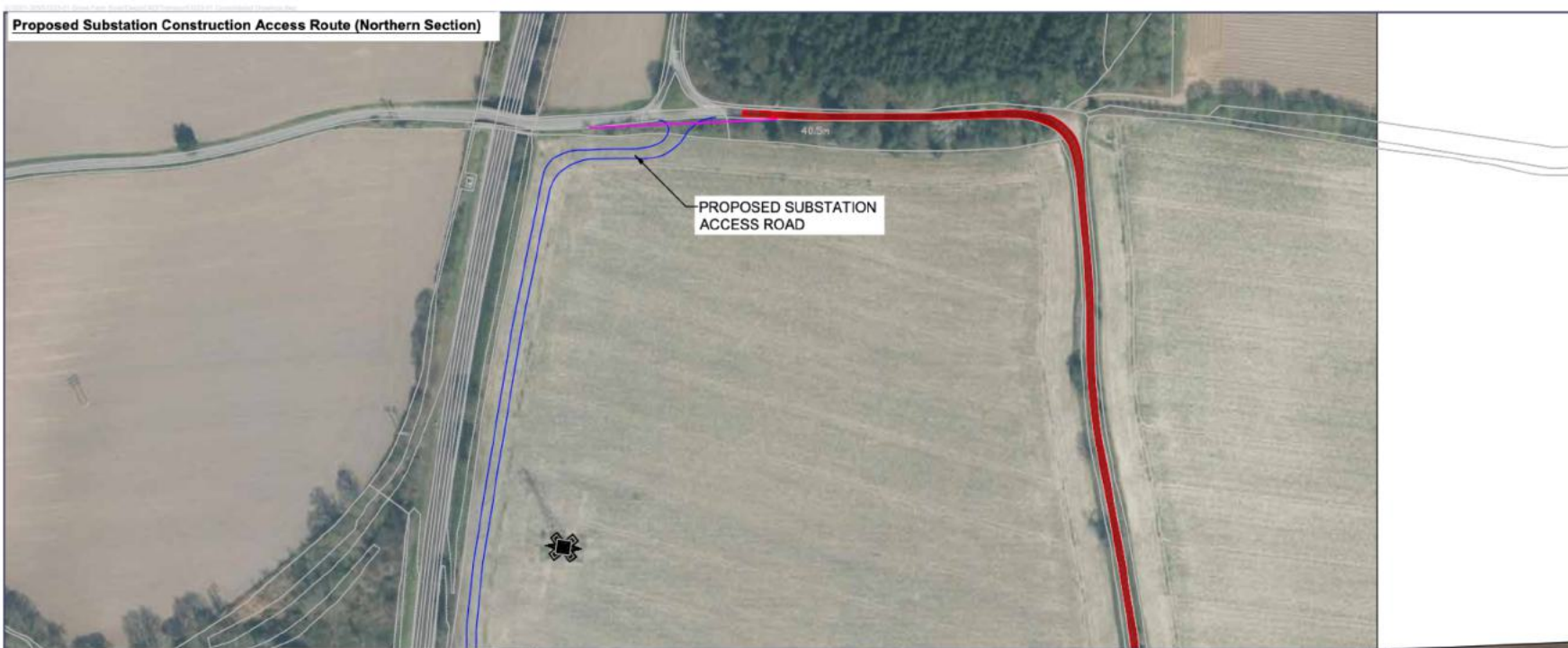
Prelim

Date

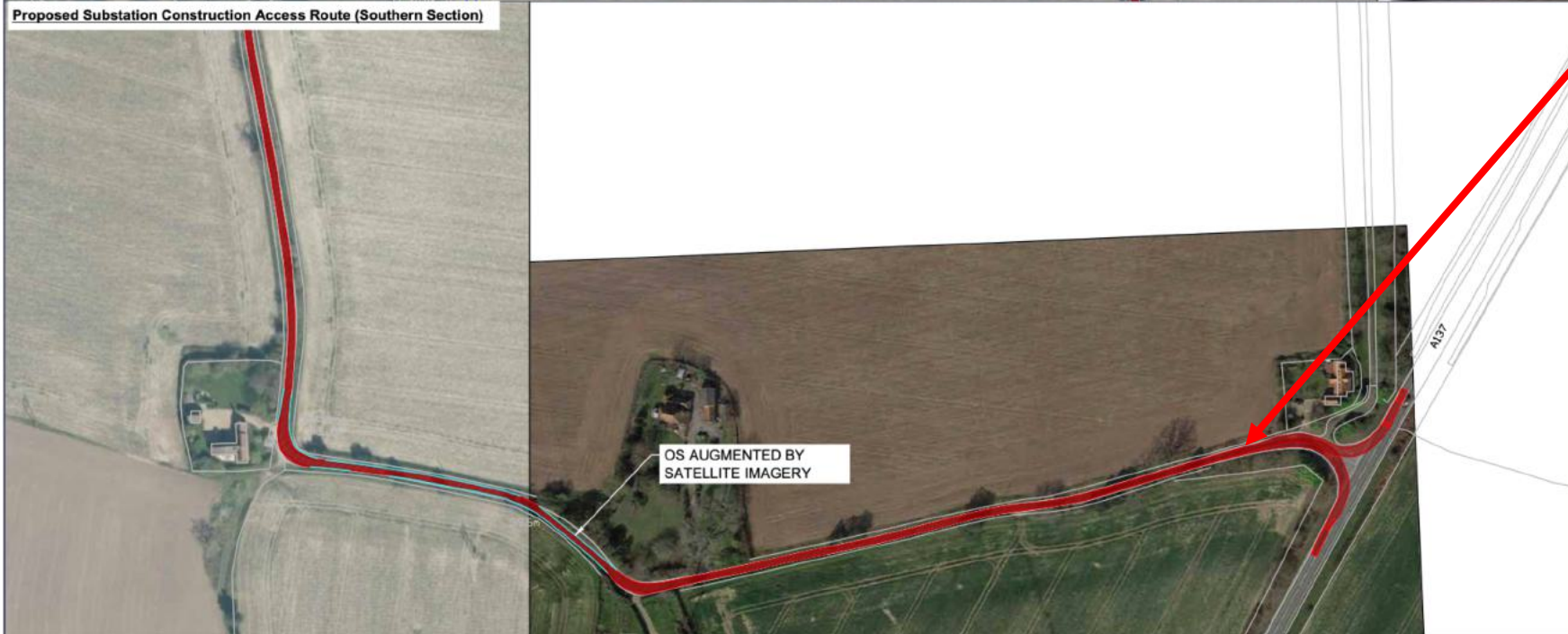
Drawn

Checked

Proposed Substation Construction Access Route (Northern Section)

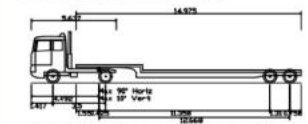


Proposed Substation Construction Access Route (Southern Section)



Proposed Road Alignment

Vehicle Used In Tracking:



Generic Low Loader with Trailer Steering (18.0m)
Overall Length 18.0m
Overall Width 2.54m
Overall Body Height 3.05m
Min Body Ground Clearance 0.30m
Max Track Width 2.54m
Lock to lock time 6.0s
Kerb to Kerb Turning Radius 6.35m

**Swept Path
Analysis for
18 m long
low loader**

**Exit route
for DNO sub
station to
A137**

0344 8700 007
axis.co.uk



Client:
Green Switch Capital

Project:
Proposed Solar Farm, Grove Farm

Drawing Title:
**Proposed Substation Access -
Unnamed Road Swept Path Analysis**

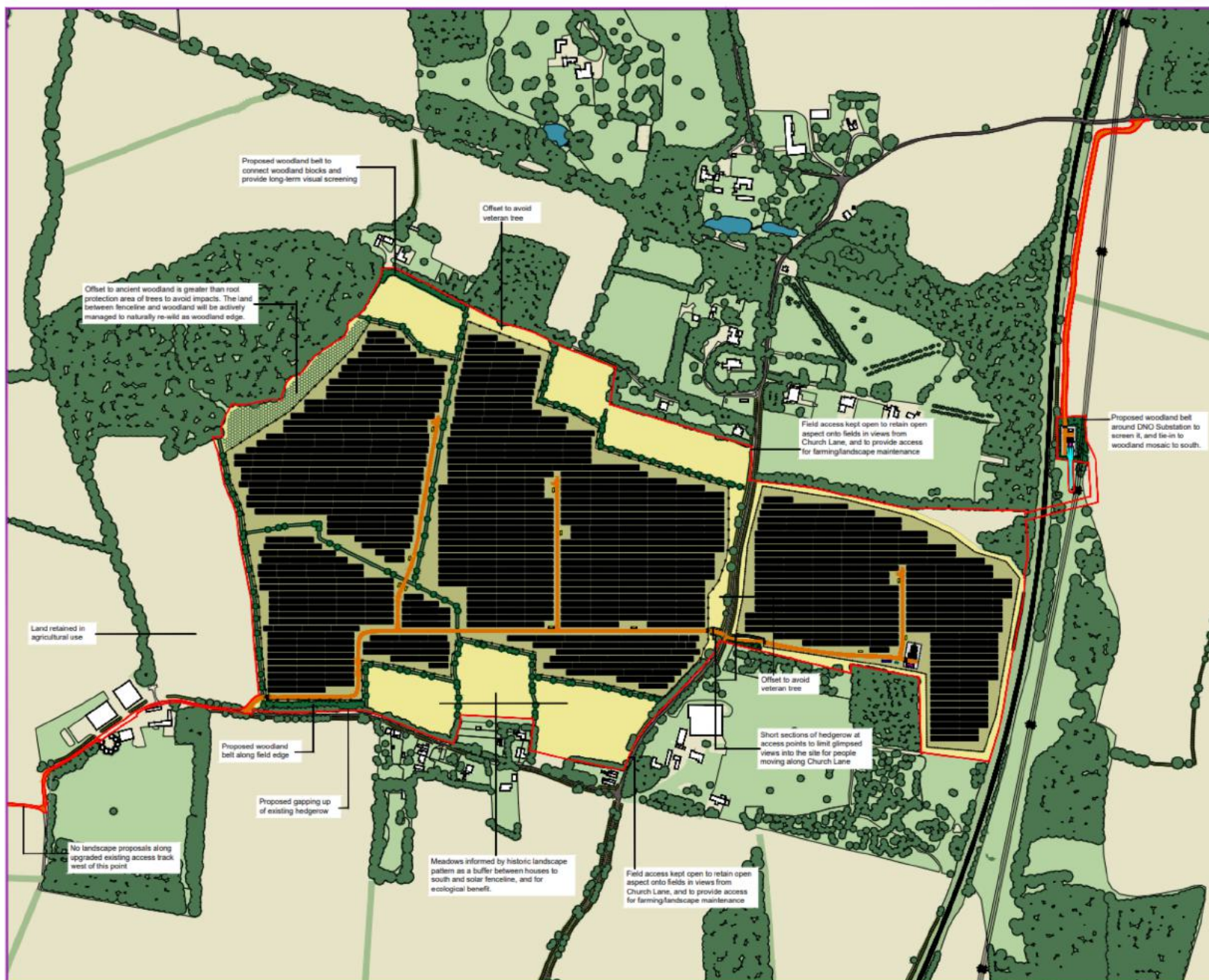
Scale:
1:250 @A3

Status:
Prelim

Date:
27.07.23

Drawn: **JW**
Checked: **CZ**

Landscape Plan



- Site Boundary
- Deer / Stock Fencing
(see Drawing 3223-01-11)
- Proposed Native Species Woodland
- Proposed Native Species Hedgerow
- Proposed Hedgerow Tree
- Grazing Pasture
- Species Diverse Grassland
- Access Track
- Proposed Managed Rewilding
- Existing Vegetation (illustrative)
- Existing Hedgerows (illustrative)

0344 8700 007

axis.co.uk



Client

Green Switch Capital Ltd

Project

Grove Farm Solar

Drawing Title

Landscape Proposals

Scale

1:5000 @A3

Status

Planning

Date

July 2023

Drawn

TR

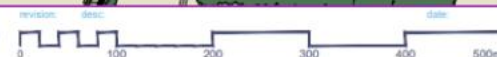
Checked

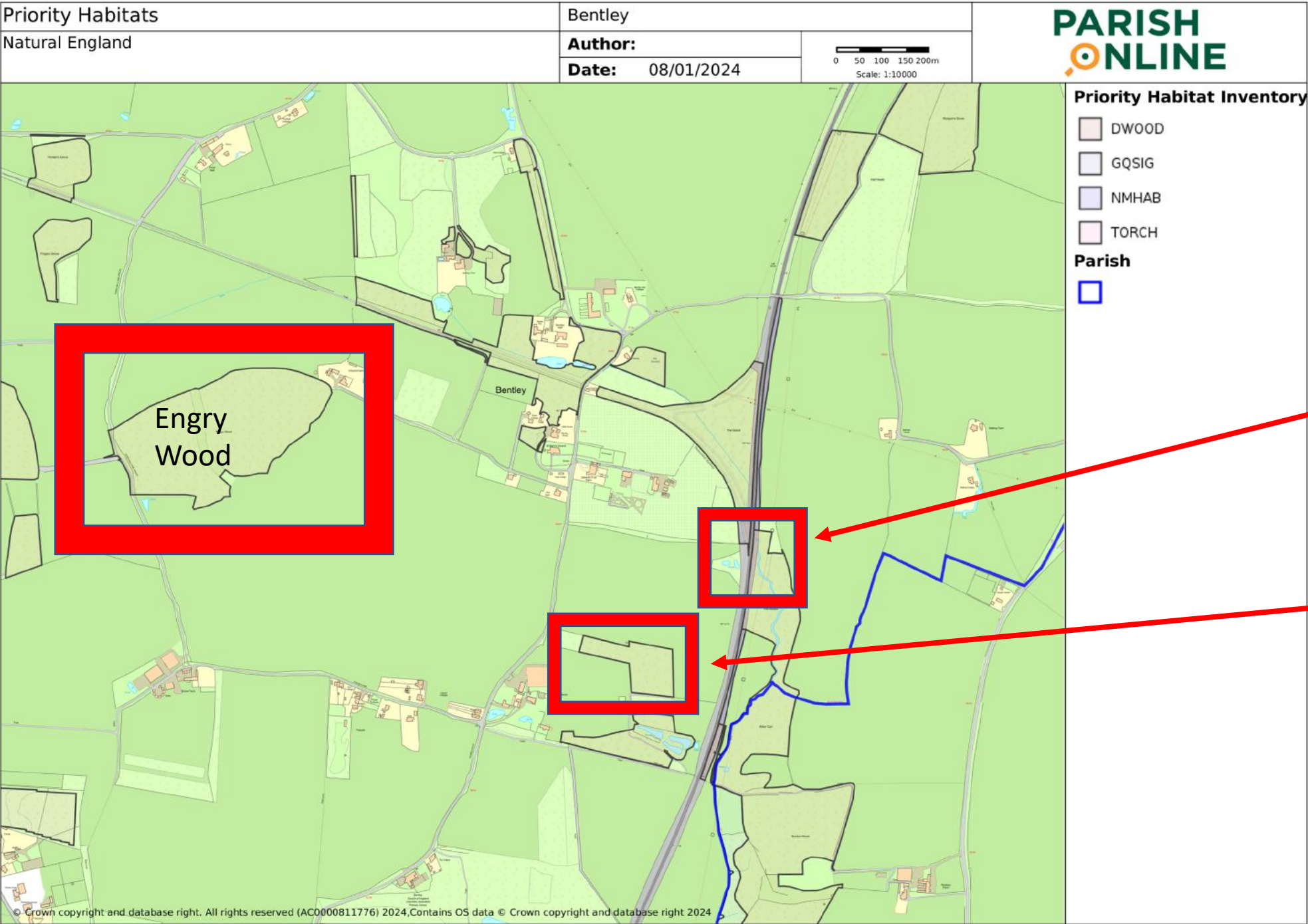
PR

Drawn by

3223-01-13

Rev





Arboricultural Assessment

Removal of a high-quality A grade tree (T23) and a moderate quality B grade tree (T22) in order to install overhead cables to connect to the adjacent electrical pylon at the DNO substation site.

Removal of hedgerow sections in Church Road and Potash Lane to accommodate access track.

Impact	Reason	Tree Quality Assessment Category Grading*				Totals
		A	B	C	U	
Trees, groups, and hedges proposed for removal	<ul style="list-style-type: none"> Condition (Category U) Access track and cable installation 	T23	T22	H37 (3.5m wide section), H66 (3.5m wide section)	T6, G24, T26, T54, G56, G62, T76, T77, T79, T146, T153	15
Retained trees, groups and hedges that are at risk of damage through disturbance of RPAs	<ul style="list-style-type: none"> Development footprint encroaches into RPA. 	T1, T20, T29, T31, T44	T9, T35, T68, T69, G147	G2, G19, T21, T30, T32, T33, T34, T67	None	17

Ecological assessment

- **Potential for net gain in biodiversity in the medium to long term particularly with -**
 - flora biodiversity
 - ground-dwelling invertebrates and reptiles
 - small mammals such as Hazel Dormice
 - Hedgerow birds
- **Birds**
 - Skylarks and the declining Yellow wagtail - potential negative effect.
 - Barn Owls not mentioned but they nest close to the boundary and forage over these fields.
 - Potential negative impact on water birds - close to Alton Water and Stour Estuary (as per Suffolk Wildlife Trust)
- **Mammals**
 - Brown hares – frequent users of these fields
 - Many bat species use hedgerows around the site – solar panels may adversely affect bat foraging
 - Badger setts present in area with known tracks across application site.
- **Insects**
 - Pollinators benefit from less pesticides
 - Stag beetles emerging from Potash Lane may be affected

Images from Landscape Visual Impact Assessment

Views into the site – Church Road East – existing view



View at a comfortable arm's length
Print outpaper at the following size, 841mm width x 420mm height (A1 width x A3 height)

Existing View

Views into the site – Church Road East – Year 1



09/01/23	Type 4	09/01/23	95%	Canon EOS 5D FF S	90°	611841, 237794
09/01/23	Cylindrical	09/01/23	09/01/23 10:53	Canon EF 50mm 1:1.8 II	E	37m

Views into the site – Church Road East – Year 10



View at a comfortable arm's length.
Print on paper at the following size: 841mm width x 420mm height (A1 width x A3 height)

Photomontage Year 10

Type 1

Cylindrical

95

08/01/23 10:55

Canon EOS 10 FPS

Canon EF 100mm 1:1.8 L II

95

6

611561, 247/03

276

GROVE FARM SOLAR

Figure 11B-1a: Viewpoint 2 - Church Road East - Year 10



CHURCH ROAD SOUTH (LEFT VIEW) EXISTING



Device	n/a	Resolution	96%	Camera	Canon EOS 5D FF5	Altitude	90°	Location	611884, 238022
Method	Cylindrical	Created From	06/01/23 10:48	Lens	Canon EF 50mm 1:1.8 II	Direction	SW	Distance	36m

CHURCH ROAD SOUTH (LEFT VIEW) YEAR 1



CHURCH ROAD SOUTH (LEFT VIEW) YEAR 10



CHURCH ROAD SOUTH (RIGHT VIEW) EXISTING



View at a comfortable arm's length
Print on paper at the following size: 841mm width x 420mm height (A1 width x A3 height)

Existing View (Right)

CHURCH ROAD SOUTH (RIGHT VIEW) YEAR 1



CHURCH ROAD SOUTH (RIGHT VIEW) YEAR 10



View at a comfortable arm's length
Print on paper at the following size: 641mm width x 426mm height (A1 width x A3 height)

Photomontage Year 10 (Right)

Type 4	36%	Canon EOS 5D FF5	90°	611884_238022
Cylindrical	06/01/23 10:48	Canon EF 50mm 1.1.8 II	SW	36m

GROVE FARM SOLAR

Figure 11c(vi) Viewpoint 3: View southwest from Church Road



Views into the site – Potash Lane North – existing view



View 01: Potash Lane North - Existing View
Print on front of the slide
06/01/23 09:54
96%
Cylindrical
Canon EOS 5D FPS
Canon EF 50mm 1:1.8 II
90°
NE
611330, 237650
39m

GROVE FARM SOLAR
Figure 11d(i) Viewpoint 4: View north from Potash Lane



Views into the site Potash Lane North – Year 1



Photomontage Year 1

Views into the site Potash Lane North – Year 10



Viewpoint 4: View north from Potash Lane
Photomontage Year 10

Simulation Type	Type 4	Simulation Method	96%	Camera	Canon EOS 5D FPS	Height	90"	File Path	611330_237650
Vegetation	Cylindrical	2D/3D/4D/5D/6D/7D/8D/9D	06/01/23 09:54	Lens	Canon EF 50mm 1:1.8 II	Direction	NE	Location	39m

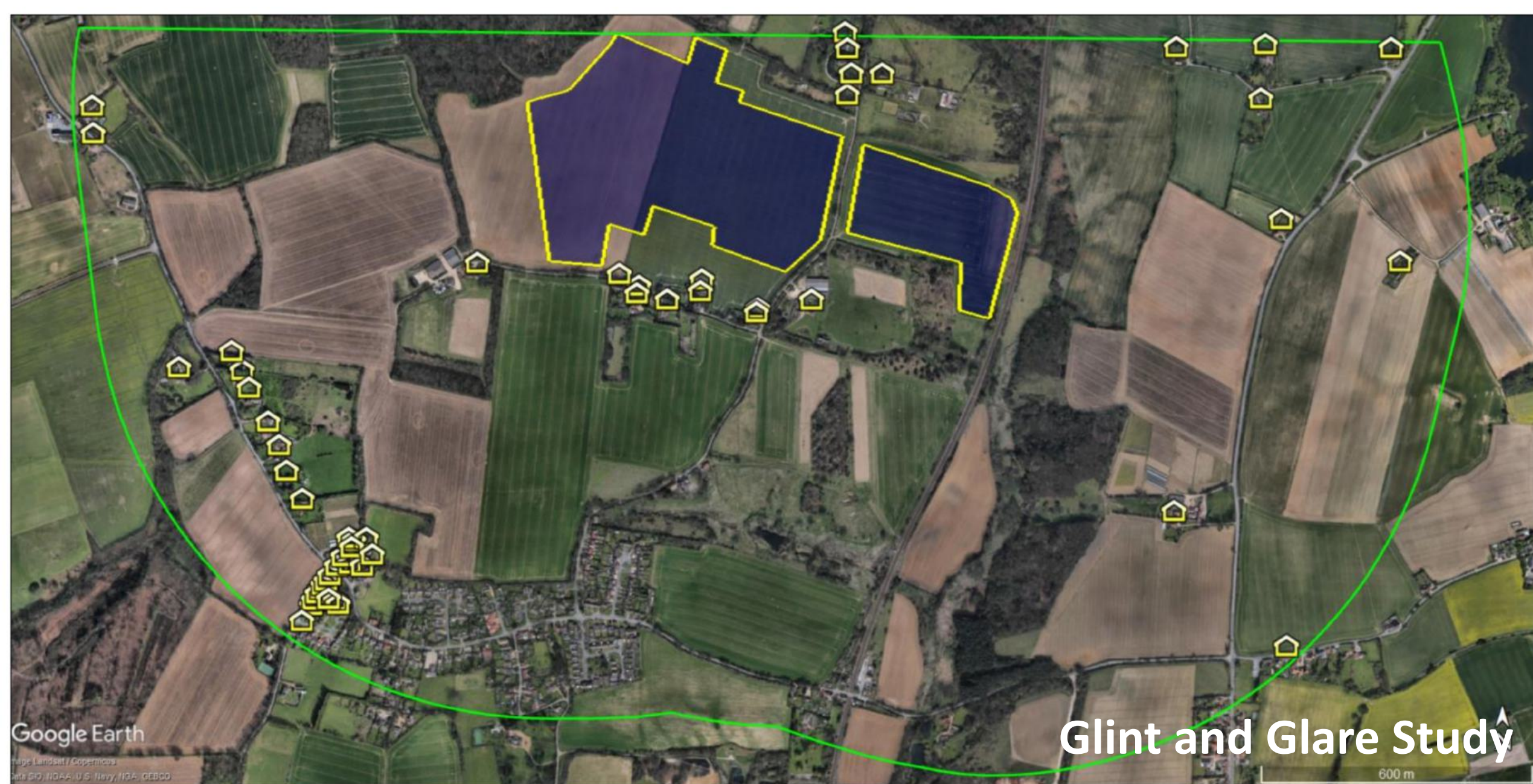


Figure 16 – Dwellings where solar reflections are predicted to be geometrically possible

Glint and Glare Study

A desk assessment - extract

Receptor	Predicted reflection times towards dwelling receptors (GMT)		Comment
	am	pm	
132	Between 05:27 and 06:10 from mid- March to the beginning of October.	Between 18:09 and 18:31 from mid- April to late August.	Solar reflections are geometrically possible. However, existing screening is predicted to significantly screen of the reflecting panel area. Therefore, no impact is predicted, and no mitigation is required.

Based on the information in the Glint and Glare report for dwellings 4 and 130-137 there would be reflection somewhere on Potash Lane at the following times:

05:22 - 06:10 mid March to beginning October

18:09 - 18:32 mid April to end of September

Dwelling 132 has no screening at all despite the assessment stating there is screening.

There will be 65 minutes per day of solar reflections over 4 months which is above the threshold of at least 60 minutes over 3 months. **Expert assessment is therefore required.(7.5.1)**

The above times are GMT so with Summertime the above times (especially mornings) are peak usage time of the lane for walkers, dog-walkers etc. There has been no assessment for PROW users including equestrians.

Bentley's Neighbourhood Plan

- **BEN 7 – Protecting Bentley's Landscape**
 - Erosion of rural lane character
 - Fragmentation of lanes
 - Development which alters the small scale, linear pattern
- **BEN 11 – Heritage Assets**
 - Proposals must preserve or enhance the significance of designated heritage assets of the Village, their setting, and the wider built environment
- **BEN 12 – Buildings of Local Significance**
 - Proposals for any works that would cause harm to the significance of these buildings should be supported by an appropriate analysis

Questions?

- **During construction –**

- Impact on road networks
- Access/safety of PROW and Potash Lane users?
- Impact on residents living close to the site

- **Post construction**

- Impact on residents' amenity living around site
 - Glint and Glare
 - Siting of CCTV not shown
 - Noise from string inverters/transformers
 - Elevation of DNO substation elements?

- **Post construction**

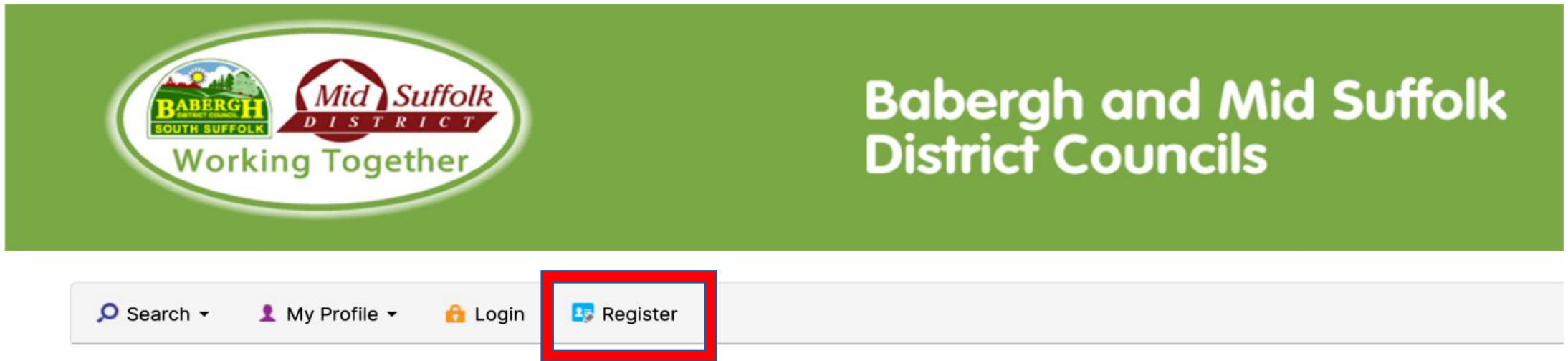
- Impact on PROW users
- Cumulative impacts of other developments
 - Quarries at Folly Farm, Brockley Wood
- Impact on heritage assets

- **Community Benefits?**

- Your questions

To comment on the application to Babergh's Planning Officer by **31st January** -

- Register on the Babergh Planning Portal to make a comment online <https://planning.baberghmidsuffolk.gov.uk/online-applications/> or



- Email including the application reference DC/23/05656, your name and address to Planning@baberghmidsuffolk.gov.uk or
- Write to the Planning Officer including the application reference DC/23/05656, your name and address to Planning Department, Babergh District Council, Endeavour House, Russell Road, Ipswich, IP1 2BX