

Amanda Scholes

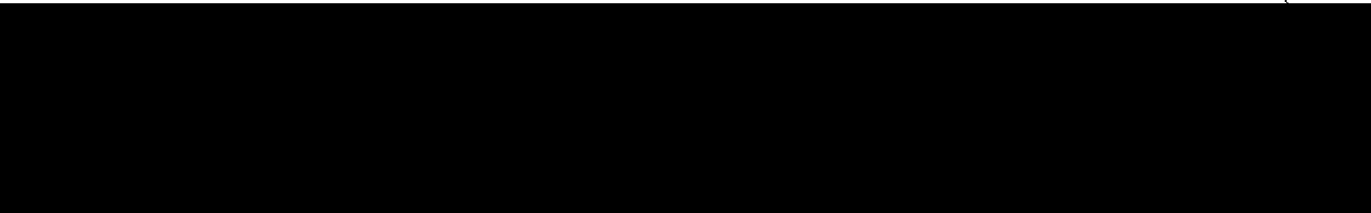
From: Richard Temple
Sent: 09 October 2015 16:53
To: Amanda Scholes
Subject: FW: Land at Barnham Court - BN/29/15/PL

Hi Mandy,

Can this email be scanned as supplementary information from the agent please?

Regards,

Richard Temple



From: Tim Pearce 
Sent: 09 October 2015 11:15
To: Richard Temple
Cc: Rachel Bird; Gemma Melvill
Subject: RE: Land at Barnham Court - BN/29/15/PL

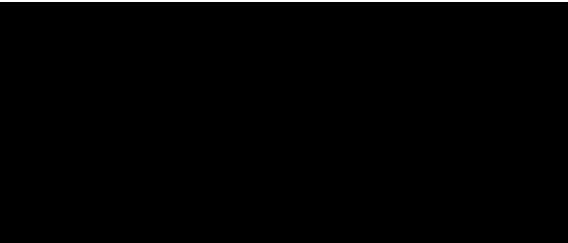
Richard,

Thanks for your email. I can confirm that the panels will be piled straight into the soil. With regard to the drainage condition I must admit we've never experienced this kind of condition before and it was certainly not attached to the consents at either Manor Farm or Drove Lane Farm that were approved by yourselves.

I trust this information is of assistance. Should you require anything further from us please do not hesitate to give me a call.

Kind regards,

Tim Pearce
Senior Planner





From: Richard Temple [mailto:Richard.Temple@bristol.gov.uk]
Sent: 06 October 2015 17:32
To: Tim Pearce
Cc: Rachel Bird; Gemma Melvill
Subject: RE: Land at Barnham Court - BN/29/15/PL

Dear Tim,

Thanks for the amended CTMP.

Comments from Landscapes and Greenspace also require some additional information. Please see the comments below:-

Comment from Greenspace

The proposals put forward in this application have included consideration of its siting within the existing landscape. Existing landscape features such as mature trees and hedgerows and new planting additions have been proposed. The landscape scheme will maximise the biodiversity of the site with the inclusion of native species and the retention of a variety of habitats.

The site is not subject to any ecological or sensitive designation ie SSSI

The existing mature hedgerow along the north and eastern boundaries are established and mature where possibly no further screen addition will be required. These areas must be protected and retained and would only require further planting if infill is found to be required. New planting as proposed would be required to infill sections along the remaining boundaries as shown and where there are gaps and missing sections. New areas of hedgerow planting would be required to

be plotted in plan form showing the location of these with quantities proposed. Planting as proposed for here will need to be sufficient in height with a mix of tree and shrub species that are sufficiently fast growing to provide a year round screen.

The screening would need to provide a good mix of native species which if planted at the appropriate size and density should establish quickly to form a balanced and appropriate planting scheme. This will be particularly evident as it matures and the effects on the landscape of the development will diminish over time. The nature of the predominant site will change from arable land to agricultural grassland with solar panels, this will in turn over time create a different habitat with differing biodiversity habitats forming. The proposals could provide the opportunity to enhance existing hedgerows and to secure on-going management of all structural vegetation within the site.

The proposals comply with Policy SP3 on the countryside as consideration has been given to landscape and biodiversity enhancement through retention of existing hedgerows and the planting of new mixed hedgerow along the boundary of the site.

Landscape drawing 27766-200-MITIGATION PLAN Rev A details areas to be planted and areas to be infilled. However this plan is only indicative and needs to show this information plotted on the drawing with actual planting quantities so that the full picture can be seen. We would recommend that further landscape detail is submitted for approval.

We conclude that we have no objection to the proposals subject to the plotting of new planted areas in detail and in plan form.

The WSSC Engineer has also requested this condition:-

As no detailed designs have been submitted, if approved at outline stage, the proposal should be subject to the following condition:

Development should not commence until finalised detailed surface water drainage designs for the site, based on sustainable drainage principles and an assessment of hydrological and hydro geological context of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 100 year, plus 30% for climate change, critical storm will not exceed the greenfield run-off from the current site following the corresponding rainfall event.

If the intention is to dispose any surface water via infiltration (e.g. soakaways or porous surfaces), this should be shown to be suitable through an appropriate assessment carried out under BRE Digest 365 (or equivalent) before any conditions are discharged.

In particular the designs should detail how the fluvial flood risk is proposed to be dealt with to ensure that flood risk on site is mitigated and that no increased risk is posed off site.

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: to meet the requirements of the NPPF and ensure Surface Water Drainage is adequately managed.

Please note that Schedule 3 of the Flood and Water Management Act 2010 has not yet been implemented and WSCC does not currently expect to act as the SuDS Approval Body (SAB) in this matter.

It seems to me from what has been submitted that the poles the panels will be erected on will be piled straight into the soil? Can you confirm this? Have you ever had to discharge a condition like this before for a solar farm of this type?

I have yet to hear from the Ecology advisor but will pass on requests from them if any are made.

Regards,

Richard Temple

