

Our ref: PR3622/SC

Date: 20 May 2022

Mrs Katherine Parkin
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Mrs Parkin,

20211286: Application for installation of solar panels.

Submission of details pursuant to condition 3 (details of solar panels) and condition 4 (soft landscaping)

The Old Dairy Bocoda Hill Farm Wrotham Road South Street Meopham Gravesend Kent DA13 0QG

I have pleasure in enclosing on behalf of the applicant Mr N Payne, the required details to discharge the precedent conditions attached to the planning permission dated 7 April 2022 and given reference number 20211286.

Condition 3: Details of Solar Panels

The required details of the solar panels including their height, mounting and distance from the ground are shown on drawing no. 3622.03. This shows the panels will be mounted on individual consoles with a maximum height above ground level at approximately 500mm once fitted. The front of the panels will be 70mm above ground level with the panels fitted at a 15° angle. The consoles will be sited on a shingle-filled 100mm-150mm deep and 1100mm wide strip formed by skinning the surface of the current field. This will provide stability for the panels whilst in-situ and whilst allowing for adequate drainage. The strips will be reversible should the panels be removed.

There will be six rows of panels each containing 11 individual consoles. The rows will be 1.5m apart to allow access for a mower between the rows for maintenance.

The cable connection from the array to the inverter located within an existing building on the applicant's property will be undertaken using a mole, thus avoiding the need for the excavation of a long trench.

Condition 4: Soft landscaping

In drawing-up the submitted scheme shown on drawing no 3622.02, regard has been had to the report considered by the Council's Planning Committee on 6 April 2022.

The property at Bocoda Hill Farm Cottage, to the south of the proposed panels was identified in the report as being the only property apart from the applicant's that would possibly have a view of the panels when installed.

As recognised in the report, the separation distance is in the region of 65m. Notwithstanding this and the fact that the overall height of the array will be lower than the existing boundary fence, the report considered that some additional landscaping would be beneficial along the post and rail dividing fence between the properties.

The proposed landscaping scheme envisages the planting of a mixed native species hedge of an appropriate specification along the southern boundary fence. This will link with the existing hedgerow on the site's eastern boundary. This will provide appropriate screening of the array and will also increase the site's biodiversity over time through the extension of habitat into a part of the site with little current ecological interest and the link to existing boundary planting.

The submitted details continue to show that development will have a minimal impact on its surroundings in any event and that this impact has been appropriately mitigated through the proposed measures. The Council is therefore requested to approve the details as submitted without delay.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S Clarke'.

STEVE CLARKE
Associate Planner