

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 23rd June 2022

Time: 6.30 p.m.

Venue: Conference Room 1, Beech Hurst, Weyhill Road,
Andover, Hampshire, SP10 3AJ

**Northern Area Planning Committee – 23rd June 2022
Update Paper**

The purpose of the report is to provide information on planning applications which has been received since the agenda was printed.

Report of Head of Planning and Building

1. Background

- 1.1 Reports on planning applications are prepared for printing on the agenda some 10 days before the date of the Committee meeting but information and representations received after that time are relevant to the decision. This paper contains such information which was received before 10.00am on the date of the meeting. Any information received after that time is reported verbally.

2. Issues

- 2.1 Information and representations are summarized but the full text is available on the relevant file should Members require more details. The paper may contain an officer comment on the additional information, amended recommendations and amended and/or additional conditions.

7. **21/01749/FULLN (PERMISSION) 09.06.2021**

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SITE: Low Carbon UK Solar Investment Company Ltd,
Meadow Solar Farm, Land to the South East of Perham Down,
SP11 8PQ, **THRUXTON, SHIPTON BELLINGER, APPLESHAW,
FYFIELD AND KIMPTON**

CASE OFFICER: Samantha Owen

APPLICATION NO.	21/01749/FULLN
SITE	Land South East Of Perham Down, Down Road, Kimpton Down, THRUXTON SHIPTON BELLINGER APPLESHAW FYFIELD KIMPTON
COMMITTEE DATE	23 June 2022
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1.0 AMENDMENTS

- 1.1 A parcel plan has been referred to in the main Agenda Report and this was taken from the Landscape and Visual Impact Appraisal. This Plan has been provided as Plan 2 in the Update Report.
- 1.2 Paragraph 8.26 refers to the RoW network and describes the walkers experience when encountering this solar array. The paragraph refers to a 30 metre stretch of a RoW where walkers would have a solar array on both sides of the route. This figure of 30 metres is incorrect and should read 300 metres.

2.0 PLANNING CONSIDERATIONS

- 2.1 The proposed Biodiversity/Landscape Enhancements are required to mitigate the 40 year life of the solar farm, following the decommissioning of the solar farm the land would be returned to its current state. As the Biodiversity/Landscape Enhancements are there to mitigate the solar array it is not considered reasonable to require them to be maintained in perpetuity.

3.0 CONDITIONS

- 3.1 Since publication a couple of changes to the wording of the Conditions have been made and these are detailed below with the reasoning as to why they have been changed.

3.2 Condition 1 and Condition 6

Condition 1 removes reference to (*with the exception of the features to be approved through the submission of a Biodiversity Management and Enhancement Plan pursuant to condition 6 of this permission*). Condition 6 has also had a slight wording change with the removal of the requirement to maintain the Biodiversity Enhancements in perpetuity, this has been re worded so that the Condition requires the Biodiversity Enhancements to be maintained for the 40 year life of the solar array as a minimum. Condition 6 does not require automatic removal of these enhancements. The landscape and biodiversity enhancements are there to mitigate the 40 year life of the solar array, at the end of this period the operator is required to return the land to agricultural production and so whilst it may be preferable to retain some of these features it is not necessarily something that can be secured in perpetuity.

4.0 AMENDED RECOMMENDATION

Delegate to the Head of Planning and Building that subject to satisfactory conclusion of a S106 agreement to secure 6 skylark plots on offsite land and a 2ha stone curlew plot on offsite land then PERMISSION subject to:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. This permission shall be for a period of 40 years from the date that the development is first connected to the grid (the "First Export Date"). Two weeks' notice of this first connection shall be given to the Local Planning Authority in writing. The development shall be removed and the land restored to its former condition no later than the date 40 years from the First Export Date or within six months of the development failing to generate electricity for 12 consecutive months, whichever occurs first. All structures and materials, and any associated goods and chattels shall be removed from the site and the land shall be restored to its former condition in accordance with a scheme of decommissioning work and land restoration that shall have first been submitted to and approved in writing by the Local Planning Authority.**

Reason: In order that the land is restored to its original condition following the expiry of the period of time whereby electricity is likely to be generated by the proposed development and for which a countryside location has been shown to be essentially required, in accordance with policies COM2 and E2 of the Test Valley Borough Revised Local Plan 2016.

- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans;**

SD-01; SD-02; SD-04; SD-06; SD-07; SD-08; SD-16;SD-17; SD-20; SD24; SD27; SD-26; DZ 01 REV12; LCS060 SP-01 REV09; LCS060 PLE-01 REV20.

Reason: For the avoidance of doubt and in the interests of proper planning

- 3. No development shall start on site until the access, including the footway and/or verge crossing, shall be constructed and provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.**

Reason: To provide satisfactory access and in the interests of highway safety.

- 4. No development shall start on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:**

- a) **The provision of long term facilities for contractor parking;**
- b) **The arrangements for deliveries associated with all construction works;**
- c) **Methods and phasing of construction works;**
- d) **Access and egress for plant and machinery;**
- e) **Protection of pedestrian routes and public Rights of Way during construction;**
- f) **Location of temporary site buildings, compounds, construction material and plant storage areas;**
- g) **Traffic routing and construction work shall only take place in accordance with the approved method statement.**
- h) **Measures to control dust, noise and avoidance of light nuisance.**

The Construction Method Statement shall be implemented as approved for the duration of the construction works.

Reason: In the interest of the amenities of the local area and in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 5. **Prior to commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP), incorporating measures to avoid impacts on the adjacent designated sites, habitats and species shall be submitted to and approved in writing by the Local Planning Authority. This must include all requirements outlined within the report titled 'Meadow Solar Farm Ecological Assessment' undertaken by Landscape Science Consultancy Ltd., August 2021. Development shall subsequently proceed in accordance with any such approved details for the duration of the construction works.**
Reason: To protect notable locally designated sites, habitats and species in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.

- 6. **Prior to the commencement of the development hereby permitted, a Biodiversity Management and Enhancement Plan for created and retained habitats on site must be submitted to and approved in writing by the Local Planning Authority. This must include all requirements outlined within the report titled 'Meadow Solar Farm Ecological Assessment' undertaken by Landscape Science Consultancy Ltd, August 2021. The development shall proceed in accordance with any such approved details, with mitigation and enhancement features being maintained for the 40 year life of the solar array as a minimum. Photographic evidence of habitats created on site should be submitted to the Local Planning Authority within 6 months of completion.**
Reason: To ensure the favourable conservation status of protected species and habitats, and enhance the biodiversity of the site in accordance with Policy E5 of the Test Valley Revised Local Plan

- 7. Prior to commencement of the development hereby permitted, the results of the updated badger surveys of the site (to be carried out by a qualified ecologist), along with details of any necessary resulting mitigation, including specification and location of mammal gates, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any agreed mitigation shall be implemented in accordance with the approved details.
Reason: To ensure the favourable conservation status of protected species in accordance with the NPPF and Policy E5 of the Test Valley Revised Local Plan 2016.**
- 8. No development shall start on site until details of a scheme to prevent surface water from the site discharging on to the adjacent highway have been submitted to and approved in writing by the Planning Authority. The development works shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.
Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 9. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: PFA Consulting May 2021 has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:**
- **A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.**
 - **Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and demonstrating the 1m unsaturated zone.**
 - **Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.**
 - **Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.**
 - **Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.**
 - **Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.**

Reason: To ensure adequate provision for surface water drainage

and avoid discharge of water onto the public highway in accordance with Policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 10. The construction route to build the solar array shall be in accordance with the amended Transport Statement submitted on the 8th November 2021.
Reason: In the interest of the amenities of the local area and in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 11. The proposed hard surfaces shall either be made of porous materials or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site. These surfaces shall be retained and maintained for the lifetime of the development.
Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the highway in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 12. Prior to the installation of any external fixed plant or mechanical equipment, an assessment of noise from the operation of the plant or equipment shall be undertaken using the procedures within British Standard BS4142:2014+A1:2019 and a report detailing the results and any noise attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. Any fixed plant, mechanical equipment and associated noise attenuation measures approved pursuant to this condition shall be installed and operated in accordance with the approved details and thereafter permanently retained in that condition.
Reason: In the interest of the amenities in the local area in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016**
- 13. The development shall be carried out in accordance with the details, mitigation and maintenance as set out in the Flood Risk and Assessment received 9th June 2021.
Reason: To ensure adequate drainage of the site in accordance with Policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 14. The development shall be carried out in accordance with the Archaeological Mitigation Strategy, Written Scheme of Investigation dated September 2021.
Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9**
- 15. The development shall be carried out in accordance with the Stone Curlew Mitigation Strategy dated November 2021 and updated April 2022.**

Reason: To protect stone curlews in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.

- 16. Prior to the erection of any solar panels on the site a landscaping scheme in accordance with the approved Plan EDP 6 Landscape and Biodiversity Strategy dated 18.08.2021 as contained within the Landscape and Visual appraisal by EDP dated August 2021 shall first been submitted to and approved in writing by the Local Planning Authority.**

The scheme shall include:

- a) Details of the location, number, size and density of plants for all new hedgerows (including specimen trees where proposed) ;**
- b) Details of the location, number, size and density of plants to be used in the infilling of gaps within the existing hedgerows;**
- c) Details of location, number, size and density of plants for all new woodland planting;**
- d) Details of the proposed establishment of the calcareous wildflower swards located under the solar panels;**
- e) Details of the location, number, size and density of plants to be used in the proposed habitat buffer**
- f) Details of the location, number, size and density of plants to be used in the woodland edge planting areas**
- g) Details of any gates proposed**

All landscaping shall be implemented in accordance with the approved details and shall be completed before the installation is first connected to the grid.

Reason: To improve the appearance of the site and enhance the character of the development, and to assist in the development successfully integrating with the landscape, in the interest of visual amenity, and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.

- 17. Prior to the erection of any solar panels on the site a schedule of landscape maintenance and subsequent landscape management for a period of 40 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include:**

- a) details of agricultural use of the land and associated management practices;**
- b) details of how the success or failure of the initial landscape planting and associated land-management regime is to be monitored and reported to the Local Planning Authority annually for the first 5 years after planting and thereafter on a 5 year basis;**
- c) details of the means by which any failures in landscape**

- planting are to be identified and reasonably remedied over the 40 year life of the development hereby permitted;**
- d) details of responsibilities for maintenance and management of landscaping.**

Development shall be carried out in accordance with the approved details.

Reason: To improve the appearance of the site and enhance the character of the development, and to assist in the development successfully integrating with the landscape, in the interest of visual amenity, and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.

- 18. Prior to any lighting being installed details of the location, height and lux levels will be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with any approved details.**

Reason: To retain control over lighting levels within the area to protect existing bat populations within the area in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

Notes to applicant:

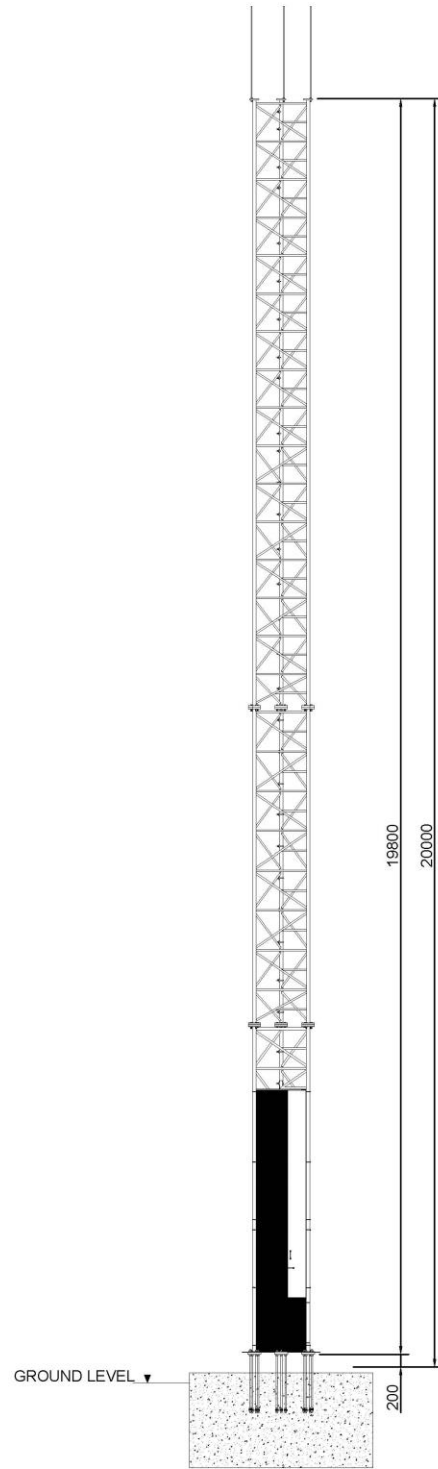
- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. Nothing connected with the development or its future use should have any adverse effect on the rights of way which must remain available for public use at all times.**
- 3. There must be no surface alterations to the Public Rights of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 of the Highways Act 1980.**
- 4. No builders or contractors vehicles, machinery, materials, fencing, spoil or anything associated with the works should be left on or near the public Rights of Way so as to obstruct, hinder or provide a hazard to users.**
- 5. All vehicles accessing the site over a Public Right of Way should give way to the public at all times.**
- 6 Attention is drawn to the requirements of the Agreement dated (in progress) under Section 106 of the Town and Country Planning Act 1990 which affects this development.**

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 Scaled dimensions must not be taken from this drawing. All dimensions are to be confirmed on site prior to commencement of work.

Revisions:				
Revision	Date	Revision Notes	Drawn	Inspected
01	11.05.21	First Issue	JF	BL

NOTES:

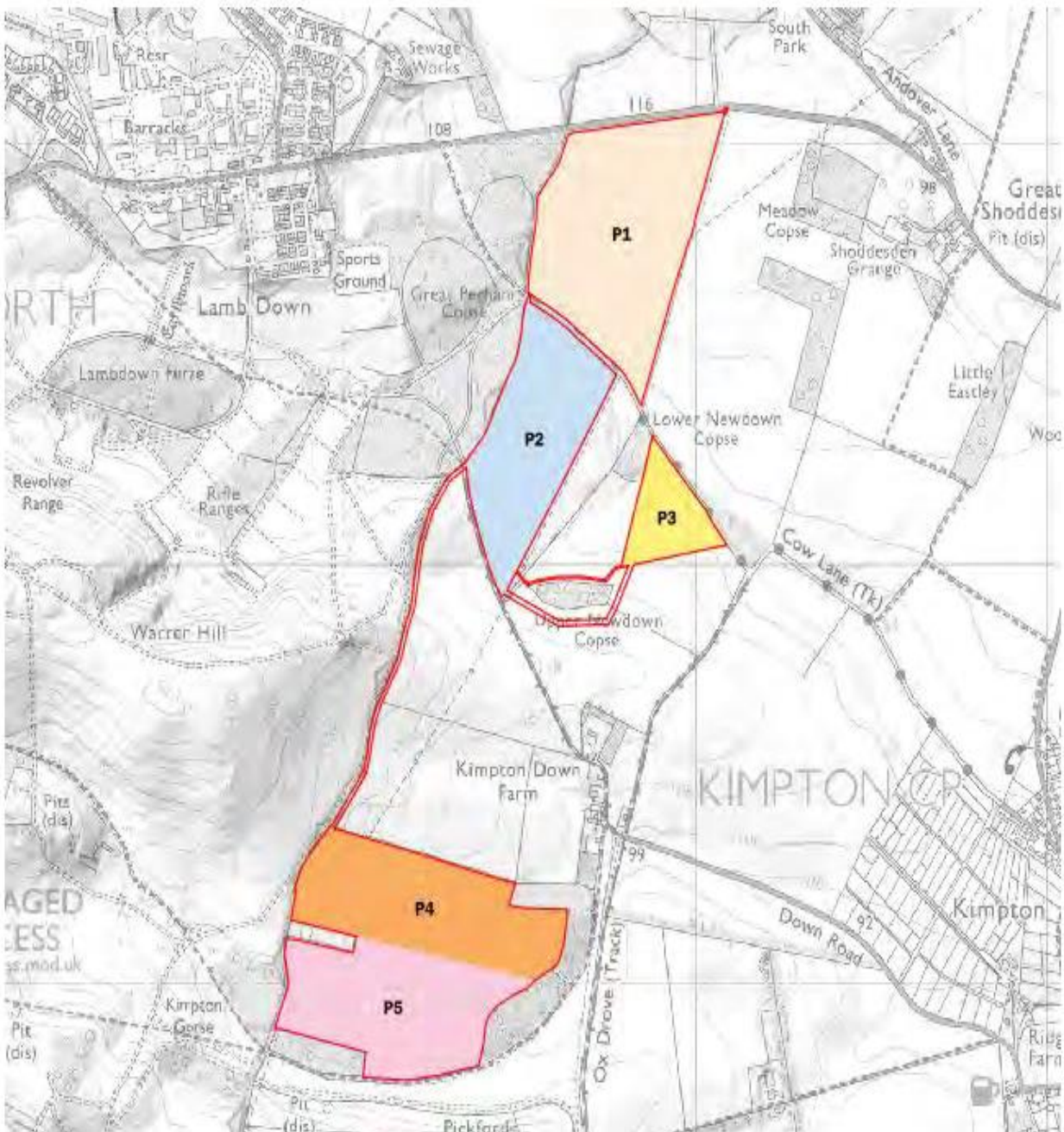


13 Berkeley Street, London W1J 8DU
 Tel: +44(0)207 4096700
 enquiries@lowcarbon.com www.lowcarbon.com

Drawing Title:
Comms Mast Drawing

Drawn: JF	Checked: BL	First Issued: 11.05.2021
Project Code: LCS-	Drawing Number: SD-24	
Sheet Size: A4	Scale: 1:100	Revision: 01





Parcel Plan from EDP Landscape Visual Appraisal

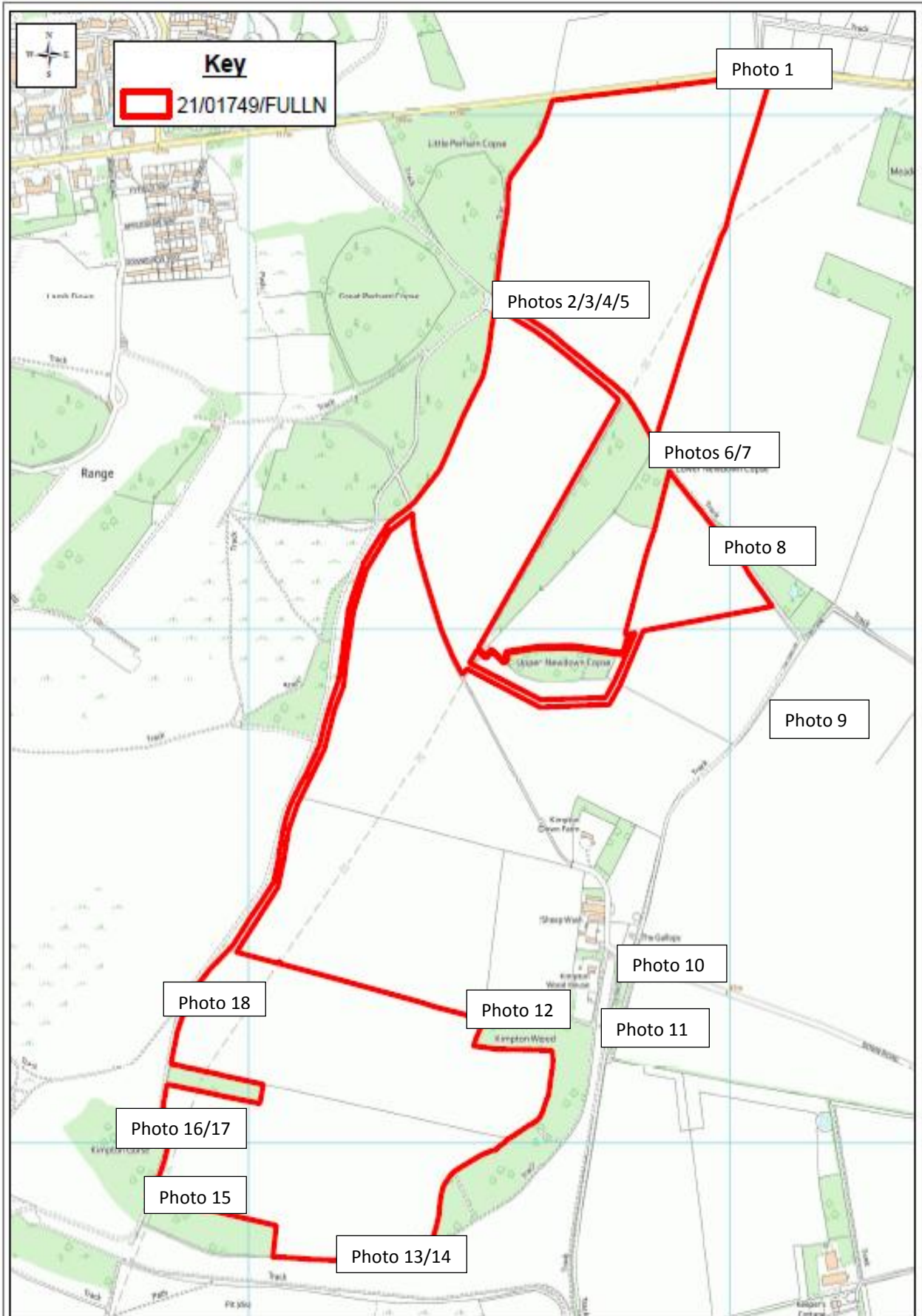


Photo 19 (Pickford Hill just off plan)