

Date of Meeting	26th November 2014
Application Number	14/06019/FUL
Site Address	Copse Farm, Holt, Trowbridge BA14 6FW
Proposal	The provision of a freestanding array of 196 photovoltaic panels to provide sustainable power for Copse Farm (temporary 25 year consent)
Applicant	Mr J Ovens
Town/Parish Council	HOLT
Ward	HOLT AND STAVERTON
Grid Ref	386364 162663
Type of application	Full Planning
Case Officer	David Cox

Reason for the application being considered by Committee

Councillor Trevor Carbin has requested that this application be determined by Members should officers be supportive of it and to allow Members to consider the following key issues:

- the visual impact of the development on the surrounding area;
- the environmental/highway impacts and
- the loss of agricultural land.

1. Purpose of Report

To consider the above application and to recommend that planning permission be approved subject to conditions.

2. Report Summary

The main planning issues to consider are:

- The Principle of the Development.
- Whether the proposal would result in the loss of the best and most versatile agricultural land.
- Landscape Impacts
- Cumulative Impacts
- Residential Amenity Impacts.
- Other impacts

3. Site Description

Copse Farm is an agricultural holding extending to some 74 acres which is presently a mixture of pasture and arable land located to the north of the village of Holt. The defined 735 square metre application site is currently part of a field located in relative close proximity to the established farm steading which has developed since 2008. The site is calculated as being 300 metres away from the nearest residential property within Holt village – which is

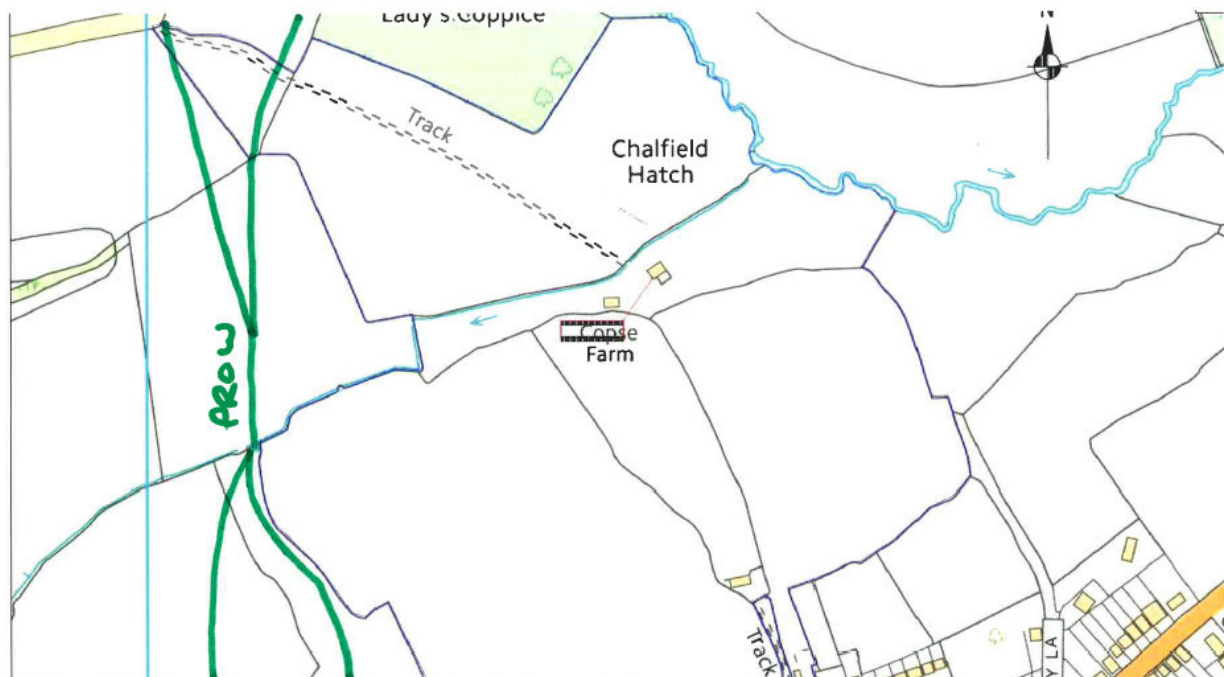
located on higher ground to the south. Copse Farm is set within a mature landscape with the field system bordered by hedges and fences.

The site is not located within any protected landscape or subject to any ecological / environmentally sensitive designation; and there are no heritage assets on the holding or within close proximity.

The location of the proposed solar installation would be at the foot of a small valley that slopes down from Holt and up towards Lady's Coppice utilising land that is graded as 3a – which represents a sub-grade of agricultural land that is not the best or most versatile land but is nevertheless capable of producing moderate – high yields of a narrow range of arable crops.

Approximately 250 metres to the west of the application site is a public footpath. The farm steading and application site is accessed via a fairly long track which leads off the unclassified road which connects Bradford Leigh and Chalfield Hatch.

This proposal is not within the same field as per the withdrawn application W/12/00261/FUL. This application was for 205 solar panels in three rows in the adjacent field to the east.



4. Planning History

13/04366/FUL – Erection of new permanent agricultural workers dwelling to replace existing temporary dwelling – permitted.

W/12/01897/FUL - Retrospective planning application for two agricultural buildings, one is an extension to an existing stock building and another is a replacement for a former stock building - Permitted

W/12/00261/FUL – Proposed installation of 50kw solar array and associated equipment and construction of boundary fence – Withdrawn.

W/09/03110/FUL – Retrospective application for the erection of two agricultural buildings and the temporary siting of a mobile home (in connection with an agricultural holding) - Permitted

5. The Proposal

This application seeks temporary permission to install 196 ground mounted photovoltaic panels for a twenty five year period to be sited alongside the edge of a field to the immediate south of the established farm steading. The applicant's intention is to harness the generated power the PV panels provide on-site to service the diary and farming needs at Copse Farm. The PV panels would be mounted in two rows, each measuring 49 metres in length with a 9 metre gap in between. The overall height of the panels would be approximately 2.7 metres above the ground with the supporting arrays inserted into the ground. No site fencing, lighting or security cameras are proposed.

6. Planning Policy

National Planning Policy Framework (NPPF) – Sets out the general planning policy advice of central government. Of particular relevance to the determination of this application is section 7 “requiring good design”, section 10 “meeting the challenge of climate change, flooding and coastal change”; and, section 11 “conserving and enhancing the natural environment”.

Planning Practice Guidance (PPG) – Paragraph: 012 Reference ID: 5-012-20140306 – which sets out the planning considerations to consider for proposed active solar technology installation: which include the importance of siting systems in situations where they can collect the most energy from the sun and the need for sufficient area of solar modules to produce the required energy output from the system.

Paragraph: 022 (Reference ID: 5-022-20140306) advises that “*cumulative landscape impacts and cumulative visual impacts are best considered separately. The cumulative landscape impacts are the effects of a proposed development on the fabric, character and quality of the landscape; it is concerned with the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape. Cumulative visual impacts concern the degree to which proposed renewable energy development will become a feature in particular views (or sequences of views), and the impact this has upon the people experiencing those views. Cumulative visual impacts may arise where two or more of the same type of renewable energy development will be visible from the same point, or will be visible shortly after each other along the same journey. Hence, it should not be assumed that, just because no other sites will be visible from the proposed development site, the proposal will not create any cumulative impacts.*”

Paragraph 023 leads on to state that “[i]n identifying impacts on landscape, considerations include: direct and indirect effects, cumulative impacts and temporary and permanent impacts. When assessing the significance of impacts, a number of criteria should be considered including the sensitivity of the landscape and visual resource and the magnitude or size of the predicted change. Some landscapes may be more sensitive to certain types of change than others and it should not be assumed that a landscape character area deemed sensitive to one type of change cannot accommodate another type of change. In assessing the impact on visual amenity, factors to consider include: establishing the area in which a proposed development may be visible, identifying key viewpoints, the people who experience the views and the nature of the views”.

West Wiltshire District Plan 1st Alteration 2004 - C1 Countryside Protection, C31a Design, C32 Landscaping, C34 Renewable Energy, C38 Nuisance, E7 Farm Diversification.

Emerging Wiltshire Core Strategy – This emerging plan is considered at a well advanced stage following the closure of the examination hearing sessions and its emphasis and policy direction merits due weight as far as all planning considerations are concerned. It is also

worthwhile mentioning that the Core Strategy examining Inspector has not queried the policies relating to renewable energy, and therefore these policies can be given greater weight, although not full weight. The following strategic objective is of relevance for this proposal: Objective 2: Addressing Climate Change as well as Core Policy 7 – Bradford on Avon Community Area, Core Policy 42 - Standalone Renewable Energy Installations, Core Policy 50 - Biodiversity and Geodiversity, and Core Policy 51 – Landscape.

Other Material Considerations:

- (a) National Policy Statement for Energy Infrastructure (2011) (DECC)
- (b) National Policy Statement for Renewable Energy Infrastructure (2011) (DECC)
- (c) The 2009 Renewable Energy Directive (2009/28/EC) – setting a target for the UK to achieve 15% of its energy consumption from renewable sources by 2020.
- (d) Coalition Government's Programme for Government (June 2010) – addressing climate change and maximising the exploitation of UK's renewable energy resources.
- (e) National Renewable Energy Action Plan (July 2010) - all about securing energy supplies.
- (f) The International, European and UK Renewable Policy Frameworks – providing financial support for renewable energy schemes including feed in tariffs, unblocking barriers to delivery and seeking to develop emerging technologies
- (g) Renewable Energy Progress Report: South West 2013 Annual Survey
- (h) Planning Guidance for the Development of large scale ground mounted solar PV systems (bre)
- (i) Gregory Barker MP – Minister of State for Energy & Climate Change letter dated November 1 2013 titled Solar Energy.
- (j) 'UK Solar PV Strategy Part 1: Roadmap to a Brighter Future' (Oct 2013) (DECC) which established 4 guiding principles:
 1. Support solar PV alongside other energy generation technologies in delivering carbon reductions, energy security and customer affordability;
 2. To meet the UKs 15% renewable energy target from final consumption by 2020 and decarbonisation in longer term;
 3. Ensure solar PV are appropriately sited, giving proper weight to environmental considerations; and,
 4. Support for solar PV should assess and respond to the impacts of deployment on grid systems balancing, grid connectivity and financial incentives.
- (l) The State of the Environment Wiltshire and Swindon 2013 – published by the Wiltshire Wildlife Trust

7. Consultations

Holt Parish Council – Objects on the following grounds:

“The proposed array is pointing towards and is about 300m from houses on the north side of Holt” The Parish Council challenges the assertion that it would not be seen from these dwellings, particularly in winter.

The Parish Council is *“concerned that there is no justification of the power needs of the dairy versus the size of this array”*.

The proposal *“would remove high quality farmland (Grade 2) from use for 25 years”*.

“It appears that siting the array on the south facing roofs of the existing farm buildings and the dwelling that is under construction on the site has not been considered. The use of the existing roof space would be a more sustainable solution.”

Highways – No objection raised.

Landscape Officer – No objection raised in landscape terms and accepts that there would inevitably be a change of character through the introduction of this type of built form into an agricultural field, however it is considered that the susceptibility of the landscape to change as a result of solar development is low because of the following:

- a. the essential landscape elements shall remain intact,
- b. the development would be at low level - under 3.0m height and,
- c. the development is fully reversible.

It is noted that there is a footpath that runs to the west of the site but the proposed solar development is set within a relatively flat landscape with well established hedgerows and sporadic trees which provide substantial screening although filtered views might be seen in winter months.

Notwithstanding the above, it does seem to be a pity, as the applicant's agent advises, that the on-site buildings/roofs cannot be used. This would eliminate the need for trenching and the temporary loss of agricultural land.

8. Publicity

One site notice was erected on the footpath gate near the entrance to Copse Farm. No individual neighbour notification letters were sent in this particular case in recognition of the distance to the nearest dwelling from the site (over 200m distant). For the record, no third party comments were received.

9. Planning Considerations

9.1 The Principle of Development.

It is important to note that whilst this application is of a much smaller scale than other proposed solar installation applications previously reported to the Western Area Planning Committee, the following general principles still apply.

Policy C34 of the West Wiltshire District Plan, 2004 states that renewable energy generation proposals will be permitted in appropriate locations having regard to the visual impacts on the landscape, the impacts on areas and features of natural, ecological, historic and archaeological interest, the environmental and visual impacts of associated ancillary development including new access roads, buildings, power lines and connections to the electricity distribution network, the impacts on residential amenity and pollution effects, the highway capacity of the existing road network, particularly where transportation of raw materials is a major consideration, safety and access, and materials, scale, siting, design, screening and landscaping.

It is also necessary to be ever mindful of the Climate Change Act 2008 which has set an ambitious target of a 34% cut in greenhouse gas (GHG) emissions against a 1990 baseline by 2020, rising to an 80% reduction by 2050. These targets are the UK's contribution to a global GHG reduction necessary to limit climate change to 2°C. Reductions can be achieved in all sectors of the economy and society by applying three broad principles: Behaviour Change, Energy Efficiency and Renewable / low carbon energy generation.

The NPPF, the existing WWDP policies as well as the emerging policies within the Core Strategy are considered to be in alignment with the goals of the Climate Change Act. Further guidance is provided in the recently published "Planning Practice Guidance" which has, since its publication, been revised and is updated at regular intervals. Within the Practice Guidance the section on Renewable and Low Carbon Energy is of relevance providing specific advice on situations where green-field sites are proposed, i.e.: "*whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality*

land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays”.

The core purpose of the planning system as stated within the NPPF is to contribute to the achievement of sustainable development. Sustainable development is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At the heart of the decision making process is a presumption in favour of sustainable development. The NPPF goes further to identify that planning plays a key role in securing radical reductions in greenhouse gas emission which is central to achieving the economic, social and environmental dimensions of sustainable development.

Proposals for the generation of energy from renewable sources are in principle supported by national policy due to their contribution to sustainable development, meeting the challenges of climate change, air quality and fuel security. Policy asserts that such applications should be encouraged and approved if its impacts are or can be made to be acceptable. This supportive stance towards renewable energy related development where the impacts of the proposal(s) are or can be made to be acceptable is also found within the adopted local plan as outlined within Policy C34 of the West Wiltshire District Plan 1st Alteration (2004).

With regard to the Core Strategy, the “Strategic Objective” to address climate change (Strategic Objective 2) and Core Policy 42 (Standalone renewable energy installations) directly reflect the national policy direction and thus deserves due consideration.

The NPPF states that LPAs must to take into account the benefits of the best and most versatile land, and that where development is considered necessary local planning authorities should seek to use poorer quality land rather than high quality land. The land quality in this instance is therefore a material consideration; and it is duly acknowledged that the issue of land quality and agricultural use has been raised in the parish council’s comments as well as by Cllr Carbin as part of his call in reasons. A full review of this matter is considered in section 9.2.

In terms of the principle, the proposal is for a temporary - albeit 25 year period - use that is wholly reversible. Whilst the applicant does not specify an intention to allow for grazing in and around the arrays, it is duly noted that no enclosure is proposed, so potential grazing opportunities would exist should the applicant choose to do so. In addition, due cognisance must be given to the fact that the proposed development amounts to two 49m long rows of solar arrays whereby on site grass/land maintenance would not be necessarily prevented. Even if the LPA takes the view that the 735 square metres of land (or thereabouts) would be severely restricted in agricultural use terms, the benefits of providing on-site renewable energy to be used at the source must be given due weight.

Officers are satisfied that the land would remain available for future agricultural use and any permission can be conditioned to ensure that it is returned to its original state at the end of the period of operation, so there would be no permanent loss of agricultural land.

The above must furthermore be balanced with the NPPF (Chapter 3 Supporting a Prosperous Rural Economy) which supports economic growth in rural areas by taking a positive approach to sustainable new development. The NPPF notes that all types of business and enterprise in rural areas, and the diversification of agricultural activity should be supported

Whilst officers recognise that the Parish Council questions whether the dairy function of the farm exists and how much power is required by the dairying operations, such a “needs based justification” is not necessary and it cannot reasonably be taken into account when

forming a decision. The NPPF is very clear on this matter in asserting that applicants do not have to demonstrate any need when proposing renewable energy developments of any size; and furthermore, if the solar installation ends up producing more energy than is needed on-site the excess would be exported to the grid, which officers submit, is not in itself, something the LPA can reasonably object to.

Government Policy makes it very clear that renewable energy related applications no matter how small should not be prejudiced because of their relatively small contributions; as every contribution helps. As far as the principle is concerned, national and local policy provide a clear positive steer and in light of the above paragraphs, officers fully support the principle of developing the 735 square metre site at Copse Farm.

9.2 Whether the proposal would result in the loss of the best and most versatile agricultural land.

The Agricultural Land Classification system classifies land into five grades ranging from 1, 2 and 3 (which is subdivided as 3a and 3b) –with grades 1, 2 and 3a being land which is the most flexible, productive and efficient in response to inputs and which can best deliver food crops for future generations. Whereas grade 3b, 4 and 5 are defined as poorer quality offering less versatility and restrictive in terms of what can be grown/produced.

Following research undertaken by both the applicant's agent and case officer, the initially reported grade 2 land designation was found to be an error, and instead, the majority of the applicant's farm is classified as 3a land but also includes some 3b designation located close to a watercourse.

Using the well established principle of sequential testing, using 3b land would be preferable to and "loss" of 3a land, where appropriate. Through a dialogue held with the applicant's agent, the applicant has advised the Council that the 3b land is found in an area which is liable to flood. However, the Environment Agency and Wiltshire Council mapping systems have been examined by officers and it would appear that the majority of the 3b land lies outside land designated as falling within flood zones 2 and 3. Great care must be taken not to rigidly rely upon lines drawn on a map as land flooding can extend beyond indicative lines. Officers also note that the interactive mapping system on the Wiltshire Council website shows the whole section of the 3b land to be within the 'indicative flood zone' and the Council mapping system records that the 3b land is liable to ground and surface water flooding. Taking a balanced approach, officers are of the view that the 3b land classification would be subject to flooding of some type and having solar arrays erected on such land is not considered appropriate given that in the event of a flood, they could act as barriers that could trap floating debris. This could have a damning effect which could further increase the extent of flooding beyond the indicative flood zone; and following a damning effect; once any debris is dislodged, it could result in a sudden release of water causing further harm downstream.

Officers further note that the shape of the 3b land is not suitable for solar arrays as it is not wide enough and lead to the arrays being orientated in a less than efficient arrangement facing south westerly or north easterly. On the basis of the above, whilst the proposal would use 3a land rather than the poorer quality 3b land, there are sound planning reasons why this is acceptable. The amount of 3a land being used for the solar installation would be minimal in the overall context of the farm unit; and by being located next to an existing hedge, its versatility and productive quality is somewhat reduced.

Whilst the applicant does not propose to graze animals in and around the arrays the potential for such activities would exist. More crucially, the solar installation would not prevent the agricultural use of the rest of the field(s). Additionally, from using the pole

mounted installation rather than concrete blocks, the land would be easily returned to agriculture once the 25 year period has ceased.

9.3 Landscape Impacts

The Council's Landscape Architect has been consulted and raises no objections. The site is located in a rural, managed agricultural setting and officers are of the opinion that the proposed ground mounted system would have a minimal visual impact on the surrounding countryside. Introducing a solar development, even a small-scale installation such as the one proposed here, within an agricultural field setting will inevitably, albeit temporarily, change the character and appearance of the immediate local landscape. The Council's strategic landscape officer advises that this small-scale solar development has a 'low susceptibility' to change the landscape because the essential landscape elements shall remain intact; the development would be at low level - under 3.0m height; and, the development would be fully reversible.

In terms of visual impact most views into the site are local and filtered by existing topography or trees and hedging. The site and immediate surroundings do not have protected designation status like an Area of Outstanding Natural Beauty or locally designated Special Landscape Area; and clearly does not have the same visual impacts as large scale solar farms this Committee has considered in the past. As far as previous small scale solar installations are concerned, this proposed solar installation is comparable in terms of size/land take up to the ground mounted solar installation approved by this Committee at Church Farm, Winsley – a green belt location in August 2012 under application reference W/12/01303/FUL.

At Copse Farm, the two rows of solar arrays would be sited close to (but not overshadowed by) the approximate 2m high field boundary hedgerow and set within a 90 metre wide field, with other views filtered by established hedgerows and sporadic trees within the control and ownership of the applicant. At 2.7m in height, the solar installation can be accommodated without resulting in harm to landscape interests.

Officers furthermore assert that the solar arrays would not be visible from the access road which serves the farm or from Gipsy Lane in Holt. Views from the public footpath 250 metres to the west would be very limited given the maturity of the two established hedgerows that even during winter months would screen the array from sight. This would leave only longer range views from approximately 300 metres from the dwellings of northern Holt. However it is considered that these views would only be glimpses rather than constant unfiltered views. In taking the separation distance to public receptors into account as well as appreciating the small scale nature of this solar development, officers are of the view that it would not cause demonstrable or adverse harm to warrant a refusal.

Within their consultation response, Holt Parish Council has questioned why the rooftops of the existing farm buildings and farmhouse cannot be used instead of a ground mounted system. In response, the applicant's consultant submitted additional information with shading reports from a solar company. The appraisal concludes that only 10% of the applicant's energy demands could be met through installing PV panels on the roofs of the buildings on site, which would mean that there would still be a requirement for the majority of the provision to be within a ground mounted scheme. It has also been reported that a 10 metre tall tree immediately next to the first barn would result in a significant 49% reduction of power generation. The second barn would in turn be shaded by the first barn causing a 22% reduction. The report does not take into account the roof slope of the farmhouse (which is not subject to any notable shading), but its available surface area would still not account for the required number of panels and would also require a second connection power cable to be connected to the dairy farm involving further ground disturbance and trenching works.

Furthermore the barns and the farmhouse are orientated in a south easterly direction which reduces the amount of potential solar gain and would be less efficient than the ground mounted system being proposed. This would be contrary to the advice given in the PPG which recognises the importance of siting systems in situations where they can collect the most energy from the sun.

On this basis and in taking a proactive approach, officers submit that mounting the panels on the rooftops is not a viable option in this situation and given that there would be no substantive harm caused by the proposed array installation in landscape terms, the application should be supported.

9.4 Cumulative Impacts

Within this part of Central Wiltshire, officers acknowledge that the LPA has granted and refused much larger solar farm proposals within a 5km area in recent years. For example, within 5km of the Copse Farm site, there is an approved solar farm at Norrington Lane Broughton Gifford (granted under ref w/12/02072/FUL) some 2-3km to the north east. The Kingston Farm solar farm at Bradford on Avon (which one of the first to be approved in Wiltshire) is located about 2km to the south west. A solar farm was also approved at land north of Marsh Road, Hilperton under ref 14/00592/FUL where development has started on site. Committee members will also recall refusing a 12MW solar farm on 25ha of land at land west of Ganbrook Farm, Little Chalfield (ref 14/05253/FUL) which is located approximately 2.5 km to the north of the Copse Farm site.

As directed by PPG advice, *“cumulative landscape impacts are the effects of a proposed development on the fabric, character and quality of the landscape; it is concerned with the degree to which a proposed renewable energy development will become a significant or defining characteristic of the landscape.* It is appreciated that cumulative sequential impacts may arise where two or more of the same type of renewable energy development would be visible from the same point, or would be visible/ experienced shortly after each other whilst undertaking the same journey.

Planning Practice Guidance advises that *“the approach to assessing cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines. However, in the case of ground mounted solar panel’s it should be noted that with effective screening the appropriate land topography the area of a zone of visual influence could be zero.”*

Given the scale of the installation being proposed, site context and topography and the lack of view from public rights of way, the application has not been submitted with a visual impact assessment and planning/landscape officers have not deemed it necessary to request one. Due to the site circumstances, the actual zone of visibility associated with the proposed development would be limited to the immediate environs of the application site and the glimpse views down from the Holt side of the valley edge, with the installation being read against the farm steading and Lady’s Coppice behind it. There would not therefore be a demonstrable cumulative impact of solar farm development in the locality to warrant a refusal.

**Full Solar PV farms
Development Status**

- Permitted
- Pending
- Refused

●
5km radius from centre



9.5 Residential Amenity Impacts.

It is submitted that no harm would be caused to residential amenity as the panels would be approximately 300 metres away. Glimpses of the arrays may be obtained largely from upper floor levels of residential properties positioned along the northern periphery of the village, however, officers submit that the proposed solar array would not be of a size or in a prominent position to have a significant un-neighbourly impact upon amenity.

9.6 Other Impacts

The applicants have not in this particular case, submitted a traffic and construction plan (which is probably due to the small-scale nature of the application compared with large-scale solar parks). However, officers fully appreciate that the road which serves Copse Farm is unclassified and is in places narrow with some tight bends, and whilst site deliveries may not generate a significant number of vehicle movements, it is considered necessary to require the applicant to submit a construction traffic management plan statement by way of a planning condition, to establish the delivery of all associated solar equipment and for any necessary traffic routing to ensure that suitable delivery vehicles are used and sufficient consideration is given to vehicle routing. It is submitted that this issue can be satisfactorily be resolved by using a pre-commencement worded condition as there are only 196 proposed panels which should not result in significant highway safety conflict or harm.

10. Conclusion

The proposed development is considered to be acceptable in principle and would not have an unacceptable impact on the surrounding landscape, biodiversity, flood risk or residential amenity; and is hereby recommended for approval subject to conditions.

RECOMMENDATION - To approve subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement – Received 23 June 2014
Location Plan – Received 23 June 2014
Proposed Photovoltaic's – Received 23 June 2014
Solar Panel Details – Received 23 June 2014
Email from agent - Received 15 September 2014
Site Plan Rev E Barn One – Received 25 September 2014
Site Plan Rev E Barn Two – Received 25 September 2014
Shading Report Barn One - Received 25 September 2014
Shading Report Barn Two - Received 25 September 2014
Shading Report Letter - Received 25 September 2014
Tree Line Photos - Received 25 September 2014
Agricultural Classification Report – Received 17 October 2014
Agricultural Land Classification Map – Received 17 October 2014

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby approved shall be discontinued and the land restored to its former condition on or before 26 November 2039 in accordance with a Decommissioning Plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of decommissioning; unless before that date planning permission has been sought and granted for the retention of these structures for an extended period of time.

REASON: In the interests of amenity and the circumstances of the use.

4. In the event that the development ceases to be operational for the generation of energy before the end of the period defined in condition 3 above, then all associated development

on, under or above the application site shall be removed from the site and the land returned to its former condition in accordance to a Decommissioning Plan to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of decommissioning, and within six months of the cessation of the generation of energy from the site.

REASON: In the interests of amenity and the circumstances of the use.

5. Following the installation of the solar array, no fence enclosures shall be erected on the installation site and there shall be no external lighting/illumination at or on the site unless otherwise approved by the Local Planning Authority following the submission of a separate planning permission.

REASON: To ensure the creation/retention of an environment free from intrusive levels of lighting and to protect the open countryside.

6. No development shall commence on site, until a Construction Method Statement, which shall include the following:

- a) The number of and vehicle type used for delivery of the solar panels.
- b) Details of any traffic routing or temporary diversions.
- c) the delivery hours and parking of vehicles of site operatives and visitors;
- d) loading and unloading of plant and materials;
- e) storage of plant and materials used in constructing the development;
- f) wheel washing facilities;
- g) measures to control the emission of dust and dirt during construction;
- h) measures for the protection of the natural environment and;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the Highway Network, neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

7. No development shall commence on site, and; no equipment, machinery or materials shall be brought onto site for the purpose of development, until a tree and hedge Protection Plan showing the exact position of each tree and hedge and siting of secure protective fencing in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction -Recommendations"; has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree or hedge be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree or hedge is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees and hedgerow on the site in the interests of visual amenity.

8. Construction work on the site shall only take place between the hours of 08:00 and 18:00 on weekdays and between 08:30 and 13:00 on Saturdays, with no work taking place on Sundays or Bank Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of amenity of the area.