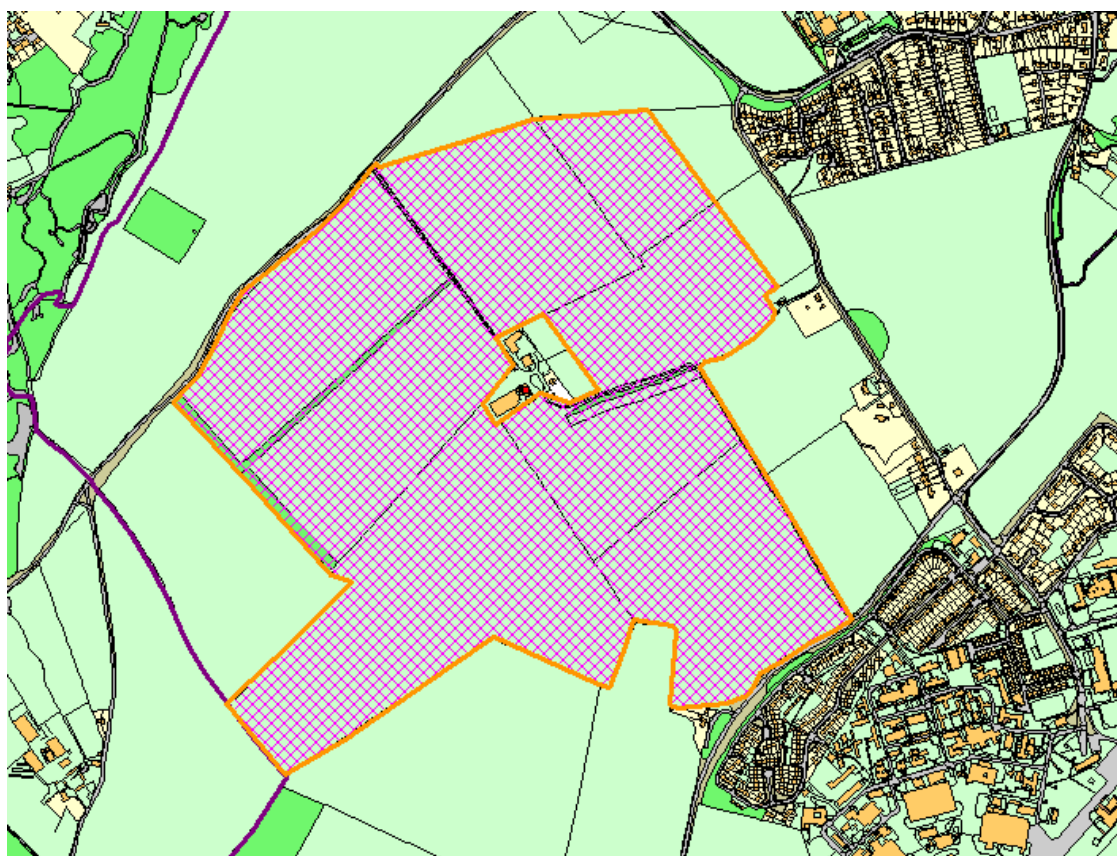


COMMITTEE REPORT
ITEM NUMBER: 01

APPLICATION NO.	20/03185/FUL
LOCATION	Chosley Farm Bidden Road North Warnborough Hook Hampshire RG29 1BW
PROPOSAL	Erection of a Solar Photovoltaic Farm with an output capacity not to exceed 49.9MW of energy, with associated battery storage and supporting infrastructure including inverters and a transformer, fencing, CCTV installation and landscaping works
APPLICANT	Mr Digby Willoughby
CONSULTATIONS EXPIRY	27 September 2021
APPLICATION EXPIRY	22 April 2021
WARD	Odiham
RECOMMENDATION	Grant subject to conditions



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BACKGROUND

1. This planning application is brought to Planning Committee at the discretion of the Head of Place Service.

DESCRIPTION OF THE SITE

2. The site extends to 95.47 hectares (ha) of agricultural land (land agricultural quality graded 3a and 3b) currently partitioned into 8 arable fields that are demarcated by hedgerows. It includes land to the south of Bidden Road surrounding Chosley Farm and extends south of the farm to meet Alton Road. The site is positioned between a number of settlements; North Warnborough to the north-east, Odiham to the east, RAF Odiham to the south-east and Greywell to the north-west.
3. The site contains small areas with the potential for Archaeological remains and is within the 1500m buffer zone of the Basingstoke Canal Conservation Area. A Public Right of Way (PRoW) - no.1 runs adjacent the northernmost boundary section of the site.
4. Greywell Fen, a Site of Special Scientific Interest (SSSI) is located approximately 350m northwest of Bidden Road.

PROPOSAL

5. Planning permission is sought for the installation of solar photovoltaic panels and auxiliary equipment on the land for a limited period of 40 years.
6. The photovoltaic panels (PVP) would be spaced between 4 and 9 metres apart, tilted at 15-25 degrees and oriented to face south. They would be mounted on a steel frame 1 metre above ground level and the highest section of the PVP would be 3 metres above the ground level.
7. There would be 9x hubs on the site, each provided with 12x DC-DC converters with a cabinet each, 1x inverter/transformer and 2x battery storage containers. Each hub would have 2x shipping containers (12.2m long x 2.43m deep x 2.46m high) where the batteries and part of the equipment would be securely stored.
8. The proposal would have a maximum output of 49.9MW that could be exported to the National Grid. To put this output into context, the proposal would be capable of powering 22,000 electric vehicles or 17,500 homes annually.
9. Perimeter metal mesh fencing to a maximum height of 2m and 3m-high columns to carry CCTV cameras are also proposed.

RELEVANT PLANNING HISTORY

10. None.

RELEVANT PLANNING POLICY

11. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires applications for planning permission to be determined in

accordance with the development plan unless material considerations indicate otherwise.

12. The relevant adopted Development Plan for the District includes the Hart Local Plan (Strategy and Sites) 2016-2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HLP06) and the Odiham and North Warnborough Neighbourhood Plan 2014-2032. Adopted and saved policies are up-to-date and consistent with the NPPF (2021).

Hart Local Plan (Strategy & Sites) 2016-2032 (HLP32):

- Policy SD1 - Sustainable Development
- Policy NBE1 - Development in the Countryside
- Policy NBE2 - Landscape
- Policy NBE4 - Biodiversity
- Policy NBE5 - Managing Flood Risk
- Policy NBE8 - Historic Environment
- Policy NBE9 - Design
- Policy NBE10 - Renewable and Low Carbon Energy
- Policy NBE11 - Pollution
- Policy INF3 - Transport

Hart District Local Plan (Replacement) 1996-2006 'saved' policies (HLP06):

- Policy GEN1 - General Policy for Development
- Policy CON7 - Riverine Environments
- Policy CON8 - Trees, Woodland & Hedgerows: Amenity Value
- Policy CON10 - Basingstoke Canal
- Policy CON23 - Development Affecting Public Right of Ways

Odiham and North Warnborough Neighbourhood Plan 2014-2032 (ONWNP):

- Policy 1 - Spatial Plan for Parish
- Policy 2 - Housing Development Sites
- Policy 4 - Housing Mix
- Policy 5 - General Design Principles
- Policy 7 - North Warnborough Conservation Area
- Policy 8 - Basingstoke Canal Conservation Area
- Policy 12 - The Natural Environment

Other relevant planning policy documents

- National Planning Policy Framework 2021 (NPPF)
- National Planning Practice Guidance (PPG)
- Hart Landscape Assessment (1997)
- Hart Landscape Capacity Study (2016)
- Hart Parking Provision Interim Guidance (2008)

CONSULTEE RESPONSES (summarised)

Odiham Parish Council

13. Objection
14. Substantial adverse impact would not be prevented by the small mitigation factors introduced in revised information.
15. Proposal contrary to policies 5 and 12 of the Odiham Neighbourhood Plan.
16. Proposal would give an industrial character to this rural location.
17. Land classified 3a should not be prioritised for development.
18. Policy NBE2 requires no adverse impact, not negligible impact to visual amenity and scenic quality of landscape.
19. Impacts to SSSI (Greywell Fen and Basingstoke Canal) caused by drainage and biodiversity issues. Introduction of small ecological area would not solve them.
20. Further comments have been received from the Parish Council on 27.10.2021 stating:
21. "Odiham Parish Council wishes to express its concern that the current district plan fails to satisfy the requirements stipulated in the NPPF to set out an overall strategy for the pattern, scale and quality of development including for energy developments.
22. The district plan merely refers to "an energy opportunities plan within the North Hants renewable energy study" which is 10 years old and does not focus upon solar, nor does it give any indication for preferred sites or criteria for site selection within the area.
23. As a result, vulnerable areas of landscape importance in the district are exposed to opportunistic developers who, in the absence of a coherent strategy within the HDC district plan, are submitting multiple schemes which, if approved, will cause lasting and significant damage to the many residents' and visitors' enjoyment of our district.
24. The Parish Council is particularly concerned that four of the proposals coming forward will be centered upon the Whitewater Valley, hence the impact will be greatly increased by four such sites in close proximity. The accompanying large transformer and battery storage units with their associated noise generation require protection from damage and therefore sites have to be protected by security fencing and CCTV cameras which add to the disfiguring effect of any solar installation.
25. We urge the council to tackle the omission in the district plan, meanwhile refusing to grant permission for any installations until a properly evaluated study is in a position to propose areas suitable for solar which avoid the damage posed by the 5 sites currently under threat."

Greywell Parish Council

26. Objection
27. Revisions to proposal do not represent any significant improvement upon the overall negative impacts.
28. The Landscape and Visual Impact Assessment (LVIA) submitted does not accurately portray the adverse visual impact of the proposal on Hart's cherished villages.
29. Visibility of the proposal from The Street, Greywell.
30. Panoramic photos submitted to address impacts on these views are utterly unrepresentative of the actual views.
31. The LVIA ignores the reality of spring, autumn, and winter months' views.

Upton Grey Parish Council

- 32. Objection
- 33. Poor site selection for this proposal. Due to siting on the flank of a large hill, it will give rise to multiple issues of harm reaching a significant distance.
- 34. Alien, highly intrusive and inappropriate feature to the setting surrounding villages with an adverse impact visible from key locations in their conservation areas.
- 35. It would destroy the landscape character and result in loss of 3a agricultural land.
- 36. Hart Local Plan does not identify the site for industrial development.
- 37. Landscape Assessment fails to demonstrate there is no impacts to landscape.
- 38. Excessive extent and scale, comparable to built-up areas surrounding it.
- 39. Cumulative effects
- 40. Continuous view of proposal along 1km stretch of the Three Castles Path.
- 41. Ecology impacts
- 42. Poor community engagement
- 43. Construction Traffic

South Warnborough Parish Council

- 44. Objection
- 45. Landscape/visual impacts are incompletely presented in application documents.
- 46. Development to affect unspoilt rural character.
- 47. Site is clearly visible from many more locations to those listed.
- 48. Planting proposal is too limited.
- 49. Archaeological impacts.
- 50. Pollution of Whitewater River.
- 51. Amended plans do not address our concerns. The proposed mitigation appears inadequate to respect and enhance the landscape or avoid harm to public views/vistas.
- 52. Dominant scale of development
- 53. Submitted documents admit screening cannot mitigate against visibility and would change perceived openness.
- 54. Proposal does not enhance current landscape.

Farnborough Airport Manager

- 55. No objection.

County Archaeologist

- 56. No objection, subject to planning conditions to secure:
- 57. Full Geophysical survey/results
- 58. Targeted trial trenching in agreed locations
- 59. Archaeological recording (locations to be agreed) and groundworks watching brief and publication of results if appropriate

County Rights of Way Group

- 60. No objection to the proposals. If permission is granted, we request the applicant is aware Hampshire County requirements through informative conditions.

Environmental Health Officer (Internal)

- 61. No objection, subject to planning conditions to secure:

- 62. A Limit in noise emissions from plant and equipment.
- 63. Avoidance of audible noise with tonal characteristics at any residential receptor.

Landscape Architect (Internal)

- 64. Objection to scheme as originally submitted however Officers' Response to additional information submitted is that the upgraded landscaping proposals are considered to have mitigated the impact of the proposed development to the minimum practicable level.

Conservation/Listed Buildings Officer (Internal)

- 65. No objection.

Hampshire County Council (Highways)

- 66. No objection, subject to the following planning conditions to secure:
- 67. Provision of access for construction purposes
- 68. Construction Method Statement

Defence Infrastructure Organisation

- 69. No objection. There are no safeguard issues with the proposal.

Historic England

- 70. Do not wish to offer any comments.

HCC Lead Local Flood Authority

- 71. No objection subject to the following conditions to secure:
- 72. Implementation of the drainage and flood risk information as submitted.
- 73. Surface water drainage system long -term maintenance arrangements.

Natural England

- 74. No objection, the proposal would unlikely have significant impacts on the natural environment.

Environment Agency Thames Area

- 75. Have confirmed they do not wish to comment on this application.

Chief Planning Officer (Basingstoke & Deane Borough Council)

- 76. Objection
- 77. By virtue of the location and scale of the proposal, it would have an adverse impact upon the landscape character and visual amenity of the countryside as viewed/experienced from within the Basingstoke and Deane Borough.

Tree Officer (Internal)

78. Officer's final comments: additional tree planting has subsequently been proposed to provide replacement planting and greater variation of species of an appropriate size. Retention of hedgerows and trees a positive element of the scheme.

Ecology Officer (Internal)

79. No objection on biodiversity grounds.
80. Supportive of additional areas of habitat, off site bird management areas, hedgerow retention and enhancement/provision of ecological features, monitoring and longer-term management plan.
81. Support the revised reports and conditions suggested.

PUBLIC COMMENTS

82. The statutory requirements for publicity, are set out in the Development Management Procedure Order 2015 (as amended) and the Council's Statement of Community Involvement (SCI). To publicise this application, neighbour letters were posted to relevant addresses, a site notice displayed, and a local press notice was advertised in the newspaper providing interested parties with a minimum of 21 days to comment.
83. At the time of writing this report there have been 87 public representations received. Of these, 77 raise objection, 5 were made in support and 5 were neutral comments. They include objections from Ward Councillor Ken Crookes, the Odiham Society, the Campaign to Protect Rural England Northeast Hampshire District Group and the Whitewater Valley Preservation Society.
84. The grounds of objection to the development are summarised below.
- Loss of agricultural land grade 3a
 - Development better suited to brownfield land
 - Excessive scale of development
 - Impacts to biodiversity /ecology
 - Impact on archaeology
 - Impacts on visual amenity and quality of the landscape
 - Impacts to SSSI - Grey Moor
 - Impacts to highly used Public Rights of Way (PRoWs)
 - No guarantees of the land returning to agricultural use
 - Solar panels are visually detrimental
 - Detrimental to historic significance of Odiham
 - Increase in traffic
 - Urbanisation of countryside
 - Poor siting/position of solar panels
 - Contrary to Local Plan and Odiham Neighbourhood Plan policies
 - Landscaping will not hide the solar farm
 - Highly prominent/visible
 - Loss of privacy by CCTV installation
 - No public engagement occurred prior to submission

- No evidence of landscape visual assessment methodology agreed with HDC
- Photos of viewpoints are misleading

CONSIDERATIONS

1. Principle of Development
2. Landscape and Visual Impacts
3. Heritage Impacts
4. Impacts upon Amenity
5. Highway Safety, Access and Parking
6. Flood Risk and Drainage
7. Ecology, Trees and Landscaping
8. Climate Change and Equality
9. Other Planning Considerations
10. Planning Balance

PRINCIPLE OF DEVELOPMENT

85. The application site is located within the open countryside as designated within the Local Plan inset maps. Policy NBE1 of the HLP32 seeks to manage development in the countryside and contains 14 separate criteria where development is deemed to be acceptable. None of these criteria specifically provide for development of a solar farm. However, this policy seeks to only permit development when it is demonstrated that a countryside location is both necessary and justified.
86. The nature and scale of the proposed development would realistically make it difficult to be delivered within any of the settlements of the District. It is well known that solar farms are delivered on countryside land for operational reasons. The HLP32 is not silent about this type of development, however the main considerations of the proposal would fall under other adopted policies.
87. Policy NBE10 of the HLP32 sets out that proposals for energy generation from renewable resources will be supported provided that any adverse impacts are satisfactorily addressed. The criteria at NBE10(a-f) are considered to be relevant and assessed later in this report.
88. There are no specific policies relating to renewable energy in the ONWNP however Policy 12(iv) states that, inter alia, development proposals which contain measures that will help to mitigate the impacts of, and adapt to, climate change will be supported.
89. The NPPF 2021 supports renewable energy (para. 152). It advises that Local Planning Authorities should not require applicants to demonstrate the overall need for renewable energy and to approve applications if impacts are (or can be made) acceptable (para. 158).
90. Accordingly, there is in-principal support for the proposal in the development plan and NPPF 2021, subject to impacts arising being appropriately addressed.

LANDSCAPE AND VISUAL IMPACTS

91. Policy NBE2 of the HLP32 seeks to achieve development proposals that respect

and wherever possible enhance the special characteristics, value, or visual amenity of the District's landscapes. This policy contains five criteria to assess development proposals in relation to landscape impacts. It also states that, where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.

92. Policy 12 of the ONWNP states that development proposals will be supported provided they comply with other statutory, local and Neighbourhood Plan Policies. There are principles to comply with set out in the policy concerning the protection of wildlife areas, improvement of biodiversity, SSSI's, locally designated sites and Sites of Importance for Nature Conservation (SINC), landscape character and public views/vistas, the need to protect/enhance PRoWs and sustainable drainage.

93. Each criterion from Policy NBE2 of the HLP32 are dealt with in turn below and these comments also capture the principles of the ONWNP referred to in the previous paragraph.

a) Impacts to landscape qualities identified in landscape character assessments.

94. According to the Hart Landscape Capacity Study (2016), the site lies within landscape area GR-01. The study area is broader than the site and its immediate surroundings but nonetheless exhibits typical landscape qualities evident across the whole of GR-01. This study area was determined to have a medium/high visual sensitivity, high landscape sensitivity and a medium/high landscape value. The area (including the application site) is therefore categorised to have a low overall landscape capacity, which means the area is highly sensitive to new development and as such development of small scale may be possible to be accommodated without causing a significant adverse impact on the landscape character.

95. The landscape qualities of the area, relevant to the application site and surroundings within the landscape area are:

- Typical undulating topography
- Regular, medium-large scale field pattern with hedgerows often in straight lines
- RAF Odiham (adjoining landscape area to east) influences
- Scattered farms and occasional rural cottages; and
- Riverside grazing fields, tree lined tributaries

96. It was previously mentioned that the application site consists of 8 separate fields which are typically demarcated through low-level hedging. The proposal would not alter the undulating topography of the site, the PVP and associated equipment would be installed following the topography of the land. They would also be accommodated in the different fields so as not to intervene with the hedgerow structure of the application site.

97. The site displays a weak hedging structure in certain sections of its perimeter (such as along the B3349 and Bidden Road, north of the site access). It is noted that as part of the proposal there would be some tree removal (35 individual trees and one group of 96 existing trees and ash trees that show signs of ash die back) However, this removal would be replaced and the sections of weak hedgerow structure would be reinforced as part of a comprehensive landscaping strategy,

discussed later in this report under planning consideration no. 7 – Ecology/ Trees/ Landscaping.

98. The development would result in some intervention to the landscape characteristics of the landscape area which contribute to the rural character. The objection from Upton Grey Parish Council is acknowledged which raises concern regarding achievable views from the Three Castles Path, which stretches 60 miles from Windsor to Winchester. In this respect no concerns have been raised by the Council's Landscape Officer and the application documents demonstrate a suitable landscaping strategy to mitigate visual impacts to an acceptable degree.
99. As proposed, it aims to reduce conflicts with the landscape characteristics of the site and the landscape area as a whole but it would not fully remove them. As such, there would be an impact caused to the landscape quality of the site and wider area however there would be adequate mitigation proposed to compensate and enhance the landscape features of the application site and in this manner minimise any effects.

b) the visual amenity and scenic quality of the landscape.

100. According to Hart's Landscape Assessment (1997), the application site falls within the 'Hart Downs' Character Area. The main distinguishing features consist of chalk scenery with rolling landforms, dominance of intensive arable fields, strong hedgerows structure to the south of the character area, shallow slopes/hilltops with predominantly open landscape, views and exposure and scattered woodland blocks. It is a rural character with few detracting influences (apart from Odiham airfield, the B3349 and overhead power lines).
101. The Landscape Visual Impact Assessment (LVIA) submitted by the applicant states that a visual appraisal was undertaken in April 2020 to determine the relationship and visibility of the site with the surroundings, suitability of the site for development and visual characteristics of the area.
102. The analysis identifies a baseline of principal viewpoints at short range (0-200m), medium range (201m-1.5km) and long range (1.5km and above) and contains 34 site context photographs to illustrate how the development would affect visual amenity and quality of the landscape in the wider character area.
103. The proposal would be partially visible from vantage points in long range views along the Greywell footpath when looking in a northeast direction. A similar situation would be experienced when traveling north along Bidden Road, but the views here would be at a medium range. Furthermore, the submitted information also depicts the partial exposure of the site for PRoW users, as the footpath adjoins the northern boundary of the site and at the eastern end of the site adjoins the B3349 and the site slopes upwards away from this road.
104. The partial visual exposure of the development is mainly due to the undulating nature of the parcels of land that comprise the landscape in the Hart Downs character area, as such there would be achievable views of some of the parcels containing the PVP. It is noted, however, that they are neither constant nor consistent views from these public highways. There are glimpses of the subject fields at particular points or short stretches, however when looking at the site from

a long-range view (1.5km +), the discernibility of the PVP in the landscape would not be immediately apparent, particularly as they would be seen in context with the tree/hedgerow structure of the area as a whole.

105. The medium range views (201m - 1.5k) that would be achieved, similarly at vantage points from surrounding fields or public highways, would be the ones affected as they would potentially allow identifying the PVP and the regular arrangement as opposed to having a green field in its entirety. Again, the development would be visible following the undulating grounds of the site and in between hedge/tree structures of the wider landscape.
106. In terms of the short-range views (0 - 200m) of the proposal in the landscape, as part of these views there would be a rather constant intervention of landscaping between the site and surrounding fields and public highways, as a result of the hedging/tree structure in the locality that separates/demarcates arable fields to the southwest/south/southeast of the application site. The topography itself also intervenes in the potential views that are achieved from the application site as one travels downwards south on the B3349 from RAF Odiham towards South Warnborough and the views of the site are not readily apparent. Inevitably, the closer to the perimeter of the application site the more noticeable the development would become, for example for the PRoW users, as the site adjoins this route and the PVP would be at close range from this route.
107. The applicant submitted additional revised landscape information seeking to address initial concerns raised by the Landscape Officer and third-party representations received, all raising strong concerns about the viewpoints submitted and their analysis. They also made reference to additional viewpoints at long range.
108. Moreover, the Council also commissioned an independent appraisal of the submitted LVIA by the applicant. This third-party appraisal advised the following (in summary):
 - The design has sought to assimilate the development into the landscape by removing panels west of Bidden Road and PRoW 1(northern corner of the site).
 - The size of the site allows the opportunity for landscape scale enhancements to be delivered, bringing multiple benefits.
 - The scheme seems to have been led by a mitigation approach with an emphasis on screening
 - Removal of PVP from western areas of the site would reduce potential impacts to visual receptors, where the majority of visibility of the site exists, including users of PRoW.
 - Clarifications from the applicant are required with regards to methodology and technical matters such as the Zone of Theoretical Visibility, the provision of photomontages according to latest guidance and the re-running of the LVIA to ensure conclusions are robust.
 - Provision of a more ambitious landscape scale strategy and delivery of a greater biodiversity net gain above 12.39% for habitats is required.
109. The independent appraisal of the LVIA states that the document displays transparency, clarity and that the analysis process is sound. The LVIA clearly identifies the levels of effects and appropriate consideration of viewpoints.

110. The proposed development was further revised in light of the independent appraisal of the LVIA. Removal of PVP from the western end of the site along with a stronger landscaping buffer of that site's edge is now proposed to further obscure views of the proposal. There has also been an overall improvement to the landscaping strategy, which would deliver a greater biodiversity gain.
111. To conclude on this matter, the character and visual appearance of the arable fields comprising the application site would change as a result of the proposed development, and as such there would be an impact of moderate significance on the visual amenity and scenic quality of the landscape of the Hart Downs Character Area. The impacts discussed are neither negligible nor significantly adverse to the overall landscape of the area, however there would be a harm of moderate significance, as the application site is currently free of development. This weighs negatively against the proposal.
112. It is worth pointing out that the proposal is a non-permanent invasive development, as the construction of the development does not require deep excavation or permanent sizeable features to remain on site in perpetuity. Most of the elements comprising the proposal would rest on the ground, with the exception of the PVP mounts that would have to be securely fixed to the ground and a proportion of the cabling required that would be shallow buried. The development therefore is largely reversible at the end of the proposed period or when the need for the energy generated ceases.

c) Impacts to historic landscapes, parks, gardens, and features.

113. Neither the site nor the adjoining parcels of land have any historic significance or are designated as such. Therefore, no concerns are raised in this respect. Other heritage aspects are considered below as part of the main assessment under planning consideration no. 3 - Heritage Assets.

d) important local, natural and historic features such as trees, woodlands, hedgerows, water features e.g., rivers and other landscape features and their function as ecological networks.

114. The proposed development would mainly result in removal of trees, as previously discussed. However, the trees do not benefit from any statutory protection, and it has been noted that a number are diseased. The landscaping strategy proposed would enhance the current landscaping conditions along the perimeter of the site and also in between the different parcels of land that form it. The proposal would also deliver ecological improvements and the Council's Ecology Officer has raised no concerns to the revised ecological information submitted, as discussed below in consideration no. 10 – Biodiversity/ Trees/ Landscaping.

e) it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development.

115. The proposal would not lead to any physical or visual coalescence. The objection from Basingstoke and Deane Borough Council is noted, which raises concern with impacts upon landscape character and visual amenity from the visual receptors

within the adjacent Borough. The above landscaping assessment addresses the immediate and wider visual impacts and mitigation of the development appropriately.

116. Given the above, a harm of moderate significance to the visual amenity and landscape/scenic quality of the Hart Downs Landscape Character Area is considered to arise which would present a conflict with one of the requirements of Policy NBE2 of the HLP32, Policy 12 of the ONWNP and the NPPF. This harm is weighed in the planning balance later in this report.

HERITAGE IMPACTS

117. Policy NBE8 of the HLP32 states that development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.
118. Paragraphs 195, 199, 200, 202 and 203 of the NPPF are of relevance for determining the significance of a Heritage Asset (HA), assessing the impact on significance and the need to weigh harm, including for non-designated HA's.
119. The Council's Conservation Team have raised no objection in terms of heritage assets as they have considered the implications of the proposal, their considerations are summarised below as follows:
- There would be a neutral impact on the setting of North Warnborough, Odiham and Basingstoke Canal Conservation Areas and the listed buildings within them.
 - There may be a glimpse of the development from within the Greywell Conservation Area, but these would be limited by the existing trees and hedgerows to the extent that the impact on setting of the Conservation Area and the listed buildings within it would not harm their significance.
 - There would be no impact on the setting of Grade II Listed Buildings Stratford Lodge and Dunley Thornfields Westfields located between the Odiham and North Warnborough Conservation Areas c.770 m from the boundary of the application site.
 - There is no intervisibility between the site and Down Farm c. 470m from the south boundary and Ford Farm c. 330m from the southwest boundary of the application site each include 3 Grade II Listed Buildings. The impact on the setting of these designated heritage assets is likely to be neutral.
 - Walnut Tree Cottage is a Grade II Listed Building which lies outside the North Warnborough Conservation Area and 120 m from the application site boundary. The impact of the proposed development on its setting is likely to be neutral.
120. Therefore, on this basis the proposal would not represent a conflict with with Policies NBE8 and NBE9 of the HLP32, Policy GEN1 of the HLP06 or the NPPF in this respect.

IMPACTS UPON AMENITY

121. Policy NBE11 of the HLP32 supports development which does not give rise to, or would not be subject to, unacceptable levels of pollution. Saved policy GEN1 of the HLP06 supports development that, amongst other requirements, causes no

material loss of amenity to adjacent properties.

122. Paragraph 130 of the NPPF 2021 advises that planning decisions should ensure that developments achieve a high standard of amenity for existing and future users and also do not undermine quality of life for communities. The only properties that would be directly affected by the proposal would be nos.1 and 2 Chosley Farm Cottages which are surrounded by, but excluded from, the application site.
123. The main impacts anticipated would be the visual change to the fields surrounding these properties, potential noise that may arise from the ancillary equipment required for the transfer/conversion of solar energy from the PVP into transformers/batteries, perceived loss of privacy as a result of any CCTV posts proposed and an increase in traffic as a result of the maintenance or other operational requirements of the solar farm.
124. With regards to the impacts on visual change and potential outlook from these dwellings, the proposed PVP and ancillary equipment would not be sited immediately adjacent to the boundary of the residential curtilages of these properties. The distances between the PVP and the curtilage of these properties, at the closest, would vary but it would be in the range of 25m - 100m. Some of the subject fields that adjoin this agricultural/residential land are partly screened by established landscaping and buildings/barns standing on the land owned by these adjoining properties.
125. These properties are sited on a portion of land that is higher than the different parcels of the application site. The main views of the development would be achieved, in the long term, from the upper windows of the properties. At ground level, considering the landscaping scheme proposed, the views of the proposal would be significantly reduced in the long term. The occupiers of these dwellings would experience a material change to the outlook they currently enjoy from the upper floor windows, as they would be capable of viewing a portion of the PVP. In this respect, loss of views is not a material planning consideration.
126. With regards to noise, the Environmental Health Officer (EHO) did not raise concerns in this respect. It is also noted that 1 of the 12 hubs proposed (transformers/ batteries/ cabinets) would be closest to this adjoining land, at a distance of approximately 145m from the front elevation of the cottages. However, there is a large barn which would separate the equipment from the properties. The EHO requested that conditions be imposed to mitigate any noise impacts, in order to ensure that noise levels anticipated in the submitted information are not exceeded for the protection of these residential receptors.
127. The loss of privacy, which was raised by the residents of these cottages, is due to the fact that the development would contain CCTV cameras mounted on 3 metre high columns. Occupiers have raised concerns that these would impinge on their privacy. The specific position of all the columns and direction of view of the CCTV is not part of this submission. However, they could be strategically positioned/directed to prevent any invasion of the privacy and amenity of the occupiers of these cottages and a condition could be included to secure the details of the position of the CCTV.
128. Finally with regards to traffic, the main impacts in this respect would be during the

construction period (approx. 5 months) as there would be movements of articulated lorries delivering the PVP and associated equipment (42 no. two-way daily vehicle movements accessing the site from Bidden Road). This increase in traffic and potential noise arising as a result of the construction is acknowledged however it would only be temporary and would not warrant the refusal of the application on this ground.

129. The information submitted states that after construction and at the operational stage, the only vehicles coming into the site would be one vehicle (white van or 4x4) for monitoring and maintenance on an occasional basis. With regards to other residential properties, they are a greater distance away from the application site and whilst glimpses may be achieved of the proposals through gaps in landscaping or whilst the proposed landscaping is established, no material impacts are anticipated to their residential amenity.
130. On the basis of the above, no concerns are raised in terms of any demonstrable detrimental impacts upon residential amenity such as to materially conflict with the objectives of saved policy GEN1 of the HLP06 or the NPPF in this regard.

HIGHWAY SAFETY, ACCESS AND PARKING

131. Policy INF3 of the HLP32 states that development should promote the use of sustainable transport modes prioritising walking and cycling, improve accessibility to services and support the transition to a low carbon future.
132. Saved policy GEN1 of the HLP06 supports developments that do not give rise to traffic flows on the surrounding road network which would cause material detriment to the amenities of nearby properties and settlements or to highway safety.
133. Paragraph 111 of the NPPF 2021 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
134. In terms of impacts arising from the development to the operation of the highway network, any potential impact arising would be during the construction stage only, as these types of developments, when completed would only attract 1 or 2 vehicles once a month. The construction of the proposal would take approximately 20 weeks and would attract HGV movements. A 6-day operation per week would attract approximately 11 HGV deliveries and 10 staff vehicles (cars/vans) per day, which would amount to 42 two-way movements per day.
135. The Local Highway Authority (LHA) has analysed the traffic generation of the proposal and current traffic conditions on local roads and have confirmed that it is unlikely that a severe impact would be caused to the local highway network.
136. In terms of access, the proposal would make use of the existing concrete track from which Chosley Farm is accessed. The track at this road intersection is wider to allow turning in/out. However, as one moves away from the intersection the track narrows to 3.2m. The track is approximately 470m long and there is an electric gate 75m into the track. The existing width is not enough for two vehicles to pass side by side and it is noted that there is a passing point approximately

160m into the track.

137. The proposal would not raise concerns in terms of access during the operational stages of the development, as vehicle movements would be low and would be mainly small vehicles. However, the main consideration is during the construction stage as the track would not currently be able to accommodate the HGV movements to and from the site.
138. The applicant has therefore proposed to increase the width of the track by 0.50m for a stretch of approximately 75m. The LHA has accepted that the alterations to the track would be sufficient for the size and number of vehicles during the construction stage. No concerns have been raised about forward visibility along the track.
139. However, a construction management plan would be required to secure access management details during construction as the applicant acknowledges that the track is currently well used by other vehicles, likely associated with Chosley Farm. Therefore, to avoid/reduce potential conflicts between vehicles using the same track a planning condition in this respect would be suggested if the Council supports this application.
140. It is noted that the LHA also has requested the applicant to enter into a Section 278 agreement under the Highways Act to undertake alterations at the intersection of the track and Bidden Road to comply with turning standards for construction vehicles. An informative would be suggested to remind the applicant of his obligations under this separate legislative framework.
141. With regards to car parking, the proposal would not require formal provision at the operational stage. Any maintenance vehicle would be able to move around the PVP to reach the hubs that contain the ancillary equipment for maintenance purposes.
142. Therefore, the proposed development would not conflict with the objectives of Policy INF3 of the HLP32, saved policy GEN1 of the HLP06 or paragraph 111 of the NPPF 2021.

FLOOD RISK AND DRAINAGE

143. Policy NBE5 (Managing Flood Risk) of the HLP32 sets out five criteria when development would be permitted, in this case the applicable criteria are:
144. Over its lifetime it would not increase the risk of flooding elsewhere and will be safe from flooding;
145. If located within an area at risk from any source of flooding, now and in the future, it is supported by a site-specific flood risk assessment and complies fully with national policy including the sequential and exceptions tests where necessary.
146. Within Causal Areas (as defined in the SFRA) all development takes opportunities to reduce the causes and impacts of flooding.
147. Policy 12 of the ONWNP also requires development proposals to include sustainable design features to manage surface water flooding.

148. Flood mapping indicates that the application site falls within Flood Zone 1 which has the lowest risk of fluvial flooding. The proposal was accompanied by a Flood Risk Assessment, which has been analysed by the Lead Local Flood Authority (LLFA). The surface water drainage system proposed has been accepted by the LLFA and subject to planning conditions requesting compliance with the details and submission of long-term maintenance details, they have raised no objection.
149. On this basis, the application is acceptable and in compliance with the objectives of Policy NBE5 of the HLP32, Policy 12 of the ONWNP and the aims of the NPPF in this regard.

ECOLOGY, TREES AND LANDSCAPING

150. With regards to biodiversity, Policy NBE4 of the HLP32 states that in order to conserve and enhance biodiversity, new development will be permitted provided where:
- a) It will not have an adverse effect on the integrity of an international, national or locally designated sites.
 - b) It does not result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;
 - c) opportunities to protect and enhance biodiversity and contribute to wildlife and habitat connectivity are taken where possible, including the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. All development proposals will be expected to avoid negative impacts on existing biodiversity and provide a net gain where possible.
151. It is acknowledged that the Odiham Parish Council comments raise concern regarding potential impacts to the SSSI (Greywell Fen and Basingstoke Canal) caused by drainage and biodiversity issues. The Council's Ecologist has not raised concerns in this respect and the Officer view is that the mitigation proposals are acceptable.
152. It is also noted that the South Warnborough Parish Council raised objection concerning pollution impacts to the river Whitewater. In this respect, there is no anticipated pollution from the development and the Officer view is that there would be a net reduction in pollution with the transition from an agricultural use considering the potential run-off of fertiliser, pesticides and/or animal slurry.
153. The Council's Ecologist assessed the ecological information submitted and originally raised concerns in terms of bat activity monitoring, hedgerow protection, provision of habitat and their management, as well as the management period. The applicant has subsequently submitted revised ecological information and a Biodiversity Net Gain Assessment to address the concerns initially raised by the Council's Ecologist.

154. The revisions now include an ecological mitigation/enhancement area to the north of the site, adjoining the PRoW. The Council's Ecologist is now satisfied that, subject to planning conditions, the proposal would lead to ecological enhancements. As such, the proposal would meet the objectives of Policy NBE4 of the HLP32, Policy 12 of the ONWNP and the NPPF in this regard.
155. In terms of trees and landscaping, saved policy CON8 of the HLP06 states that where development is proposed which would affect trees, woodlands or hedgerows of significant landscape or amenity value planning permission will only be granted if these features are shown to be capable of being retained in the longer term or if removal is necessary new planting is undertaken to maintain the value of these features and that planning conditions may be imposed to require the planting of new trees or hedgerows to replace those lost.
156. Policy NBE2 of the HLP32 also requires, where appropriate, proposals to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.
157. It is noted that there have been revisions to the landscape proposals which are welcome. However, it is noted that the tree specimens proposed would not have the girth advised by the tree officer (16cm -18cm) as they are proposed at 8cm-10cm.
158. The above requirement could be secured via a planning condition, to ensure that specimens that are planted on site are of sufficient size. As such, the landscaping of the development, subject to planning conditions, would not raise concerns and would comply with Policy NBE2 of the HLP32, Policy 12 of the ONWNP and the NPPF in this regard.

CLIMATE CHANGE AND EQUALITY

159. On 29th April 2021 Hart District Council agreed a motion which declared a Climate Emergency in Hart District. Policy NBE9 of the HLP32 requires proposals to demonstrate that they would reduce energy consumption and incorporate renewable or low carbon energy technologies, where appropriate.
160. The submitted application fully addresses the requirements of this adopted policy as it would convert solar energy into electricity. This would be stored on site via batteries and transformers to then be able to transport the energy around the site or to the point of connection with the national grid. The proposal would contribute significantly to address climate change as it would be capable of supplying clean, renewable electricity to 17,500 homes per annum and would result in an offset of approximately 23,000 tonnes of CO₂ emissions every year.
161. The proposal therefore fully meets the requirements of Policy NBE9 of the HLP32, Policy 12 of the ONWNP and the NPPF in terms of sustainability/renewable or low-carbon energy technologies to address climate change.
162. With regard to equality, the Council has a duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics and those who do not under the Equalities Act. The

application raises no concerns about equality matters.

OTHER PLANNING CONSIDERATIONS

- Loss of Agricultural Land

163. Paragraph 174 of the NPPF requires, among other requirements, that planning decisions should contribute to enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
164. The applicant's agricultural land classification report identifies the site as good to moderate agricultural land (a soil mixture of Grade 3a (Good Quality) (51% of the site) and 3b (Moderate Quality) (46%) and acknowledges that in terms of the 3b soil areas, they would be low yielding for arable crops due to summer droughts.
165. From the agricultural classification submitted with this application, and comments made in the representations received in this regard, the site does not appear to have any particular agricultural attribute which would give an overriding and unusually high value. The loss of agricultural land use for the operational period of 40 years, when considering the current agricultural activity on the site and its contribution to food supply, would appear to be a negligible impact.
166. Natural England were consulted as a statutory consultee on this issue as the site area involved exceeds 20 hectares, but no objection was raised.
167. The limited conflict with the NPPF in this regard would be regarded immaterial in this respect.

- Glint and Glare

168. The submission states that proposed PVP would not cause issues in this respect as their surface is not reflective. The applicant states that the PVP would be compatible with sensitive locations where civilian and military flying activities take place. In addition it is noted that no objection to the proposal was raised by the Defence of Infrastructure Organisation consulted on this application. On this basis therefore no concerns are raised in this regard.

- District-wide approach to renewable energy development

169. The updated Odiham Parish Council comments are noted in respect of the Council's strategic approach to solar developments. This is not a matter for consideration under this individual application and requires dialogue with Council's Planning Policy Team in this respect.

PLANNING BALANCE

170. Section 70(2) of the Town and Country Planning Act 1990 ("TCPA 1990") provides that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and

Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

171. It is important to note the public benefits which would arise from this proposal, and these are as follows:

- Social benefits would arise as a result of the generation of electricity as it can be exported to the national grid which can then be used at local, regional or national level and would be capable of supplying 17,500 homes for a year;
- Economic benefits attracted by the proposal would be employment and local expenditure during the construction of the development and, to a limited extent, following provision at operational stages.
- Environmental benefits arising would result from the production of renewable energy that would offset approximately 23,000 tonnes of Carbon Dioxide Emissions each year and through the biodiversity gain which would result due to the soft landscaping proposals incorporated within the development.

172. The dis-benefits and harm identified above are:

- The proposal would cause a harm of moderate significance to the visual amenity and landscape/scenic quality of Hart Downs Landscape Character Area.
- The amenities for occupiers of adjacent dwellings to the site would be affected as a result of the temporary construction works.
- The proposal would result in the temporary loss of agricultural land which is some of the best and most versatile agricultural land (BMV) of Grade 3a (Good Quality).

173. The proposal would deliver substantial public benefits on a scale such as to outweigh the limited harm identified.

174. The proposal, therefore, along with the mitigation strategies proposed, would not materially conflict with policy objectives of the HLP32 or the ONWNP in relation to the principle of the development, heritage, neighbouring amenity, biodiversity/ecology/landscape, flood risk/drainage, highways and sustainability. The application is also in accordance with the aims of the NPPF in these respects.

175. The substantial public benefits carry such weight in the decision-making process to indicate that the development should be granted.

CONCLUSION AND RECOMMENDATION

176. The application has been assessed against the development plan and all relevant material considerations and it is recognised that it would result in some harm, most notably in respect of visual landscape. However, the substantial benefits arising from this proposal would outweigh the harm and overall, the proposed solar farm

would accord with the objectives of the development plan.

177. As such this application is recommended for approval subject to conditions.

RECOMMENDATION - Grant

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 Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be fully implemented in accordance with the following plans/documents (including any mitigation/enhancement recommended therein):

Plans:

D06 (Location Plan)
CSF 06 Rev. A (Tree Survey)
CSF 07 (Tree Schedule)
CSF 08 Rev. D (Site Layout Plan)
CSF 09 Rev. A (Fence and Gate Detail)
CSF 10 Rev. E (Planting Plan)
CSF11 Rev. C (Tree Protection Plan)
CSF 12 Rev. C (Eco Mitigation and Enhancement Plan)
CSF 13 Rev. C (Site Block Plan)
CSF 14 Rev. C (Bird Management Plan)
CSF 15 Rev. C (Off-site Ecological Mitigation and Enhancement Plan)
HA5038- 1PD- 001 Rev. A (Site Access Arrangement)
0023.01 Rev. A (Panel Elevations)
0024 Rev. A (Metal Container – Battery Storage)
0026 Rev. A (CCTV Column Elevation)
0027 Rev. A (Cabinet Elevations)
MVPS40-046 Rev.1 - Sheet 1 and 2 (Metal Container - Equipment)

Documents:

Planning, D & A Statement produced by DLP Planning Ltd (December 2020)
Design Strategy produced by Clearstone
Heritage Desk Based Assessment produced by Cotswold Archaeology (December 2020)
Geophysical Survey Report produced by Magnitud Surveys (December 2020)
Landscape and Ecological Management Plan Rev. B produced by Weddle Landscape Design (July 2021)
Landscape and Visual Impact Assessment Rev. D produced by Weddle Landscape Design (July 2021)

Preliminary Ecological Appraisal produced by Weddle Landscape Design (dated April 2020)

Ecological Impact Assessment Rev. C produced by Weddle Landscape Design (July 2021)

Ecological Information Review produced by BSG Ecology (May 2021)
 Biodiversity Net Gain Report Rev. C produced by Weddle Landscape Design (July 2021)
 Breeding Bird Survey produced by Weddle Landscape Design (July 2020)
 Badger Survey Rev. A produced by Weddle Landscape Design (June 2020)
 Noise Impact Assessment – Ref: 13182.01.v3 produced by Noise Assess Ltd (April 2021)
 Flood Risk Assessment/ Drainage Strategy produced by DLP Planning Ltd (December 2020)
 Flood Risk and Drainage Technical Note -Ref: HA5038PD-TN01 (August 2021)
 Transport Statement Rev. A produced by DLP Planning Ltd (December 2020)
 Stopping Sight Distance Calculations
 Speed Report Bidden Road, Hook - ATC Results Ref: 539001
 Agricultural Quality Report produced by Land research Associates (July 2020)
 Response to HDC Landscape Comments (March 2021)
 Response to HDC Ecologist Comments (April 2021)

REASON: To ensure that the development is carried out in accordance with the approved details and in the interest of proper planning.

3. This permission shall be for a limited period of 40 years, starting from the date when electricity is first exported to the National Grid (First Export Date). Written confirmation of the First Export Date shall be submitted in writing to the Local Planning Authority within one month. No later than 40 years after the First Export Date all operations and/or activities on site shall cease, with exception of the electric substation hereby approved.

REASON: In the interests of the landscape and scenic quality of the area and to limit development in the countryside for a timescale when it demonstrates a benefit in sustainability terms and/or is contributing towards reducing the reliance on fossil fuels and offsetting the associated environmental impacts at that time. In accordance with Policies NBE1 and NBE2 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved policy GEN1 of the Hart District Local Plan 1996-2006, Policy 12 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the aims of the NPPF 2021.

4. Any operational development carried out above, on, or underground to enable the solar farm hereby approved, shall be removed together with any equipment, structures or paraphernalia and the land restored to its former condition/use as agricultural land on or before the 10th of November 2061.

REASON: In the interests of the landscape and scenic quality of the area and to limit development in the countryside for a timescale when it demonstrates a benefit in sustainability terms and/or is contributing towards reducing the reliance on fossil fuels and offsetting the associated environmental impacts at that time. In accordance with Policies NBE1 and NBE2 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved policy GEN1 of the Hart District Local Plan 1996-2006, Policy 12 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the aims of the NPPF 2021.

5. No later than 12 months prior to the expiry of the limited period referred to in condition

no.3, or 12 months prior to the permanent cessation of operations of the development hereby approved, whichever is soonest, a de-commissioning method statement together with a restoration plan for the land shall be submitted to and approved in writing by the Local Planning Authority.

Once agreed, the de-commissioning method statement and a restoration plan for the land shall be fully implemented as per the details submitted and within the timescales agreed.

REASON: In the interests of the landscape and scenic quality of the area and to limit development in the countryside for a timescale when it demonstrates a benefit in sustainability terms and/or is contributing towards reducing the reliance on fossil fuels and offsetting the associated environmental impacts at that time. In accordance with Policies NBE1 and NBE2 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved policy GEN1 of the Hart District Local Plan 1996-2006, Policy 12 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the aims of the NPPF 2021.

6. No development shall commence until details of a construction environmental management plan are submitted to and approved in writing by the Local Planning Authority and shall include but not limited to the following:

- i) Construction worker and visitor parking;
- ii) anticipated number, frequency and size of construction vehicles;
- iii) dust and Noise/Vibration mitigation measures;
- iv) dust suppression measures;
- v) Site security;
- vi) vehicle manoeuvring/ turning and measures to avoid conflicts along the site access track with vehicles not associated with the construction of the development;
- vii) locations for the loading/unloading and storage of plant, building materials and construction debris and contractors offices;
- viii) procedures for on-site contractors to deal with complaints from local residents;
- ix) measures to mitigate impacts on neighbouring highways; and
- x) details of wheel water spraying facilities;
- xi) Protection of pedestrian routes during construction;
- xii) how construction activities would be controlled /managed to avoid adverse impacts on surrounding SSSI, SINC's, RVEI's and retained trees/hedgerows within/adjacent the site.

The details approved shall be fully implemented and retained for the duration of the works.

REASON: To protect the amenity of local residents, the ecology networks of the area and to ensure adequate highway and site safety in accordance with Policies NBE4, NBE11 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

7. No development shall commence until the modifications to the access track shown in approved plan no. HA5038-1PD-001 Rev. A are implemented and fully completed.

REASON: In the interests of highway safety in accordance with Policy INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart

District Local Plan 1996-2006 and the aims of the NPPF 2021.

8. No development shall commence until an updated badger survey and mitigation measures during construction works are submitted to and approved in writing by the Local planning Authority (notwithstanding any information submitted with this application). The mitigation approved shall be fully implemented and retained for the duration of the works.

REASON: To minimise impacts on the badger population in the site and locality, in accordance with Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the NPPF 2021.

9. No development shall commence until full archaeological reports have been submitted to and approved in writing by the Local Planning Authority, in consultation with the County Archaeologist, prior to the commencement of the development hereby approved. The reports shall contain:

- Full archaeological survey
- Targeted trial trenching results (at agreed locations with the County Archaeologists)
- Recording of Archaeological remains
- Archaeological watching brief, reporting and publication of results if appropriate.

REASON: To mitigate the effect of groundworks associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with the objectives of Policies NBE8 and NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the NPPF 2021.

10. Notwithstanding any information submitted with this application, prior to installation of any CCTV columns, cameras or associated works, the details of the exact positioning of CCTV equipment and columns shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall proceed in accordance with the agreed details.

REASON: In the interests of visual and residential amenity in accordance with Policies NBE1 and NBE2 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the NPPF 2021.

11. Prior to the installation of any lighting, full details of a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out in accordance with the agreed details.

REASON: To minimise impacts of light pollution on bats and other protected species sensitive to lighting, in accordance with Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

12. Prior to the First Export Date mentioned in Condition 3 above, details of the long-term maintenance arrangements for the surface water drainage system shall be submitted

to and approved in writing by the Local Planning Authority. The details shall include:

- i) maintenance schedules for each drainage feature type and ownership; and
- ii) protection measures.

Once approved, the development shall be carried out in accordance with the agreed details, fully implemented prior to the operational stage of the development and complied with for the lifetime of the development.

REASON: To ensure that the proposed development would not increase the risk of flooding elsewhere, be safe from flooding and to satisfy Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

13. Noise levels arising from fixed plant and equipment hereby approved shall not exceed the following noise levels when measured at the boundaries of the site:

- Inverters (day): 59 dB(A) at 10m
- Inverters (night): 54 dB(A) at 10m
- Battery Storage Units: 47dB(A) at 10m

REASON: In the interests of residential amenity in accordance with Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the NPPF 2021.

14. Notwithstanding any information submitted with this application, the tree specimens hereby approved as part of the landscaping strategy and shown in approved plan no. CSF10 Rev. E shall have a minimum DBH/ girth of 16-18cm at the time of planting.

REASON: In the interests of the landscape/ scenic quality of the area, in accordance with Policies NBE1 and NBE2 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, Policy 12 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the aims of the NPPF 2021.

15. The landscape strategy hereby approved shall be implemented in the first planting season following the commencement of the development and any vegetation which dies, becomes diseased or damaged or otherwise defective within the five-year period following the completion of the development, shall be replaced not later than the end of the following planting season, with planting of similar size, species, number and positions.

REASON: To ensure the development is adequately landscaped in the interest of visual landscape and the character of the surrounding countryside, in accordance with Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2016-2032, policy GEN1 of the saved Hart District Local Plan (Replacement) 1996-2006 and the aims of the NPPF 2021.

16. No development, construction work or delivery of materials shall take place at the site except between 08:00 hours to 18:00 hours on weekdays or 08:00 to 13:00 hours on Saturdays. No development, demolition/construction work or deliveries of materials shall take place at any time on Sundays or Public Holidays.

REASON: To protect the residential amenity of adjacent/nearby residential occupiers and to satisfy Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2016-2023, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the NPPF 2021.

INFORMATIVES

1. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance, the applicant was advised of the necessary information needed to process the application and revisions were accepted to address concerns raised, once received, further engagement with the applicant was required and the application was subsequently made acceptable.
2. The applicant is reminded that to comply with condition no.6 above, engagement with the Local Highway Authority would be required in advance of any highway or access works in order to put in place an agreement under Section 278 of the Highways Act 1980 (as amended).
3. With regards to the Public Right of Way (PRoW) adjoining the site to the north, the applicant is reminded the following:
 - Nothing connected with the development, or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
 - There must be no surface alterations to a PRoW without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act 1980 (as amended)
 - No builders or contractors' vehicles, machinery, equipment, materials, spoil or anything associated with the works should be left on or near the PRoW so as to obstruct, hinder or provide a hazard to users.