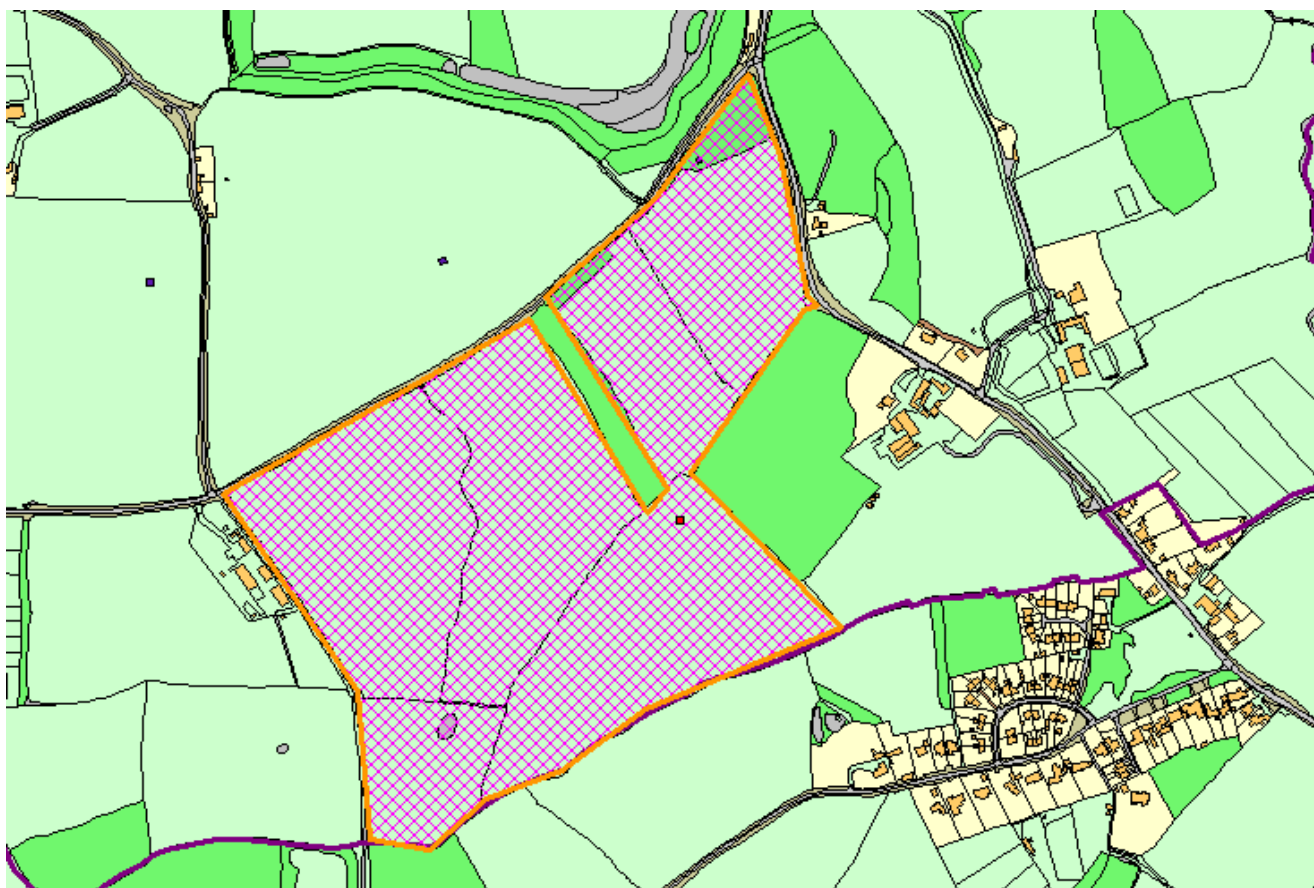


**COMMITTEE REPORT  
ITEM NUMBER 7:**

APPLICATION NO.	21/02749/FUL
LOCATION	<b>Land Lying to The North of Vicarage Lane Hound Green Hook Hampshire</b>
PROPOSAL	Construction of a temporary 17.87 MW Solar Farm, to include the installation of Solar Panels with LV switch/transformer, customer switchgear/T Boot enclosure, a DNO substation enclosure, security fencing, landscaping and other associated infrastructure
APPLICANT	.
CONSULTATIONS EXPIRY	10 June 2022
APPLICATION EXPIRY	9 February 2022
WARD	Hartley Wintney
RECOMMENDATION	<b>Granted, subject to planning conditions</b>



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## **BACKGROUND**

This planning application is brought to Planning Committee at the discretion of the Head of Place in line with the Council's Constitution.

## **DESCRIPTION OF THE SITE**

The application site is located to the west of the Reading Road (B3349) and an existing plant nursery (Hortus Loci) formerly known as Whitewater Nursery, which is also accessed from this road. The rural settlement of Hound Green is nearby, in a south-east direction.

The site is comprised of six agricultural fields amounting to 30 hectares in area. The land is currently in arable use and are bordered by hedgerows and trees and agricultural fields featuring some areas of woodland to the north and south. There are also some agricultural buildings adjacent to the western boundary of the site.

## **SITE AND SURROUNDING DESIGNATIONS**

- The site falls outside any settlement boundary and is in the countryside.
- The site falls within Flood Zone 1, 2 and 3 (rivers) and sections of it are located within a surface water flooding area.
- Public Right of Ways (PRoW) are located nearby to the east, west and south of the site.
- Heckfield Conservation Area (HCA) southernmost section lies north of the north-eastern section of the site, on the opposite side of the rural lane that runs along the northern boundary of the site.
- Mattingley, West End Conservation Area (MCA) is located nearby and lies south of the site.
- Grade II\* Listed Building Highfield House (and its grounds) is located north of the north-eastern section of the site.
- Grade II Listed Building Ivy Cottage is east of the site, on the opposite side of Reading Road (B3344).
- Grade II Listed Building Brown's Farm Cottage located north of the site along Malthouse Lane.
- Grade II Listed Building Home Farm Barn located east of the site and access via Reading Road (B3344).
- Brick Kiln Copse, a Site of Importance for Nature Conservation (SINC), adjoins the site to the east.
- Turnpike Copse SINC is in close proximity of the north-east corner of the site on the opposite side of Reading Road (B3344).
- Chases Copse SINC adjoins the southern-western section of the site.

## **PROPOSAL**

Planning permission is sought for the installation of solar photovoltaic panels and auxiliary equipment on the land for a limited period of 40 years.

A maximum 33,102 tilt ground mounted photovoltaic panels (PVP) are proposed and would be attached to a fixed ground mounted steel and aluminium racking system. The PVP would be raised 0.60m off the ground and would reach a maximum height of 2.69m. They would be laid out in east-west rows, spaced approximately 5.3m apart and tilted at 25 degrees. They would be finished with non-reflective material to avoid glare.

There would be six transformers with associated cabinets and fencing enclosures sited and installed throughout the site, occupying a maximum area of 6.51m by 4.44m and a maximum height of 2.69m.

A customer switch enclosure (cabinet like appearance) measuring approximately 7m by 2.80m and a maximum height 2.27m; and an enclosed electrical substation measuring 7m by 3.11m and a maximum height of 3.45m are also proposed. They would both be situated to the north-west of the site, the substation would be accessed separately from the proposed solar farm.

A 2m high deer fence would be installed along the site's perimeter along with soft landscaping.

The proposal would have a maximum output of 17.87MW that could be exported to the National Grid. To put this output into context, the proposal would be capable of powering approximately 6,700 homes and would result in an approximate saving of 4,500 tonnes of carbon dioxide emissions (CO<sub>2</sub>) per annum.

## **RELEVANT PLANNING HISTORY**

21/02546/EIA – Opinion Issued, 09.12.2021

Environmental Impact Assessment (EIA) Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended<sup>1</sup> from Hart District Council (HDC) with regard to the proposed solar farm on Land at Kiln Fields, Heckfield – Not EIA development.

97/00115/FUL – Granted, 20.03.1997 (associated with small portion of the overall site)  
Multi span poly tunnel - for growing purposes only - not open to the general public

## **RELEVANT PLANNING POLICY**

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.

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

### **Hart Local Plan (Strategy & Sites) 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 CON8 - Trees, Woodland & Hedgerows: Amenity Value

Policy CON23 - Development Affecting Public Right of Ways

## Other relevant planning policy documents

National Planning Policy Framework 2021 (NPPF)

Planning Practice Guidance (PPG)

Hart Landscape Assessment 1997 (HLA)

Hart Landscape Capacity Study 2016 (HLCS)

Hart's Strategic Flood Risk Assessment 2016

Hart's Climate Change Action Plan

Hart's Equality Objectives for 2021 - 2023

## **CONSULTEES RESPONSES**

### **Mattingley Parish Council**

No response received.

### **Heckfield Parish Council**

No response received.

### **Environment Agency Thames Area**

No objection, subject to conditions to secure:

- Development in accordance with drawing ref: 007016\_01\_Layout \_Rev. E
- No raising of ground levels within flood risk area shown in drawing ref: KFH-BWB-ZZ-XX-DR-YE 003 RE. P02 Appendix 1 of Hydraulic Modelling Technical Note dated 23.05.22
- Details of security fencing.

### **Conservation/Listed Buildings Officer (Internal)**

There would be a low level of 'less than substantial' harm in terms of NPPF.

- Heckfield Conservation Area: the site is not visible from within the conservation area due to well established planting. No impact will arise on the setting of the CA.
- Grade II\* listed Highfield House: the distance of the house and the intervening landscape features effectively remove any visual impact or other environmental impacts.
- Grade II Ivy Cottage: the rural quality and character of the landscape does make a positive contribution to the significance of the listed building and an understanding of its history. The solar farm will be available from the upper windows of the cottage it is the erosion of the former agricultural character of the setting that is the relevant impact. The impact is low level less than substantial harm in the terms of the NPPF.
- Grade II Browns Farm Cottage and Home Farm Barn: The buildings are approximately 300 metres from the site but visual change to the character of the agricultural landscape will erode its contribution to the historic significance of the listed buildings, although that erosion will be very modest. have clearer views because of topography and the open nature of the landscape.

### **HCC Local Lead Flood Authority**

No objection, subject to a planning condition to secure:

- Implementation of drainage system in accordance with Flood Risk Assessment.

### **Hampshire County Council (Highways)**

No objection, subject to conditions to secure:

- Provision of visibility splays demonstrated.

### **Environmental Health (Internal)**

No objection.

### **Ecology Consult (Internal)**

No objection, subject to planning conditions to secure:

- Implementation of Ecological Information, including measurable Biodiversity Gain.
- Construction Environmental Management Plan.

### **Landscape Architect (Internal)**

No objection, subject to planning conditions to secure:

- A comprehensive soft landscape scheme in accordance with Strategy plan ref. L-0001 P02, and amendments to this to include planting to reinforce the hedgerow along the northern boundary of the site.
- Long term landscape management plan.

### **Natural England**

No objection, the proposed development will not have significant adverse impacts on statutory protected nature conservation sites or landscapes.

## **NEIGHBOUR COMMENTS**

At the time of writing this report there have been 6 public representations received. Of these, 4 raise objection and 2 were made in support. The summary of comments is below:

Comments in support:

- Energy generation - Fair exchange to help prevent massive flood events or failing crops in other countries.
- Planning conditions could address noise issues
- Renewable energy sources are critical to reduce our carbon footprint.
- This is a suitable site for such development and a proportional response to energy crisis.
- Right measures are being proposed to reduce noise, visual pollution and habitat impacts.

Comments in objection:

- Transformers would generate noise that would have negative impact to amenity in Vicarage Lane and surrounding area.
- Environmental impacts on open fields, woods and other habitats, changing the area beyond recognition.
- Proposal would be an eyesore with mass of black panels everywhere.
- Negative impacts to landscape and local wildlife.

- Building on farmland would result in an increase in the importation of food.
- Further impact on area immediate to the B3344, as a result of other solar farms approved.
- Money is the driver for these proposals.
- Resources to transport, build and dismantle are not eco-friendly.
- Site alongside motorways and major roads should be the ones considered for solar farms.
- Land is needed to farm crops for food.

## **CONSIDERATIONS**

### **PRINCIPLE OF DEVELOPMENT**

The application site is located within the countryside as designated within the Local Plan proposals 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.

The nature and scale of the proposed development would be improbable to deliver within any of the settlements of the district. It is also well established that commercial solar farms are delivered on countryside land for operational reasons.

The HLP32 is not silent in relation to this form type of development. 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 relevant and assessed later in this report.

The NPPF supports renewable energy (para. 152). It advises Local Planning Authorities not to require applicants to demonstrate the overall need for renewable energy and to approve applications if impacts are (or can be made) acceptable (para. 158).

Accordingly, there is in-principle support for the proposal in the development plan and the NPPF, subject to any impacts arising being appropriately addressed.

### **LANDSCAPE AND VISUAL IMPACTS**

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.

Each criterion from Policy NBE2 of the HLP32 is dealt with in turn below.

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

According to the Hart Landscape Capacity Study 2016 (HLCS), the application site lies within landscape area MA-01 (west of Mattingley & Heckfield). The study area is broader than the site and its immediate setting. This study area was determined to have a high visual sensitivity, medium/high landscape sensitivity and landscape value. The area (including the application site) is therefore categorised to have a low overall landscape capacity, which

essentially means that a minimal amount of development could be accommodated in limited situations, providing it has regard to the character and the sensitivity of the adjacent character areas.

The landscape qualities of the area, relevant to the application site and surroundings within the landscape area are set out as:

- Gently undulating plateau landform between the Whitewater valley to the east and the Lodden valley to the west.
- Medium scale mosaic of mixed farmland with medium scale, relatively frequent blocks of woodland, most of which are designated SINC.s.
- Woodland blocks/copses often linked by a robust network of hedgerows, although there is evidence of past hedgerow removal.
- PRoW network moderate to good across the whole of this area.
- There are several farms, some with listed buildings, but otherwise scattered, occasional cottages near the perimeter or abutting this area.
- Mattingley West End CA comes into this area from the west and occupies a significant proportion as setting.
- There is a strong, consistent pattern of irregular shaped fields with a sense that the landscape has a long history settlement and farming.
- Frequent middle-distance views, some broad or panoramic, but often contained by woodland edges and hedgerows.
- Historic landscapes at Stratfield Saye, Highfield House, Heckfield House, Bramshill, Elvetham Hall and Tylney Hall, all within relatively close proximity to this area.

The application site consists of arable fields which are mainly partitioned by way of well established hedgerows with some of the parcels located towards the northern end of the site featuring mature tree belts. The topography of the application site is relatively flat with gentle slope downwards from the southeast to the west.

In terms of the landscape qualities listed above the development proposed would be sited in the fields at a distance from the hedgerow/tree edges dividing the different parcels of land. Since the ground levels are not proposed to change, the different rows of PVPs would follow the topography of the land.

The development would not interfere with a small woodland block that forms part of the northern part of the site. Other woodland blocks that adjoin the site and are designated as SINCS would also not be physically affected by the proposal.

The PRoWs in the locality do not immediately adjoin the site. The closest PRoWs to the site run in a north-south direction at either end of the site (east and west). PRoW no. 5/10 located west of the site, at the closet point, would be approximately 255m away. PRoW no.13 located east of the site is approximately 120m away from the site.

In both cases, the amenity and recreational value of these PRoWs would not be adversely affected due to the intervening vegetation, distance and path they follow.

In the case of PRoW no.13, it runs through the grounds of the plant nursery (Hotus Loci) located east of the site, which contain polytunnels. The sections of this PRoW that are outside private property would largely have no direct views of the site, except for a short stretch behind properties fronting onto Vicarage Road, as the current hedgerow in small sections of the south-eastern corner of the site is weak. However, a robust landscape scheme could minimise such views in the long term and reduce impacts to the amenity provided by the PRoW.

Other matters such as heritage assets and views are discussed later in this report.

The impact anticipated to the landscape qualities of the character area MA-01 at local level would be of a low/minor scale.

Therefore, the impact that would be caused to the landscape quality of the immediate surroundings, whilst material, would be localised and limited to specific vantage points around the application site. However, the list of attributes that identify the character area MA-01 as a whole as listed in the Hart Landscape Capacity Study (2016) would not be adversely affected.

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

According to Hart's Landscape Assessment (1997), the application site falls within the 'Tynley Hall' Character Area. The main distinguishing features consist of:

- mixed farmland and scattered blocks of woodland (including several remnant ancient semi-natural woodlands);
- a strong landscape structure of woods and hedgerows which provide a backdrop to open fields and contain views and a coherent landscape character;
- a dispersed pattern of rural settlements comprising small hamlets (the largest being Rotherwick and Mattingley) ...and scattered farms linked by a network of rural lanes;
- a comparatively remote, rural character due to the sparse road and settlement pattern and the enclosure provided by the frequent blocks of woodland;
- gently undulating landform which also helps to contain views and create enclosure

The document acknowledges the overall priority is for conservation of these characteristics, while the need for intervention centres mostly upon localised restoration of weakened landscape structure and strengthening of particular landscape character which is in decline.

The Landscape Visual Impact Assessment (LVIA) submitted by the applicant assesses the visual/scenic landscape value of the site and the area surrounding the site. The document acknowledges that the site and immediate context are not subject to any national, local or other landscape designations, the site has a very limited contribution towards natural heritage given they are arable fields and do not benefit from any cultural heritage (e.g., heritage assets) or any rural association. It is noted that a portion of the immediate context benefits from a heritage designation (Heckfield Conservation Area), and impacts are discussed further below.

In terms of visual impacts from the immediate surroundings and further afield, the LVIA considers 9 viewpoints from public highways, footpaths and surrounding land to assess the impacts on the visual landscape arising from the development. All of these viewpoints are within a 1km radius of the application site. Four of these along the unnamed road adjacent to the northern boundary of the site, one further north along Malthouse Lane, three viewpoints have are located to the south (vicarage Road and land to the south) and one more from the PRoW no. 13 located to the east of the site.

The east perimeter of the site (of which a section adjoins Reading Road (B3344)), features a well-established hedge/tree structure with only very limited instances where the views into the site are glimpsed through the vegetation. The northern perimeter of the site runs adjacent to an un-named rural lane which has a strong tree/hedging structure on its eastern half. The western half of the northern boundary of the site, whilst featuring a mature hedge only, its height is limited, there are no mature trees. However, visibility of the PVPs would be clearly



achieved when passing by the gated entrances to the application site (x2). Beyond the site the topography undulates and rises up gently in a northern direction.

The PVP and associated equipment would be installed to follow the topography of the site including the shape and partition of the parcels within it. The PVP would be accommodated in the different fields set in from their hedged perimeter which would allow landscaping reinforcement, peripheral access/ circulation and access to the transformers/cabinets proposed.

The Landscape Visual Impact Assessment (LVIA) submitted with the application discusses visibility of the site from the viewpoints referred which comprises nearby PRoWs (nos. 10, 12 and 13).

A viewpoint from PRoW no. 10 is provided in the LVIA at its intersection with the unnamed road that runs parallel to the northern boundary of the site. This viewpoint is approximately 200m west from the western boundary of the site and intervening vegetation prevent views of the application site, there is also a cluster of agricultural buildings that would intervene in such views. However, if one travels further south along the PRoW, there would be vantage points where the upper parts of the PVP would be noticeable due to weak landscape along the perimeter. At the closest point this PRoW would be approximately 235m.

Views of the site would not be, in the main, achieved from PRoW no. 12. It is noted the site's south boundary hedgerow structure also features weak points that may allow distant views of the PVPs in the short term on the approach to Vicarage Lane.

Lastly in terms of PRoW no. 13, the viewpoint provided is from within the plant nursery to the east of the site. Views achieved from within the grounds of the plant nursery or further north would be nil. However, if one moves further south along this route (between the boundary of the nursery grounds and the rear of properties fronting onto vicarage Lane), limited views of PVPs would be achieved through weak perimeter landscaping in the south-eastern corner.

Long range views of the application site (in excess of 2km from the site) would not be achieved from public highway/rural lanes or parcels of as a result of existing mature woodland blocks, mature hedge/ tree structures that border parcels of countryside land in this character area.

The short range views discussed above would be adverse in year 1 after completion at a low/minor scale, however a robust landscape proposal to improve and reinforce the hedge/tree structures along the perimeter of the site would in the long term (15 years after completion of the development ) contribute to reduce the identified impacts for the most part of the viewpoints, with only a reduce number of views at short range where the impacts would remain (e.g., inward site views from the site accesses).

The Council's Landscape Manager was consulted on this application and, in assessing the application, recognised that solar farm developments represent a material change to rural characteristics of fields in the countryside. However, he also confirms that the acceptability of such change is then based on the range of its influence (distance/extent).

In this case, he acknowledges that the effects appear limited, due to the nature of the low-lying even topography with the adjacent country lane that bounds the north of the site, allowing short distance views. In his opinion, views north from Vicarage Lane are middle distance and partially truncated by the southern site boundary hedgerow and trees. The Landscape Manager also states that the adverse effects of the proposed development would be contained to areas close to the site and in conclusion he raises no objection subject to

acceptable soft landscaping proposals and a related management plan, he considers the impacts of the proposal can be mitigated satisfactorily.

In terms of cumulative landscape impacts arising from this proposal and as a result of other solar farms in the district, it should be noted that there were two solar farms recently referred to Planning Committee (Nov 2021) and approved.

One of them is located immediately west from RAF Odiham and the other is located north of Hook / east of Rotherwick, adjacent to Reading Road (B3344). There is another solar farm immediately south of the M3 between Fleet and Winchfield.

Whilst there are several developments of this nature in the district's landscape, they all vary in terms of size, are all located in different landscape character areas, are at a significant distance from each other and there is not intervisibility of any kind between them. The proposal subject to this application would not interact visually with any of those other solar farms and would be integrated into the established landscape of the locality, as such the proposed development would not give rise to any cumulative landscape impacts.

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

The main heritage aspects are considered below as part of the main assessment under planning consideration '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.*

The Arboricultural information submitted acknowledges that the developable area of the site (where PVP are proposed) is relatively free from arboricultural constraints and that there are ample opportunities across the site to establish new trees and restore existing hedgerows. It, however, recommends that internal tracks for maintenance should avoid RPAs and that the design of the development should use the existing gateways of the site.

It is noted that trees within the application site do not benefit from any statutory protection, and the information also has identified trees in poor health. A robust landscape strategy would enhance the current landscaping conditions along the perimeter of the site and the boundaries of the different parcels of land that form it. A landscape strategy would also deliver ecological improvements. The Council's Ecology Officer has raised no concerns with the ecological information submitted, as discussed below as part of the main considerations on '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.*

The proposal would not lead to any physical or visual coalescence between settlements.

It should be noted that the proposal was accompanied by a landscape strategy, which was assessed by the Council's Landscape Manager. Whilst the landscape strategy was acceptable in principle, it is considered there needs to be a stronger landscape proposal along the perimeter of the site, particularly where landscape is currently weak. Therefore, if this application is supported, a planning condition requiring a revised landscape strategy would be suggested to comply with landscape objectives of adopted policies.

Given the above assessment, a low/minor local adverse harm has been identified to the

visual amenity, landscape and scenic quality of Tynley Hall Landscape Character Area which would present a conflict with one of the requirements of Policy NBE2 of the HLP32, and the NPPF 2021.

## HERITAGE IMPACTS

Policy NBE8 of the HLP32 states that development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.

Paragraphs 195, 199, 200, 202, 203 of the NPPF are of relevance for determining the significance of Heritage Asset (HA), assessing the impact on significance and the need to weigh heritage harm.

The Heritage Assessment submitted considers a sizeable area around the site as part of identification of impact. The statement identifies 6 listed buildings would be potentially affected by the development. The impact identified would arise from the potential to see the PVPs on the site. The Council's Conservation Officer agrees the appropriate heritage assets have been identified.

### - Heckfield Conservation Area (HCA)

The rural setting of the conservation area makes an important contribution to its special character and appearance. The proposal would change part of the rural landscape mainly towards the south-west of the conservation area. However, it is worth noting that the site is not visible from within the conservation area due to well established tree belt that wraps around its southern end. Furthermore, the north-eastern part of the site and the eastern portion of its north boundary also features mature trees and perimeter hedgerows. Therefore, whilst a portion of the HCA would change as a result of the introduction of the proposed development, there is no visual interaction of any kind between the HCA and the application site, the Conservation Officer has assessed that no material impacts are identified to the HCA.

### - Surrounding Listed Buildings

Grade II\* listed Highfield House - The site is to the south of the grounds of this heritage asset and the listed building has designed views in that direction. However, this listed building is in excess of 800m away from the northern boundary of the site and as referred to above, there is intervening mature landscape that effectively removes any visual impact or other environmental impacts (e.g., glare or noise) arising from the proposal.

Ivy Cottage Grade II - This closest listed building to the site, which is approximately 20m from the eastern boundary of the site, on the opposite side of Reading Road (B3344). It is a C17th century or slightly earlier vernacular building, identified as a woodsman's cottage, with therefore a direct functional relationship to the historic landscape which forms its setting.

Surrounding landscape has changed to become more open with the character of modern agricultural production, nevertheless the rural quality and character of the landscape does make a positive contribution to the significance of the listed building and an understanding of its history. Very limited views of the proposed solar farm would potentially be achieved from the upper windows of the cottage (mainly in winter months when landscape is not in leaf), as this property features a high hedge on the highway frontage and the application site has a weak perimeter landscape directly opposite this listed building. The Conservation Officer notes that it is the erosion of the former agricultural character of the setting that is the relevant impact. This impact, however, would be low level in the 'less than substantial' harm

in the terms of the NPPF.

The impact identified could be mitigated by strengthening the hedgerow and boundary planting with appropriate native species so that the visual impact arising from the change in character in the field is made less noticeable.

Browns Farm Cottage and Home Farm Barn, both Grade II listed - Both are vernacular buildings and in the case of the barn, have a clear historical functional relationship with the agricultural setting. The buildings are approximately 300 metres from the site but have clearer views because of the topography and the open nature of the landscape and their siting/orientation in relation to the application site. The visual change to the character of the agricultural landscape would also erode its contribution to the historic significance of these listed buildings. The Conservation Officer acknowledges that such erosion would be very modest. A low level of the 'less than substantial' harm in the terms of the NPPF.

Overall, therefore, the proposed development is likely to cause some harm at the less than substantial scale of harm to the significance and ability to appreciate the significance of the three listed buildings referred to above.

Therefore, due to the less than substantial harm generated at the lower level of the spectrum, the proposal would not strictly accord with policies NBE8 and NBE9 of the HLP32 or Policy GEN1 of the HLP06 in this respect.

The NPPF sets out that heritage harm can in some instances be outweighed by public benefits within the balancing exercise and this assessment is undertaken later in this report in the Planning Balance Section below.

### IMPACTS UPON AMENITY

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.

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 do not undermine quality of life for communities. The neighbouring properties that would be directly affected by the proposal would be Ivy Cottage, Kiln Cottage/ Kiln Farm, the Bungalow and Oates Cottage (Reading Road cluster) and properties forming the western end of the Hound Green Settlement (north of Vicarage Lane cluster).

It should be noted that none of these residential buildings immediately adjoin the site. It has been previously stated that Ivy Cottage is 20m away from the eastern end of the site, on the opposite side of Reading Road (B3344). The other two groups/clusters of residential dwellings referred to above are separated from the application site by either woodland blocks and/or agricultural fields with tree and hedges at their perimeter. The distance between the site's perimeter, at the closest point, from these two clusters of properties is approximately 150m.

The main impacts anticipated would be the visual change to the fields, potential noise that may arise from the ancillary equipment required for the transfer/conversion of solar energy from the PVP into transformers, any potential perceived loss of privacy as a result of any CCTV that may be proposed and an increase in traffic as a result of the maintenance or other operational requirements of the solar farm.

With regards to the impacts on visual change and potential impacts to outlook, the proposed PVP and ancillary equipment would not be sited immediately adjacent to the boundary of the site, they would be set in from it. Additionally, neighbouring residential dwellings would be at a reasonable distance from the site, as previously stated (with only Ivy Cottage relatively close). It is acknowledged that some of these dwellings would achieve views of the PVP through the perimeter landscape of the site from their upper-level windows (e.g., Ivy Cottage).

However, because of distances involved and the partial screening offered by the landscape conditions of the locality, the visual impacts anticipated would not amount to be detrimental to their living conditions. The impacts to outlook would be in specific directions and where the perimeter landscape is weak. Upper floor level windows would still mainly benefit from a countryside outlook.

With regards to noise nuisance, such impact could arise as a result of the transformers/cabinets proposed, it is noted that the site layout proposed locates this equipment far away from the neighbouring residential properties. In this regard it is notable that the Environmental Health Officer (EHO) did not raise concerns in this respect based on the position of ancillary equipment within the site and resulting distance to residential receptors. On this basis therefore, the proposal is unlikely to cause any unacceptable noise nuisance.

The submission indicates there would be CCTV installed, the specific position of all the columns and direction of view of the CCTV has not been provided. If this application is supported by Council, a condition could be included to secure the details of position/ height and direction of view of the CCTV to ensure it has no impact on privacy for nearby residents.

Finally with regards to traffic, the main impacts in this respect would be during the construction period (approx. 4 months) as there would be movements of articulated lorries delivering the PVP and associated equipment (28 no. two-way daily vehicle movements accessing the site via Reading Road). This increase in traffic and potential noise arising as a result of the construction process is acknowledged however it would only be temporary and would not warrant the refusal of the application.

The information submitted states that after construction, at the operational stage, the only vehicles coming into the site would be one vehicle (light van or 4x4 vehicles) for monitoring and maintenance purposes at a rate of approximately 2-4 visits per month. This would not be detrimental to neighbouring residential properties.

Based on the above assessment, 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

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.

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.

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.

In terms of impacts arising from the development to the operation of the highway network, the Local Highway Authority (LHA) has assessed the proposal and has raised no objection. The Construction Traffic Management Plan identifies the construction routes proposed by the applicant, namely:

From the north – via the A33, The Causeway and Reading Road (B3344);  
from the east – via Bramshill Road, the B3011 and Reading Road (B3344);  
from the south - via Reading Road (B3344).

In terms of the site access used at construction stage, the existing access along Reading Road (B3344) would be used. At operational stage, the accesses along the un-named road the north boundary of the site fronts onto, would be used for maintenance purposes. The submission includes speed surveys, calculations of visibility splays and swept paths analysis. All of the details are considered acceptable by the LHA.

Therefore, subject to planning conditions to implement the information submitted, the development would comply with the objectives of Policy INF3 of the HLP32, saved policy GEN1 of the HLP06 and paragraph 111 of the NPPF 2021.

### FLOOD RISK AND DRAINAGE

Policy NBE5 of the HLP32 sets out five criteria when development would be permitted, in this case the applicable criteria for this proposal are:

- Over its lifetime it would not increase the risk of flooding elsewhere and will be safe from flooding;
- 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;
- Within Causal Areas (as defined in the SFRA) all development takes opportunities to reduce the causes and impacts of flooding.

Environment Agency flood mapping indicates that the application site lies entirely within Flood Zones 1, 2 and 3. The submission provided a Flood Risk Assessment, which has been assessed by the Environment Agency (EA) and the Local Lead Flood Authority (LLFA).

The EA initially requested additional information seeking clarification about any loss of flood storage as a result of the proposal within a range of futures flood events (extreme ones and climate change) and how any loss would be compensated/replaced. The applicant was also required to demonstrate how the development (essential infrastructure) met the exception test to make it safe from flooding impacts.

The applicant undertook hydrology and hydraulic modelling demonstrating that the development would be safe from future flooding impacts and that it would not increase flooding risks elsewhere. The EA has ultimately raised no objection to the proposal subject to planning conditions concerning implementation of flood risk information submitted and details of security fencing.

The LLFA assessed the drainage system proposed and confirmed that subject to planning conditions requesting compliance with the flood risk information submitted, they have no

objection.

On this basis, the proposal is acceptable and complies with the objectives of Policy NBE5 of the HLP32, Policy NE03 of the RNP and the aims of the NPPF in this regard.

### ECOLOGY/ TREES

With regards to biodiversity, Policy NBE4 of the HLP32 states that: 'In order to conserve and enhance biodiversity, new development will be permitted provided:

- 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'.

The Council's Ecologist assessed the information submitted and considered it necessary to require clarification on Biodiversity Net Gain. The information requested was provided and the habitat creation proposed along with additional landscape of the site would result in a realistic Biodiversity Gain on the site. On this basis the Ecology Officer recommended conditions and requested the submission of a construction environmental management plan.

As such the proposal would meet the objectives of Policy NBE4 of the HLP32 and the aims of the NPPF in this regard.

In terms of trees, 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. Planning conditions may be imposed to require the planting of new trees or hedgerows to replace those lost.

The existing trees on site do not benefit from any statutory protection, however the submitted arboricultural information makes clear that the installation of the PVPs would not require tree removals as they need to be located away from the mature trees on the site to avoid overshadowing. It also indicates there is plenty of opportunity to provide landscaping, this would be secured by planning conditions if the proposal is supported by Council.

As such, there is no objection to the proposal in tree terms and subject to planning conditions it would comply with Policy NBE2 of the HLP32, saved policy CON8 of the HLP06, Policies and the aims of the NPPF in this regard.

### CLIMATE CHANGE

On 29<sup>th</sup> April 2021 Hart District Council agreed a motion which declared a Climate Emergency in the District. Policy NBE9 of the HLP32 requires proposals to demonstrate that they would:

- i) reduce energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and
- j) incorporate renewable or low carbon energy technologies, where appropriate.

The submitted application fully addresses the requirements of this adopted policy as it would convert solar energy into electricity. This energy would be stored on site and would ultimately be exported to the National Grid. The proposal would contribute significantly to addressing climate change. The supporting information submitted with the application outlines that the proposal would have a maximum output of 17.87MW, which would be capable of powering approximately 6,700 homes and would result in an approximate saving of 4,500 tonnes of carbon dioxide emissions (CO<sub>2</sub>) per annum.

The proposal therefore fully meets the requirements of Policy NBE9 of the HLP32, and the aims of the NPPF in terms of sustainability/renewable or low-carbon energy technologies to address climate change.

### 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

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.

The appellant's agricultural land classification report identifies the site as moderate agricultural land as it acknowledges that the site comprises soil falling within the 3b and 4 classifications. In this respect the site does not contain soil within the top 2 grades of agricultural land.

From the agricultural classification submitted with this application the site does not appear to have any particular agricultural attributes that would give an overriding and unusually high value. The loss of agricultural land use in this case for the operational period of 40 years, when considering the agricultural activity on the site and its contribution to food supply, would appear to be a negligible impact.

The limited conflict with the NPPF in this regard would be regarded immaterial in this respect.

- Glint and Glare

The proposal was accompanied by a glint and glare study which indicates that solar reflections are geometrically possible towards 77 out dwelling receptors. However, the reflections identified would be within acceptable limits due to their limited duration and the



existing landscape screening present.

Solar reflections were predicted along Reading Road; however, the position of the reflection would be outside of drivers' field of vision, as a result they would be considered acceptable.

An assessment was also undertaken for airplanes associated with Blackbushe, Farnborough and Odiham RAF but no impacts were anticipated that would require mitigation.

On this basis no concerns are raised in relation to Glint and Glare impacts.

## PLANNING BALANCE

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.

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 which can be exported to the National Grid which can then be used at local, regional or national level and would be capable of supplying electricity to 6,700 homes per annum.
- Economic benefits attracted by the proposal would be employment and local expenditure during the construction of the development and, to a limited extent, during the operational stage.
- Environmental benefits arising would result from the production of renewable energy that would offset approximately 4,500 tonnes of carbon dioxide emissions (CO<sub>2</sub>) of per year.
- Biodiversity net gain as a result of the soft landscaping proposals associated with the development.

The dis-benefits and harm identified above are:

- The proposal would cause a low/minor local level of adverse harm to the visual amenity, landscape and scenic quality of Tinley Hall Landscape Character Area.
- The amenities for occupiers of surrounding dwellings to the site would be temporarily affected as a result of the construction works.
- The proposal would result in less than substantial harm (at the lower end of the spectrum of harm as defined by the NPPF) to designated heritage assets as a result of the change to their settings, but on a temporary basis (40 years).
- The proposal would result in the temporary loss of availability of agricultural land.

On balance, considering the benefits stated above against the harm identified and taking into account the advice on heritage assets in paragraphs 195, 199, 200 and 202 of the NPPF, the proposal would deliver public benefits on a scale to outweigh the limited harm identified.

The proposal would not conflict with the policy objectives of the HLP32 taken as a whole 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.

## **CONCLUSION**

The application has been assessed against the development plan and relevant material considerations and it is recognised that the proposed development would result in some harm, most notably in respect of the visual landscape and less than substantial harm to designated heritage assets.

However, on balance, the substantial public benefits arising from this proposal in generating renewable energy and a biodiversity net gain would outweigh the identified harm and overall, the proposed solar farm would accord with the objectives of the development plan.

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

## **RECOMMENDATION – GRANT subject to planning conditions.**

## **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:**

007016\_01\_Layout\_Rev. E (Layout), 007016\_03\_BuildingSections (Building Sections), 10414-FPCR-ZZ-XX-DR-L-0001 Rev. P02 (Draft Landscape Strategy), 0001 Rev. P02 (Baseline Floodplain Extents), 0003 Rev. P02 (Baseline Flood Depths 1 in 100 Year +23% Climate Change), 0008 Rev. P01 (Baseline Sensitivity- Decreased Downstream Boundary (20%) 1 in 100 Year), 0009 Rev. P01 (Baseline Sensitivity- Increased Downstream Boundary (20%) 1 in 100 Year), 0010 Prev. P01 (Baseline Sensitivity- Increased Roughness (20%) 1 in 100 Year), 0011 Prev. P01 (Baseline Sensitivity- Decreased Roughness (20%) 1 in 100 Year),

### **Documents:**

Planning Statement/Statement of Community Involvement Rev. 02 produced by Stantec (October 2021).

Design & Access Statement produced by Enviromena Asset Management UK Ltd (October 2021)

Heritage Assessment Rev. P01 produced by BWB Consulting (October 2021)

Agricultural Land Classification produced by Soil Environment Services Ltd (October 2021)

Landscape and Visual Appraisal produced by FPCR Environment and Design Ltd  
Rev. A (October 2021)

Ecological Assessment Report produced by Avian Ecology Issue F2 (December 2021)

Biodiversity Management Plan produced by Avian Ecology Issue V1 (December 2021)

Biodiversity Metric V. 3 produced by A. Logan MSc MCIEEM (November 2021)

Arboricultural Survey Report produced by Barton Hyett Associates (October 2021)

Flood Risk Assessment Rev.P02 produced by BWB Consulting (January 2022)

Technical Note- Hydraulic Modelling Rev. P02 produced by BWB Consulting (May 2022)

NGSA Modelling and Mapping Framework Rev. 1 (April 2022)

Construction Traffic Management Plan produced by Cotswold Transport Planning  
Issue 01 (October 2021)

Technical Note- PR-QMS-801 (Satisfaction, Commendations & Complaints produced  
by Enviromena Asset Management UK Ltd (December 2021)

Land Contamination Report produced by Argyll Environmental (November 2021)

Solar Photovoltaic Glint and Glare Study produced by Enviromena Asset Management  
UK Ltd Issue 2 (October 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 from the site to the National Grid (First Export Date).

Written confirmation of the First Export Date shall be submitted in writing to the Local  
Planning Authority a month prior to it taking place.

No later than 40 years after the First Export Date all operations and/or activities on  
site shall cease.

**REASON:**

In the interests of the landscape/ scenic quality of the area and to prevent the  
retention of a development in the countryside when there is no longer a benefit in  
sustainability terms and/or contribution towards reducing the reliance on fossil fuels  
and offsetting the associated environmental impacts in accordance with Policies NBE1  
and NBE2 of the Hart Local Plan (Strategy and Sites) 2032, saved local policy GEN1  
of the Hart District Local Plan 1996-2006, and the aims of the NPPF 2021.

4. Any operational development carried out above, on, or underground to enable the  
implementation or operation of the solar farm hereby approved, shall be removed  
together with any equipment, structures or paraphernalia and the land shall be  
restored to its former condition/use as agricultural land on or before the 40 years of  
the first export date.

**REASON:**

In the interests of the landscape/ scenic quality of the area and to prevent the  
retention of a development in the countryside when there is no longer a benefit in  
sustainability terms and/or contribution towards reducing the reliance on fossil fuels  
and offsetting the associated environmental impacts in accordance with Policies NBE1  
and NBE2 of the Hart Local Plan (Strategy and Sites) 2032, saved local policy GEN1  
of the Hart District Local Plan 1996-2006, 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 including timetable for implementation of the details shall be submitted to and approved in writing by the Local Planning Authority.

The decommissioning method statement and restoration plan for the land shall be fully implemented as per the agreed details in accordance with any agreed timetable.

**REASON:**

In the interests of the landscape/ scenic quality of the area and to prevent the retention of a development in the countryside when there is no longer a benefit in sustainability terms and/or contribution towards reducing the reliance on fossil fuels and offsetting the associated environmental impacts in accordance with Policies NBE1 and NBE2 of the Hart Local Plan (Strategy and Sites) 2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, and the aims of the NPPF 2021.

6. No development shall commence on site until details of a construction environmental management plan are submitted to and approved in writing by the Local Planning Authority to demonstrate how the construction of the development would be dealing with environmentally sensitive areas, their aftercare and maintenance together with a plan detailing the works to be carried out showing how the environment will be protected during the works.

This shall include how construction activities would be controlled /managed to avoid adverse impacts on nearby Sites Importance for Natural Conservation, 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 ecology/biodiversity 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) 2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, and the aims of the NPPF 2021.

7. Notwithstanding the details submitted with the application, no construction for any below-ground operational development for the foundations or supporting structures of the development hereby approved shall take place, until details of specific depth and width for each foundation and supporting structure has been submitted to and approved in writing by the Local Planning Authority. Once approved, the scheme shall be carried out in accordance with the approved details.

**REASON:**

Insufficient details were submitted with the application and are required in order to understand the extent of foundations and supporting structures in the interests of proper planning and for the avoidance of doubt.

8. Notwithstanding any information submitted with this application, no development above slab or foundation level shall commence until details of CCTV columns, cameras, equipment and associated works has been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be implemented 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) 2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the NPPF 2021.

9. Notwithstanding any information submitted with this application, no development above slab or foundation level shall commence until details of any security fencing within the site and along its perimeter has been submitted to and approved in writing by the Local Planning Authority.

Any security fencing located within an area at risk of flooding, as indicated in approved information under condition no. 2 above, will be designed to be permeable to flood waters.

The details shall be implemented as approved before any part of the development hereby approved is operational.

REASON:

In the interests of the landscape/ scenic quality of the area and flood mitigation in accordance with Policy NBE2 and NBE5 of the adopted Hart Local Plan (Strategy and Sites) 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, no development above slab or foundation level shall commence until details of a comprehensive soft landscape strategy and a long-term landscape management plan has been submitted to and approved in writing by the Local Planning Authority.

The soft landscape shall robustly reinforce the perimeter of the site, particularly the sections with weak or lack of landscaping, the details shall include native species, quantity of trees and mix species.

Landscape plans to include detailed schedule of plants/hedgerows/trees (scientific names), details of species, sizes, quantities/density of plants and implementation schedule of landscape proposals.

The landscape strategy as approved shall be implemented in the next planting season following the approval of the details and the long-term landscape management plan shall be implemented for the lifetime of the development.

Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved.

REASON:

In the interests of the landscape/ scenic quality of the area in accordance with Policy NBE2 of the adopted Hart Local Plan (Strategy and Sites) 2032, saved local policy

GEN1 of the Hart District Local Plan 1996-2006, and the aims of the NPPF 2021.

11. No external lighting shall be installed at the site unless full details of a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Once approved, the lighting scheme shall be carried out in accordance with the agreed details.

REASON:

To minimise impacts of light pollution on protected species sensitive to lighting and in the interest of the rural character of the locality, in accordance with Policies NBE2 and NBE4 of the Hart Local Plan (Strategy and Sites) 2032 and the aims of the NPPF 2021.

12. Notwithstanding the details submitted with the application, prior to the first export date, the applicant shall submit details of mechanisms for maintenance of electrical elements and an overall fire safety precaution statement for the development.

REASON:

Insufficient details were submitted with the application and are required in order to understand the potential fire safety implications, in the interests of protecting the mature on-site landscape in accordance with Policy NBE2 of the adopted Hart Local Plan (Strategy and Sites) 2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, and the aims of the NPPF 2021.

13. The visibility splays agreed and contained within the Construction Traffic Management Plan listed in condition no.2 shall be kept free of any obstruction exceeding 0.60m in height above adjacent carriageway and shall be subsequently maintained so thereafter.

REASON:

In the interests of highway and site safety in accordance with Policy INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, and the aims of the NPPF 2021.

14. No raising of existing ground floor levels within areas of the site identified to be at risk of flooding in the approved flooding information approved under condition no.2 shall take place at any time.

REASON:

In the interests to prevent flooding elsewhere in accordance with Policy NBE5 of the adopted Hart Local Plan (Strategy and Sites) 2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, and the aims of the NPPF 2021.

15. Notwithstanding any information submitted with this application, 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 adjoining/nearby residential occupiers and to satisfy Policy NBE11 of the Hart Local Plan and Sites (2016-2032), 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.