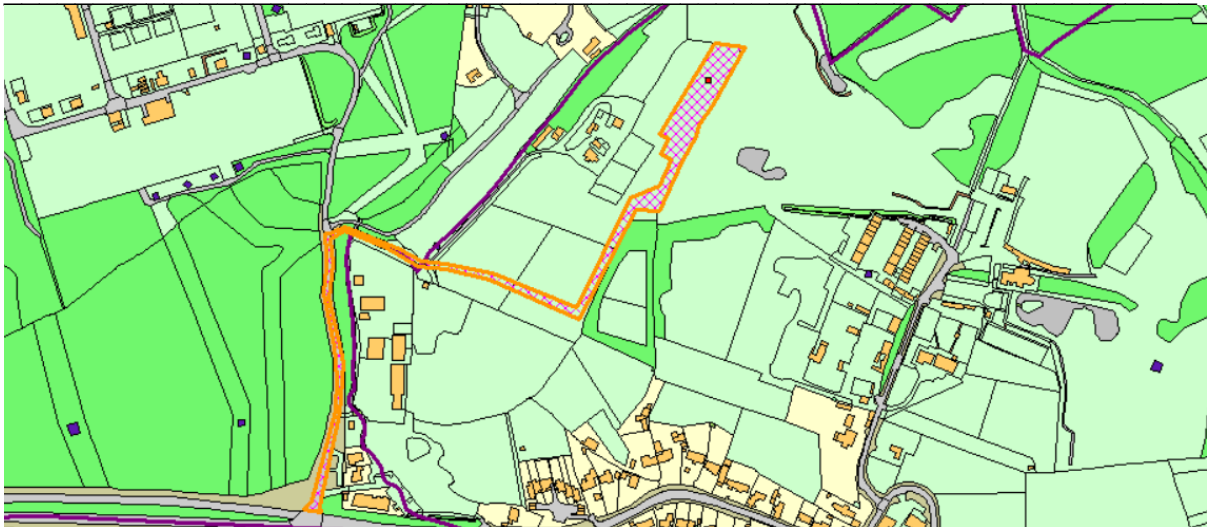


COMMITTEE REPORT

APPLICATION NO.	22/02917/FUL
LOCATION	Land at Blue Bell Lodge Rye Common Lane Crandall Farnham
PROPOSAL	Proposed energy storage facility encompassed by 2.4m high palisade fencing and 3.7m high acoustic fencing to provide energy balancing services to the National Grid and access to the public highway
APPLICANT	Harmony Energy Limited
CONSULTATIONS EXPIRY	06.03.2023
APPLICATION EXPIRY	01.05.2023
WARD	Odiham
RECOMMENDATION	Refer to Full Council with a recommendation to GRANT subject to conditions



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Please Note: Map is not to scale

BACKGROUND

The application has been referred to Planning Committee as the application is a Departure from the Local Plan, as the application is recommended for approval, this is in line with Appendix A, 1c, of the Council's Constitution.

Members are reminded that the determination of planning applications is not delegated to the Planning Committee where the Committee propose a determination that is contrary to the Development Plan (or policy approved by Council). In cases where the Planning Committee resolves to grant any such application then the Committee's recommendations will be placed before Full Council to consider the policy issues that gave rise to the referral.

DESCRIPTION OF THE SITE

The application site comprises of land to the east of Rye Common Lane, to the northwest of Mill Lane.

To the north and northeast is open countryside and some dispersed residential properties including Blue Bell Lodge and Coxmoor Farm, to the immediate east and south are fields with the settlement of Mill Lane beyond, to the south and east is a construction industry training centre. Fleet Electrical Sub-station is to the northwest within a wooded area.

The site is to the north of a site which has permission for an energy storage facility in connection with the National Grid, which represents Phase 1 of the wider scheme (planning reference 20/01180/FUL).

Access to the development site would be taken via Rye Common Lane and would pass through Phase 1 of 20/01180/FUL.

PROPOSAL

The application seeks full planning permission for the installation of an energy storage facility system comprising of the following equipment housed within a fenced compound:

- 28no. battery storage containers, each 3m in height;
- 14no. transformer containers, each 3.5m in height;
- 1no. customer LVAC Transformer, 2m in height;
- 1no. customer switch room, 3.6m in height;
- 1no. storage container, 2.4m in height;
- 13no. CCTV posts, 4m in height.

The compound surface would comprise Type 1 aggregate surface, with the equipment sitting on reinforced concrete foundations. Access to the land parcels is proposed via a new vehicular access that would run through the Phase 1 land parcel, connecting to the south of the proposal site. This access connects with Rye Common Lane to the southwest of the site, with access arrangements for Blue Bell Lodge being unchanged.

RELEVANT PLANNING HISTORY

20/01180/FUL - Proposed energy storage facility to provide energy balancing services to the National Grid. Refused 11/12/20. Appeal Allowed 28/09/21.

22/02392/PREAPP - Proposed Battery Energy Storage Facility. Opinion Issued 02.12.2022.

Other applications for similar proposals in the district which are considered to be relevant to the determination of this application are:

Penn Croft Farm

21/02937/FUL. Installation of an energy storage facility comprising of battery containers, fencing, switching station, kiosk and associated works. Granted 27.01.2023.

Little Holt, Holt Lane, Hook

16/01789/FUL. Erection of storage containers, support infrastructure and security fence for Battery Energy Storage facility. Refused 11.11.2016. Appeal Allowed 16.05.2017.

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 application is considered to be a departure from the Local Plan as there are no policies which allocate such development at this site and no relevant policies for the determination of energy storage proposals. The Council may depart from development plan policies where material considerations indicate that the plan should not be followed, in line with s38(6) of the PCPA 2004.

The relevant Development Plan for the District includes the Hart Local Plan (Strategy and Sites) 2032 (HLP32) and saved policies from of the Hart District Local Plan (Replacement) 1996-2006 (HLP06), Dogmersfield Neighbourhood Plan (DNP) and Crondall Neighbourhood Plan (CNP). Adopted and saved policies are up-to-date and consistent with the NPPF. The relevant policies are as follows:

Hart Local Plan (Strategy and Sites) 2032 (HLP32):

SS1 Spatial Strategy and Distribution of Growth
ED3 The Rural Economy
NBE1 Development in the Countryside
NBE2 Landscape
NBE4 Biodiversity

NBE5 Managing Flood Risk
NBE8 Historic Environment
NBE9 Design
NBE10 Renewable and Low Carbon Energy
NBE11 Pollution
INF1 Infrastructure
INF2 Green Infrastructure
INF3 Transport

Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (updated 01.05.2020) (HLP06):

GEN1 General Policy for Development

The red line of the application site falls partially within both the Dogmersfield and Crondall Neighbourhood Plan areas.

Dogmersfield Neighbourhood Plan (DNP) 2016-2019

DNP1 A Spatial Strategy for the Parish
DNP6 Landscape
DNP7 Biodiversity
DNP8 Trees and Hedgerows
DNP9 Footpaths
DNP12 Transport and Car Parking
DNP15 Sustainable Drainage

Crondall Neighbourhood Plan (CNP) 2017-2032

Policy 1 - Spatial Growth
Policy 3 - Good Design
Policy 6 - The Natural Environment

Other Guidance

National Planning Policy Framework (NPPF 2021)
Planning Practice Guidance (PPG)

National Policy Statement for Overarching Energy (NPS1)
Hart District Landscape Assessment (HDLA, 1997)
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

CONSULTEE RESPONSES

Crandall Parish Council (verbatim)

"Recommendation: OBJECT, on grounds that:

Wholly inadequate application and cannot be determined given no details regarding fire safety. Any positive determination would be challengeable as irrational given no evidence in front of LPA regarding how the scheme has been designed to minimise fire risk; A battery fire safety management must be required, with the plan consulted on with the emergency services; No evidence that the parameters of the batteries have been designed to reduce fire risk e.g. sufficient gaps between battery containers; No evidence of water suppression system to combat any fire; No evidence of emergency planning being taken into account; Contrary to LP NBE 1, LP NBE10."

Dogmersfield Parish Council (verbatim)

" Background The application is for the development of an energy storage facility on land designated as a Site of Importance for Nature Conservation which is next to the Dogmersfield Parish Boundary. As such a number of residencies will be directly affected since it will likely be visible and audible from Dogmersfield Parish.

DNP and LP conflicts

This application is in direct contravention of inter alia the following Hart Local Plan (LP) and Dogmersfield Neighbourhood Plan (DNP) policies:

1 LP NBE 1 and DNP Policy 1 - development in the countryside. Development proposals in the countryside and outside the boundaries of the Conservation Areas should only be supported if they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, and to do so in a manner which demonstrably benefits the rural economy without harming countryside interests.

2 LP NBE 2 and DNP Policy DNP 6 - Landscape. Development proposals should respect the main distinguishing features and special characteristics of the landscape and proposals should demonstrate as part of a landscape appraisal how the character and visual amenity of the landscape will be enhanced through an appropriate and proportionate landscaping scheme that successfully integrates the proposal into the landscape.

3 LP NBE 4 and DNP Policy 7 - Biodiversity. This proposed development is sited on land identified as ancient woodland and is categorised as a Site of Importance for Nature Conservation. The biodiversity net gain assessment does not appear to take this into account. Consequently there is a significant lack of recompense proposed for the loss of countryside and in particular ancient woodland.

4 DNP 11 - Dark Skies. All development proposals should be designed in a way that does not require external lighting or the use of street lighting to minimise the occurrence of light pollution. Proposals for any necessary street and external lighting should comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

Other matters

1 Although there is an acoustic barrier proposed there is no direct evidence of its effectiveness and there is no provision for ongoing monitoring and mitigation of any nuisance beyond the projected levels

2 The overall landscaping seems inadequate to screen the facility given the height of some of the equipment (c8m) and needs to be significantly increased - there is no provision for on going monitoring and maintenance to maintain the required level of screening.

3 There is a lack of consideration for local residents particularly during the construction stage and whilst any screening solution matures (10 to 15 years) and additional temporary screening should be considered.

4 There is no consideration of environmental harm due to potentially hazardous leakages particularly in the event of a fire.

Summary

This is a significant development in the countryside on a Site of Importance for Nature Conservation next to the Dogmersfield Parish Boundary in contravention of many Hart Local Plan and Dogmersfield Neighbourhood Plan policies. It represents significant incremental damage to the countryside with inadequate compensation and the potential of environmental harm due to potentially hazardous leakages particularly in the event of a fire. On this basis the Dogmersfield Parish Council objects to this planning application.”

Archaeology (County)

No objection.

Environmental Health Officer (Internal)

No objection subject to conditions restricting hours of construction and requiring the submission and approval of a construction management plan.

Local Highway Authority (County)

No objection subject to condition requiring the access being completed prior to commencement of the development.

Local Lead Flood Authority (County)

No objection subject to condition requiring the submission and approval of a surface water drainage scheme.

Ecology Officer (Internal)

No objection subject to condition.

Landscape Officer (Internal)

No objection subject to condition requiring the site enhancements and biodiversity net gain area management being implemented in full.

Hampshire & Isle of Wight Fire & Rescue Service

No objection.

PUBLIC REPRESENTATIONS

At the time of writing this report there have been 3 public objections submitted, summarised as follows:

- "Phase 1", which was granted on appeal, is not up and running and therefore cannot be evaluated by Hart DC.
- should consider a more suitable location
- noise reduction measures will not be sufficient
- industrialisation of land
- historically classed as ancient woodland
- there is a proposal from Enso Energy for a similar Battery Energy Storage System at Coxmoor Wood. This site is in a far more suitable location and also is not overlooked by any properties, unlike this planning application
- the quality of the environment will be further eroded
- there will be a significant, detrimental effect on the character and setting of the countryside
- significant loss of amenity for those residences who will unfortunately be affected by the sight and particularly the sound of this installation

ASSESSMENT

Background to Battery Storage

This application seeks full planning permission for the installation of a battery storage facility with a capacity of 49.5MW (with another 49.5MW capacity from Phase 2) on Land at Blue Bell Lodge, Rye Common Lane. The proposal has been supported by a planning statement which outlines the purpose and requirement for such battery storage facilities. Details of which have been included within this report below to provide context for the proposal.

Battery storage is used to capture energy produced at one time for use at a later time. Based on the rapid growth of intermittent renewable generation sources there is a growing need for electricity storage in the UK. There are different technologies to store electricity, but electrochemical batteries are the most widespread in the UK due to their rapid response times, high efficiency, scalability and the fact that, unlike some storage technologies, they do not need to be located near natural features.

Battery storage systems store energy using electro-chemical reactions; they are connected to the electricity grid to provide a range of flexibility services to the UK electricity sector. These services fall into two broad areas, first of all to mitigate short-term fluctuations in electricity supply and demand to the National Grid and/or the Local Distribution Network and secondly to store electricity when demand is low or there is over-supply and release it back to the grid when demand is high.

National Grid has a licence obligation to control grid frequency within limits to provide a reliable supply for consumers. System frequency continuously changes and is controlled in a real-time balancing act between system demand and generation. Too much demand, or too much generation, can lead to brownouts or blackouts. Therefore, it is critical that there are backup mechanisms in place to counter frequency deviations and return the system to equilibrium. Battery storage systems are the main providers of this growing service as they are able to react within the rapid sub-second timescales needed to keep the system in equilibrium.

Battery storage also brings the benefits of requiring less physical infrastructure than other storage technologies. This enables large-capacity battery storage developments to be deployed on relatively small sites with low impact on the local environment. Some of the energy stored may also have been generated from renewable sources albeit this is not specifically measured or in any way limited.

Battery storage supports grid balancing without adding to CO2 emissions. The current alternative to energy storage for addressing periods of high demand is to operate “peaking plants”, which are fossil-fuel burning plants that are left ‘ticking over’ just in case there is an emergency stress event. In this way, battery storage systems, which are completely emission-free, reduce the CO2, and other pollutant impact greatly.

Battery storage facilitates the transition to a low carbon economy. The adoption of large-scale renewable energy has brought, and will continue to bring, a range of challenges for the grid operator to manage growing volumes of intermittent generation. Consequently, the flexibility and system balancing services provided by battery storage facilities support this transition.

Principle of Development

The application site is located within the countryside as designated within the Local Plan proposals map. Policy SS1 of the HLP32 states that development will be focused within defined settlements, on previously developed land in sustainable locations and on allocated sites. The application site does not fall within the above categories as it is within a countryside location on undeveloped land.

Policy NBE1 of the HLP32 provides criterion a-n to identify forms of development which are potentially acceptable in the countryside. The proposed energy storage facility does not fall within any of these categories. NBE1 also 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 make it difficult to deliver within settlement boundaries.

The principle of the proposed development is therefore contrary to the most relevant spatial strategy and countryside development plan policies from the HLP32.

Policy NBE10 of the HLP32 supports proposals for the generation of energy from renewable resources, or low carbon energy development provided that any adverse impacts are satisfactorily addressed including individual and cumulative landscape and visual impacts. This policy does not extend to standalone energy storage proposals.

Policy DNP1 of the Dogmersfield Neighbourhood Plan sets out that proposals in the countryside and outside the boundaries of the Conservation Areas should only be supported if they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, and to do so in a manner which demonstrably benefits the rural economy without harming countryside interests.

Policy 1 of the Crondall Neighbourhood Plan sets out that development outside the settlements of Crondall and Mill Lane should be appropriate to a countryside location. Policy 6 goes on to state that development should, inter alia, adapt to climate change.

The in-principle provision of a battery storage to function as an energy balancing facility would provide social benefit by maintaining a stable energy provision to households, economic benefits from safeguarding energy supplies and environmental benefits through improving infrastructure for storage of renewable energy production.

The NPPF 2021 defines low carbon technologies as those that can help reduce emissions (compared to conventional use of fossil fuels). It is considered that the proposed development is a contributing form of infrastructure that assists in the transformation to a zero-carbon economy. Paragraph 152 of the NPPF states that the planning system should support renewable and carbon energy and associated infrastructure.

The NPPF (paragraph 158) states that, when determining planning applications for low carbon development, local planning authorities should:

"When determining planning applications for renewable and low carbon development, local planning authorities should:

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and

b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas."

It is noted that within the National Policy Statements for energy infrastructure, specifically Policies EN-1, EN-3 and EN-5, there is requirement for alternative means of energy production and storage to increase and to secure a sustainable future energy supply in line with government targets to reduce the use of fossil fuels.

Given the in-principle conflict with the spatial strategy, robust justification for the site selection with reference to alternative sites and any locational requirements is required.

An alternative site assessment was set out within the submitted Planning Statement, wherein it is shown that the site is in close proximity to a grid connection (370m to the west of the site) with adequate demand capacity to facilitate the proposal's impact. The location is contrary to the development plan however the justification for the proposed development as a departure from the development plan is considered to be robust and credible.

Landscape effects would inevitably occur in the local environs of the site but would be limited. Subject to adequate mitigation, any adverse effects of the proposal could be suitably addressed to minimise visual harm to the existing landscape. This is explored further in the relevant section of this report.

Accordingly, it is considered that subject to compliance with other Policies of the Development Plan that the principle of development, that of a renewable energy supporting infrastructure type, is acceptable at this location if its impacts can be made acceptable.

Loss of Agricultural Land

The NPPF (para 174) requires Local Planning Authorities to 'take into account the economic and other benefits of the best and most versatile land (BMV)' and that where 'significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'. The emphasis of Government is clear that BMV agricultural land (i.e. grades 1 - 3a) 'should' be avoided as a preference but does not place any absolute prohibition on the use of BMV agricultural land.

Through the Agricultural Land Classification System (ALC) held by Natural England, the land is identified as Grade 4 'poor quality agricultural land' and therefore the loss of this land is not objected to. In addition, part of the site is designated as a SINC which would limit viable agricultural operations on the land.

Impact on the character of the area/design

The application is accompanied by a Landscape and Visual Impact Assessment (LVIA). 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 development would successfully integrate with the landscape and surroundings.

Policy DNP6 of the Dogmersfield Neighbourhood Plan states that development proposals should respect the main distinguishing features and special characteristics of the landscape and proposals should demonstrate as part of a landscape appraisal how the character and visual amenity of the landscape will be enhanced through an appropriate and proportionate landscaping scheme that successfully integrates the proposal into the landscape.

Policy 6 of the Crondall Neighbourhood Plan sets out that development should respect important views and distinctive local character of the Neighbourhood Area's landscape.

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

- a. *impacts to landscape qualities identified in landscape character assessments.*
- b. *the visual amenity and scenic quality of the landscape.*

The site is within the Dogmersfield Character Area as identified in the Hart District Landscape Character Assessment which states (page 69):

"The formal parklands, extensive woodlands, areas of remnant heathland, the canal corridor and small rural settlements, all contribute to a varied landscape of generally high quality and visual appeal.

However, some elements of the landscape are showing signs of decline, most notably Dogmersfield Park which has suffered from conversion of parkland to arable farmland and the loss or neglect of formal features, such as copses, avenues, parkland trees and boundaries. Field enlargement and loss of hedgerows and trees also affect other areas of farmland and are gradually leading to an erosion of the typically enclosed, wooded character of the landscape. Conservation and management of existing features, together with restoration of landscape structure and formal parkland character, are the priorities for intervention within this character area."

There is also the Hart Landscape Capacity Study (HLCS, 2016). The HLCS identifies the site to be in the south of Crookham Village local character area (CV-01) which has a low overall landscape capacity.

In terms of effects on the landscape character, the Landscape and Visual Appraisal (LVIA) concludes that whilst the key characteristics as outlined within the Landscape Character Appraisal are true of the wider landscape, the immediate locale is surrounded by energy infrastructure, with pylons running in all directions and an electricity substation located some 280 metres west of the site.

There are very few publicly accessible locations where the change in usage of this area of landscape would be apparent, which highlights the limited extent of landscape change as appreciated by local people. In terms of effect on visual amenity, the development represents a small-scale energy infrastructure development, given there are hedgerows, trees and mature vegetation near the site, would filter and screen views. Therefore, general visibility would be very limited.

Saved Policy CON23 of the HLP06 states that development will not be permitted which would seriously distract from the amenity and consequent recreational value of well-used footpaths and other public rights of way in the countryside close to main settlements by reducing their rural character or detracting from significant views.

The greatest potential for effects arises along public Byway Crondall 37, which passes some 380 metres to the east. Whilst this view is open, visibility of the site is hindered by mature vegetation of the Golf Course and boundary vegetation associated with businesses that are accessed via this lane. Despite the close proximity to the site, views towards the main body of the battery storage facility are heavily filtered or screened. There may be partial, filtered views of a very small part of the proposals, however the magnitude of change would be considered to be very low. Given the high sensitivity of receptors on PRow, the overall effect at both Year 1 and Year 15 is expected to be minor.

Views from surrounding PRow and the Basingstoke Canal would also be low due to screening and variations in topography. In terms of visibility from local roads, Rye Common Lane is the nearest, located approximately 260 metres west. However, due to the mature vegetation within the layers of the landscape, in combination with subtle variations in topography, there are no available views to the site.

The A287/Farnham Road runs broadly east to west within the landscape, approximately 425 metres south-west of the site. However, due to intervening

mature vegetation, the site remains screened from view. In terms of residential receptors, there are very few dwellings within the area with potential for views towards the site.

Blue Bell Lodge: This dwelling faces south and existing views from this dwelling comprise the CPCS Test Centre located to the south of the site. Views towards the site itself are restricted to the gable and rear elevations of the property. The sensitivity of this receptor is considered to be high but given the orientation of the dwelling in relation to the site, the magnitude of change is considered to be medium in Year 1, resulting in an overall moderate adverse effect when the proposed planting belt around the perimeter of the site would have not yet fully established. By Year 15, the landscape proposals would have matured, reducing the magnitude of change to low, and the overall effect to moderate/minor;

Streamside, Zatty and Itchel Court: This group is located at the junction of Rye Common Lane and the A287. Streamside and Zatty face west onto Rye Common Lane and away from the site, such that no views towards the main body of the site would be possible. Additionally, front facing views of the access road (Rye Common Lane) would not change as a result of the proposals. Upper-storey north facing views towards the site from the flats at Itchel Court also experience intervisibility with the CPCS training centre in close range views. The sensitivity of this group to change is therefore reduced from very high to low, given that the immediate surrounding land use comprises an active construction training centre where their adjacent context is under a constant level of change. As such, the low sensitivity of these receptors, in combination with a very low magnitude of change expected as a result of the proposals at Year 1, leads to an overall minor effect. By Year 15, the planting belt proposed around the perimeter of the site would have matured to a level that would provide further filtration and screening, maintaining a very low magnitude of change and overall minor effect; and

Coxmoor Farm and Coxmoor Farm Cottage: These are located c.125m north and 175m west of the site respectively. Dense, mature vegetation surrounding both properties separate them from Blue Bell Lodge and the site to the east, such that oblique upper-storey rear views from these properties are likely to be entirely screened or well filtered, even during winter months when vegetation is not in leaf. The magnitude of change upon these dwellings is therefore expected to be very low at Year 1, resulting in a minor effect. By Year 15, the planting belt proposed around the perimeter of the site would have matured to a level that would provide further filtration and screening, maintaining a very low magnitude of change and overall minor effect.

The proposed development would result in the removal of part of a rural feature from a rural landscape, being that of a section of the field, and replace it with highly industrialised features. The development would be partially visible from certain vantage points, however the visibility would be, by virtue of the existing nature of the landscape would be limited to the immediate environment of the field. Whilst the development, as proposed, would be out of keeping with the existing rural character of the field, it is not considered that its impact would extend beyond this environment and would have little to no impact on the wider landscape character identified within the Hart Landscape Character Assessment.

The proposed development to facilitate the battery storage would create a minor and extremely localised effect. When this effect is considered within the local context, it would not constitute an unacceptable impact on the landscape fabric or character. Furthermore, a suitable scheme of planting will, over time, reduce the industrialising impacts of the proposals on the rural character of the area. In terms biodiversity connectivity, which has been eroded due to the historical removal of ancient woodland, the current situation can be improved by adding an amount of larger species native trees, such as English oak, to the area currently shown on the proposals as native shrub planting. The Landscape Officer has confirmed that to achieve this, conditions can be imposed requiring further details of soft and hard landscaping to ensure they are appropriate.

Therefore, the impact that would be caused to the landscape quality of the immediate surroundings, whilst material would be limited to the immediate environment of the field and would have little or no impact on the wider landscape character.

The site is within the countryside wherein dark skies are expected. Policy DNP11 of the DNP states that development proposals should be designed in a way that does not require external lighting or the use of street lighting to minimise the occurrence of light pollution. Proposals for any necessary street and external lighting should comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP). Some lighting would be necessary in the interests of security and maintenance. The applicant provided further information in respect of site lighting, confirming that CCTV poles are part of the proposals which have lights on them; however, the site is not lit on a daily basis. The lights are purely on a sensor basis, and as such, would only turn on if it is dark and someone enters the site. Furthermore, they aren't lights that turn on when it is dark, they only turn on when there's activity. The fencing and planting should provide some screening, but approval of a lighting scheme would be necessary to ensure that lighting is focused within the application site and would be minimised.

Criterion c) of Policy NBE2 of the HLP32 states:

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

There are no heritage aspects for consideration in the proposals.

Criterion d) of Policy NBE2 of the HLP32 states:

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 application is accompanied by information in respect of trees, this is considered below as part of the main assessment under planning consideration 'Biodiversity'.

Criterion e) of Policy NBE2 of the HLP32 states:

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. Subject to condition, the proposed development is considered acceptable in landscape respects in accordance with Policy NBE2 of the HLP32, Policies GEN1 and CON23 of the HDP06, Policies DNP6 and DNP11 of the DNP and Policy 6 of the CNP.

Impact upon Heritage Assets

Local Planning Authorities are required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when considering development proposals that affect the setting or views into it. This is reflected within Paragraph 197 of the NPPF and locally within Policy NBE8 of the HLP32.

There are listed buildings in the wider area, the nearest being a Grade II listed cottage (Corner Cottage) which is approximately 168 metres from the access track for the site. As a result of this distance, it is considered that the proposal would preserve the character and appearance of the surrounding heritage assets in accordance with the requirements of the Town and Country (Listed Buildings and Conservation Areas) Act 1990, Policy NBE8 of the HLP32, Policy GEN1 of the HLP06 and section 16 of the NPPF.

Archaeology

There are no archaeological sites currently recorded at this location. To the east is the Second world war stop line, which consisted of pillboxes behind an anti-tank ditch. Although the development is within the 'field of fire' of the stop line it is sitting in a woodland (additionally the anti-tank ditch has been filled in and has no visual presence). On this basis, the County Archaeologist has raised no objection.

On this basis, it is considered the proposal would accord with Policy NBE8 of the HLP32 and section 16 of the NPPF in respect of archaeology.

Impacts on neighbouring amenities

Policy NBE11 of the HLP32 requires that development does not give rise to unacceptable levels of pollution; and that it is satisfactorily demonstrated that any adverse impacts of pollution will be adequately mitigated or otherwise minimised to an acceptable level.

In terms of amenity, Saved Policy GEN1 of the HLP06 (criteria ii and iii) requires that development avoids a material loss of amenity to residents in respect of noise, disturbance, noxious fumes, dust, pollution, traffic generation, loss of privacy, overlooking or the creation of shared facilities.

Policy DNP1 sets out, inter alia, that proposals should demonstrate how they have satisfactorily addressed noise impacts.

The NPPF (paragraph 130) seeks a high standard of amenity for existing and future users. Paragraph 185 of the NPPF requires planning decisions take into account likely effects of pollution on health, living conditions and the natural environment as well as the potential sensitivity of the site or the wide impacts that could arise from the development. In doing so take account of noise, identify and protect tranquil area and limit the impact of light pollution.

The application is supported by a Noise Impact Assessment. The established representative background noise level is 45 dB(A) during the day-time hours 07:00-23:00hrs and 31 dB(A) during the night-time hours 23:00-07:00hrs at the noise monitoring locations. Details are provided in section 4.1 and Table 3 for a robust approach. The consultants report states the nearest noise sensitive premises is the House at Oakes Copse (NSR3) at 70 metres as detailed in section 1.3 Table 1 of the report. The plant specified is detailed in section 3.3 of the report as Tesla Multipack arrays comprising battery unit and battery transformers with source data provided in section 3.3.2 Table 2. The predicted noise rating levels at the nearest noise sensitive receptors NSR1 to NSR4 are detailed in section 4.2 Table 4 of the report using the CadnaA noise modelling software.

The worst-case scenarios modelled in the report are for the standalone operation for this application proposal and the cumulative operation with phase 1 (approved under a separate planning application). In addition, worst-case 60% duty cycles and 40% duty cycles are considered. The report concludes in Table 5 and Table 6 to indicate that the noise emissions from the proposed external plant would be sufficiently below the background sound level to be considered as a low likelihood of adverse impact in accordance with BS 4142:2014+A1:2019. However, from BS4142 where background sound level and rating levels are low, absolute levels might be as, or more, relevant, than the margin by which the rating level exceeds the background. This is especially true at night. In consideration of the construction phase of the project, and the nearby sensitive residential premises, the EHO recommends a condition to restrict hours of construction works and a condition to provide a Construction Management Plan to minimise possible impacts on surrounding neighbours.

The applicant has provided further information in relation to the site lighting. The applicant has confirmed that the CCTV poles are part of the proposals which have lights on them; however, the site is not lit on a daily basis. The lights are purely on a sensor basis, and as such, would only turn on if it is dark and someone enters the site. Furthermore, they aren't lights that turn on when it is dark, they only turn on when there's activity.

Views of the proposed development from residential properties would be minimal and would not justify a reason for refusal in respect of residential amenity. No concerns or objections in relation to dust, fumes or fire risk have been raised by the EHO in respect of this application. This has been raised in the consultation responses.

On this basis, the proposed development is considered to be acceptable in neighbouring amenity respects. As such the proposal would accord with Saved Policy GEN1 of the HLP06 and Policy DNP1 of the DNP.

Fire risk

Fire risk is a material consideration to this planning application. Fire risk is a determining factor in prior approval submissions within the General Permitted Development Order and planning appeals have also confirmed that access for fire safety vehicles is material to the assessment of planning applications. As a result, fire risk is material to this application and Building Regulations would not be applicable to the development as it does not relate to a building.

Hampshire Fire & Rescue have been consulted on the application and have raised some issues. The applicant has submitted a Technical Note on Fire Safety in response. The document considers access to the site, water supplies, access for high reach appliances, fire protection, testing of fire safety systems and the environment. There would remain the requirement to comply with any non-planning legislation in these respects.

Highways and Parking

Policy INF3 of the HLP32 states that development should promote the use of sustainable transport modes prioritising walking and cycling, improving 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 networks which would cause material detriment to the amenities of nearby properties and settlements or to highway safety.

Policy DNP1 sets out, inter alia, that proposals should demonstrate how they have satisfactorily addressed the potential impacts of traffic.

Paragraph 111 of the NPPF advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application is accompanied by a Transport Statement, where vehicular access to the site is to be provided via the approved access arrangements associated with the first phase of development from Rye Common Lane.

The delivery and installation period of the proposed development would take place over a 36-week period. During this there would be trips associated with the arrival and departure of construction staff and the delivery of parts and construction materials. The development would generate a non-significant amount of vehicular movement, between 10 and 20 vehicle trips per annum to support site operations and maintenance activities. These trips will be made by car and/or light vans.

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 as the greatest amount of traffic generation would be during the construction period with very little following the commencement of the use.

The proposal would not result in a requirement for on-site parking of itself, however it is possible that maintenance vehicles would have to park on site during the operation of the facility as well as during the construction of the site. It is considered that the site is able to accommodate maintenance and construction vehicle parking on site. As such no objections are raised in this regard.

It is considered that the proposal would not have a detrimental impact upon highway capacity or upon highway safety either during the construction or operational phases.

On this basis and the 'no objection' raised by Hampshire County Council as the Local Highway Authority, the proposed development is considered to be acceptable in this regard. As such the proposal would accord with Policy INF3 of the HLP32, Policy GEN1 of the HLP06 and Policy DNP1 of the DNP.

Flood Risk and Drainage

Policy NBE5 of the HLP32 sets out five criteria when development would be permitted, in this case the applicable criteria 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.

Policy DNP15 of the DNP sets out that all development proposals should demonstrate that where feasible they incorporate sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish. Development in areas known to flood from any source will not be supported.

Policy 6 of the CNP sets out that inappropriate development in areas at risk of flooding should be avoided.

The site is located within Flood Zone 1 and is predominantly at very low risk of flooding from surface water. There is an area of low risk in the northeast of the site, including that where the battery storage facility is proposed. The submission provided a flood risk assessment (FRA), as the site area is over one hectare. The application has been reviewed by the Local Lead Flood Authority (LLFA).

The battery storage development area will be drained via a herringbone drainage system conveying runoff to a perimeter SuDS swale. The development area will be constructed with semi-permeable materials to allow rainwater to infiltrate into the underlying makeup where it will be intercepted by the perforated pipework. The drainage will be routed to a SuDS swale that will provide suitable treatment and attenuation prior to discharge to the adjacent minor drain.

Following the submission of additional information as requested by the LLFA, they have confirmed the proposed drainage strategy is suitable for the development and as such raised no objection subject to a condition requiring a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk & Drainage Assessment Report be submitted and approved in writing by the Local Planning Authority. Such a condition is considered to be both reasonable and necessary and will be imposed. On this basis, the proposal is considered to be in accordance with Policy NBE5 of the HLP32, Policy DNP15 of the DNP and Policy 6 of the CNP.

Biodiversity

The Council has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest. These requirements are also reflected within the NPPF, Policy NBE4 of the Local Plan and Policy DNP7 of the DNP and Policy 6 of the CNP.

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.

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, or, in the case of European Protected sites does not comply with the Conservation of Habitats and Species Regulations 2017, then planning permission will be refused.'

Policy GEN1 sets out that development proposals should include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources.

Policy DNP7 of the DNP sets out that development will be supported which demonstrates that any potential impacts upon priority species and habitats have been fully assessed and mitigated and delivers a net gain in biodiversity. In imposing landscaping conditions to secure biodiversity benefits, applicants will be required to include in their schemes the planting of native plants appropriate to the setting and character of the area.

Policy 6 of the CNP sets out that the protection and enhancement of wildlife areas, measures to sustain and improve biodiversity and net biodiversity gains will be supported.

The site is designated Site of Importance for Nature Conservation for ancient semi-natural woodland and identified in the Ancient Woodland Inventory. Aerial photographs of the application site show extensive tree coverage, but these have all been removed (sometime between 2013 – 2017). Whilst the trees within the site were not subject to formal protection and therefore permission was not required from the local planning authority for their removal (and would be a matter for the Forestry Commission) the clearance of the site has had a significant impact on the extent of the Oakes Copse SINC.

Following receipt of further documentation and constructive discussions with both the forestry commission and developer, issues relating to historic felling on this site have been addressed.

The ecology survey assessed the potential for the site to support protected species and the need for any further survey work. Generally, the site is of low value although there are some areas/features with more interest such as hedgerows, the proposals are unlikely to have significant impact on the site.

Additionally, the proposal includes a Biodiversity Net Gain area, with native scrub and tree planting in available areas to provide better networking opportunities in this area. This ensures the development adheres to policy NBE4 and supports other sustainability goals due to the nature of the development.

Subject to the environmental enhancements, including biodiversity net gain areas, being implemented, the Ecology Officer has raised no objection to this application on the grounds of biodiversity. Subject to conditions, the proposal would be acceptable in biodiversity respects in accordance with Saved Policy GEN1 of the HLP06, Policy NBE4 of the HLP32, Policy DNP7 of the DNP and Policy 6 of the CNP.

Trees

Policy NBE2 states that development proposals will be supported where there will be no adverse impact to d) important local, natural and historic features such as trees, woodlands, hedgerows, water features. Policy NBE9 requires development proposals to respect local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows.

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.

Policy DNP8 of the DNP sets out that proposals that will result in the loss of trees which have visual and/or amenity value in the Conservation Areas or mature trees or hedgerows elsewhere in the Parish, either as part of a landscape scheme and layout or as part of the construction works of a development scheme, will not be supported. Where the loss of mature trees or hedgerow is proven to be unavoidable, the proposals must make provision on site for like for like replacements.

Policy 3 of the CNP sets out that development should seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity.

A Tree Survey and Arboricultural Impact Assessment has been undertaken at the site. Overall, the survey has identified 16 individual trees and 19 groups of trees and 1 hedgerow. Of these 36 items, 1 has been categorised as Class 'A', of high quality; 4 have been categorised as B, of moderate quality; and 19 have been categorised as C and are of low quality. In addition, 12 items have been categorised as U and are considered unsuitable for retention and are proposed for removal. The remaining trees are proposed to be retained and protected as part of the application and subsequent development as such the development is considered acceptable in this regard. To ensure the works on site are carried out in accordance with the submitted details a condition will be imposed. The proposal would therefore accord with Saved Policies GEN1 and CON8 of the HLP06, Policies NBE2 and NBE9 of the HLP32, Policy DNP8 of the DNP and Policy 3 of the CNP.

Climate Change

On 29th 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 proposes an energy storage facility which will provide capacity for energy to be stored during periods of generation surplus, where it would be released during generation shortages. This energy would be stored on site and would ultimately be exported to the National Grid.

The proposal therefore 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 matters

Public concern has been raised in terms of the health and safety aspect of the development and potential fire hazard of the proposal. Following these concerns, consultations were sent to both the Health and Safety Executive (HSE) and Hampshire & Isle of Wight Fire and Rescue Service. The HSE response indicated that the proposal did not meet the requirement for a consultation and as such comments were not provided. The response from Hampshire & Isle of Wight Fire and Rescue Service provided comments and advice for the developer, including noting a number of Building Regulation requirements, but did not raise any objection to the proposal.

Officers note that Building Regulations are not applicable to energy storage applications where there are no buildings where people can enter. As a result, on a precautionary basis a condition has been recommended in respect of fire risk.

Reference has been made to an application by Enso Energy (22/01997/EIA). The application was submitted to request a Scoping Opinion. No application for planning permission has at the time of writing the officers report, been submitted to the LPA for consideration.

Planning Balance and Conclusion

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.

The proposal would provide an energy storage facility within the countryside which is required to ensure the capacity and consistency of the electrical system within Hart to help achieve governmental targets of a reduction of reliance on fossil fuels.

Whilst it is acknowledged that the proposal would cause harm to the landscape and character of the area, it would be limited to the immediate environment of the field and would have little or no impact on the wider landscape character. Furthermore, there would be short-term highway impacts throughout the construction period (approximately 36 weeks). However, it is considered that the benefits of the development in providing infrastructure that would contribute towards the Government's national targets of reducing dependence upon fossil fuels along with suitable mitigation as secured by way of conditions would weigh in favour of the proposed development. The proposal battery storage facility would allow for the storage of energy from the national grid to supplement the supply during peak periods as well as be required in the transition towards sustainable energy supplies. These methods of energy creation are beholden to weather conditions and a store for the energy produce would be required to make such ambitions possible moving forward.

The benefits of the proposed development would outweigh any negative impacts and as such, the development should be approved subject to the conditions listed below.

Pre-commencement conditions

The recommendation proposes pre-commencement planning conditions therefore in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority served notice upon the applicant to seek agreement to the imposition of such a condition. Notice was served on the 29th March 2023 and the applicant subsequently agreed the pre-commencement conditions.

RECOMMENDATION – Refer to Full Council with a recommendation to **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: In pursuance of section 91 of the Town and Country Planning Act 1990 (as amended) by section 51 of the Planning and Compulsory Purchase Act 2004).

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

Proposed Site Plan (RC_PSP_REVF), Location Plan (RC2_LP_REVF), Site Elevations (RC2_OP_REV0), Proposed Site Plan (RC2_PSP_REVF)

Transport Statement prepared by local transport projects, Flood Risk and Drainage Assessment Report prepared by Gondolin Land & Water, Jakoustic – Jacksons Fencing, Arboricultural Impact Assessment (incorporating tree protection measures) from The Environmental Dimension Partnership Ltd, Noise Assessment prepared by ITP Energised, Response to LLFA Comments prepared by Gondolin Land & Water, Ecological Assessment Report, Biodiversity Net-Gain (BNG) Note, Appendix 2: Biodiversity Management Plan, Biodiversity Metric.

REASON: For the avoidance of doubt and in the interests of proper planning to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk & Drainage Assessment Report has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the Flood Risk & Drainage Assessment Report.
- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- e. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

REASON: To prevent increased flood risk from surface water run-off in accordance with Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032, Policy DNP15 of the Dogmersfield Neighbourhood Plan, Policy 6 of the Crondall Neighbourhood Plan and Section 14 of the National Planning Policy Framework (2021).

4. No development shall begin, including site clearance, demolition or ground works, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall detail practicable measures to mitigate noise, vibration and dust transmission. Measures to include, but not necessarily restricted to:

1. Times of operation. Written approval to be sought from Local Planning Authority to operate outside of specified times.
2. The parking of vehicles for site operatives and visitors.
3. Loading, unloading of plant and materials to/ from site.
4. The erection and maintenance of hoarding to site boundary.
5. Water suppression during dusty activities.
6. Wheel washing facilities.
7. A scheme for the storage and disposal of waste, providing maximum recycling opportunity.
8. Community liaison and notification.
9. Details of site monitoring and logging of results.
10. Details of all other measures to keep noise, vibration and dust to a practicable workable minimum

REASON: In the interests of highway safety and in accordance with the National Planning Policy Framework (2021), Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and Policy DNP1 of the Dogmersfield Neighbourhood Plan.

5. The development shall not begin until the means of vehicular access to the site has been constructed in accordance with the approved plan (Proposed Site Plan PA_RC_PSP_RevF).

REASON: In the interests of highway safety in accordance with Policy INF3 of the Hart Local Plan (Strategy & Sites) 2032, Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and the aims of the National Planning Policy Framework (2021).

6. Prior to installation, full details of both the hard and soft landscaping details shall be submitted to and approved in writing by the Local Planning Authority. These details shall include means of enclosure vehicle circulation areas, hard surfacing materials, full planting plans, schedules of plants noting species, plant supply sizes and proposed numbers / densities where appropriate. In addition, an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority before development commences. All hard landscape works shall be carried out in accordance with the approved details in accordance with the timetable agreed with the Local Planning Authority.
All planting and seeding comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the

completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: In the interests of the landscape scenic quality of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with Policies NBE2 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006, Policy DNP6 of the Dogmersfield Neighbourhood Plan, Policy 6 of the Crondall Neighbourhood Plan and the aims of the National Planning Policy Framework (2021).

7. Prior to the site being brought into operation, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be maintained and retained in accordance with the approved details and no other lighting shall be installed.

REASON: In the interests of visual amenity and to reduce light pollution in accordance with Policies NBE2 and NBE9 of the Hart Local Plan (Strategy & Sites) 2032, Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006, Policy DNP11 of the Dogmersfield Neighbourhood Plan and the aims of the National Planning Policy Framework (2021).

8. Notwithstanding the details submitted with the application, prior to the first export date, the applicant shall submit details of mechanisms for the maintenance of electrical elements together with an overarching 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.

9. The site enhancement and BNG area management detailed in Rye Common 2 - Biodiversity Management Plan (V3) shall be implemented in full.

REASON: To ensure ecological enhancement and biodiversity net gain in accordance with Policy NBE4 of the Hart Local Plan (Strategy & Sites) 2032, Policy DNP7 of the Dogmersfield Neighbourhood Plan, Policy 6 of the Crondall Neighbourhood Plan and Section 15 of the National Planning Policy Framework (2021).

10. The development hereby approved shall be carried out in accordance with the submitted Arboricultural Impact Assessment (incorporating tree protection measures) from The Environmental Dimension Partnership Ltd (reference edp7562_r003c). Protective measures shall be erected prior to the commencement of development and maintained until completion of the development. No development or other operations shall take place other than in complete accordance with the Tree Protection Plan.

REASON: To ensure that reasonable measures are taken to safeguard protected/important landscape trees in the interests of local amenity and the enhancement of the development itself, in accordance with Policies NBE2 and NBE9 of the Hart Local Plan (Strategy & Sites) 2032, Saved Policy CON8 of the Hart District Local Plan (Replacement) 1996-2006, Policy DNP8 of the Dogmersfield Neighbourhood Plan, Policy 6 of the Crondall Neighbourhood Plan and Section 15 of the National Planning Policy Framework (2021).

11. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture to those as outlined within the submitted application form and as annotated on the approved plans.

REASON: In the interests of visual amenity and in accordance with Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032, Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and Section 12 of the National Planning Policy Framework (NPPF 2021).

12. No construction or demolition activity shall be carried out and no construction related deliveries shall occur, taken at or dispatched from the site except between the hours of 7:30 hours and 18:00 hours on Monday to Friday and 08:00 hours and 13:00 hours on Saturday except in the case of Bank or Public Holidays when no such activities or deliveries shall take place. No such activities or deliveries shall take place on Sundays.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006.

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, once received, the application was acceptable and no further engagement with the applicant was required.

- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.

- 3 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives' vehicles should be normally arranged on site.