

## **VARIATION/REMOVAL OF CONDITION** **DRAFT DECISION NOTICE**



**Expiry Date:** 18 March 2025

**Application Number:** 243168

**Location:** Land At Sheepbridge Court Farm, Basingstoke Road, Swallowfield

**Proposal:** Application to vary condition 14 of planning consent 142914 for the proposed solar farm comprising the erection of solar arrays of photovoltaic panels, inverter/transformer sheds, fencing, site storage cabin, combined DNO and EPC switchgear housing, internal gravel access road, and associated equipment (EIA Development). Condition 14 refers to the use of the site as a solar farm and the variation is to allow an increased period of solar farm operation.

**Recommendation:** Approve

### **Conditions and/or Reasons**

Condition 14 now reads:

The use of the site as a solar farm shall be discontinued on or before 40 years from the date of connection (the point at which the solar panels are connected to the National Grid). All materials shall be removed and the land restored to its former condition (apart from in terms of the proposed landscaping) within six months of the date of disconnection (the point at which the solar panels stop supplying to the National Grid).

*Reason: To ensure the development has no long term impact on the visual amenities of the area. Relevant Policy: National Planning Policy Guidance.*

All other conditions of planning permission 142914 apply to this planning permission, viz:

1. Deleted.

*Reason: As the development has already been implemented, Condition 1 of application 142914 is no longer applicable.*

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 'SE-P-001 Rev 03', 'SE-P-002 Rev 04', 'SE-P-003 Rev 25', 'SE-P-004 Rev 04', 'SE-P-007 Rev 00', 'SE-P-008 Rev 00', 'OR-001 Rev 12', 'OR-002 Rev 10', 'OR-003 Rev 12', 'OR-004 Rev 10', 'OR-005 Rev 10', 'OR-006 Rev 10', 'OR-008 Rev 10', 'OR-020 Rev 01' and 'ITB9046-SK-015' received by the local planning authority on 5th

August 2014 and the revised plans on 24th November 2014 and 26th November 2014. The development shall be retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*Reason: For the avoidance of doubt and to ensure that the development is retained in accordance with the application form and associated details hereby approved.*

### 3. Archeological Potential

This information was submitted and approved under application 140541. The development shall be retained in accordance with the approved details: Plan titled 'Written Scheme of Investigation, Cotswold Archaeology November 2014 and Archaeological Trial Trench Evaluation Interim Statement, Cotswold Archaeology'.

*Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.*

### 4. Employment and Skills Plan

This information was submitted and approved under application 140541. The development shall be retained in accordance with the approved details: Plan titled 'Apprentice and Employment Opportunity Statement, Orta Solar November 2014'.

*Reason: To ensure training opportunities are available for local workers. Relevant policy: Managing Development Delivery Local Plan policy TB12.*

### 5. Construction method statement

This information was submitted and approved under application 140541. The development shall be retained in accordance with the approved details: Plan titled 'Construction Method Statement with Decommissioning Statement, Orta Solar December 2014'.

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

### 6. Surface Water Drainage

This information was submitted and approved under application 140541. The development shall be retained in accordance with the approved details: Plan titled 'Review of Flood Risk Assessment and Drainage Strategy, Nijhuis Industries, H20K December 2014'.

*Reason: To ensure the proposal would not have a harmful impact on surface water drainage. Relevant Policy: Managing Development Delivery Policy CC09.*

### 7. Decommissioning Scheme

This information was submitted and approved under application 140541. The development shall be retained in accordance with the approved details: Plan titled 'Construction Method Statement with Decommissioning Statement, Orta Solar December 2014'.

*Reason: To preserve the open character of the countryside, ensure that the land is restored to active agricultural use and no harmful ecological impact would occur. Relevant Policy: Policy CP7 and CP11 of the Core Strategy.*

### 8. Parking and turning space to be provided

This information was submitted and approved under application 140541. The development shall be retained in accordance with the approved details: Plan titled 'Proposed C.E.M.P. 'SE-C-001'".

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

#### 9. Landscaping

The development shall be retained in accordance with Figure 6 of the Landscape and Visual Impact Assessment (Reference DLA 1498/LVIA/rpt.1/V5.July 2014) and the Landscape and Ecological Management Plan (Reference Michael Woods Associates June 2014).

*Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)*

#### 10. Biodiversity

The development shall be retained in accordance with the Landscape and Ecological Management Plan (Reference Michael Woods Associates June 2014).

*Reason: To ensure adequate mitigation of any ecological impacts. Relevant Policy: Policy CP7 of the Core Strategy.*

#### 11. Limitation of Noise

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 40dB when measured at a point one metre external to the nearest residential property.

*Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

#### 12. Flood Risk

The development shall be retained in accordance with the approved Flood Risk Assessment produced by H20K dated 7th May 2014, Report No 02.

*Reason: To ensure there is no increase in flooding elsewhere and on the site and to prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site. Relevant Policy: Paragraph 103 of the NPPF and Policy CC09 of the Managing Development Delivery Local Plan.*

#### 13. Cessation of Use

If the solar farm hereby permitted is no longer required for the purposes of energy production, it shall be dismantled and all materials removed from site including the arrays and their supporting stands, fencing, access track and sub-stations and any other associated infrastructure/development within four months of the date of the cessation of the use.

*Reason: To preserve the open character of the countryside and ensure that the land is restored to active agricultural use. Relevant Policy: Policy CP11 of the Core Strategy.*

14. As above.

*Reason: As above.*

**Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

*BJC*

Recommendation and conditions/reasons agreed:

Date: 14.03.25

**REMEMBER** - The earliest date for a decision on this application is: **10 January 2025**