

DEVELOPMENT MANAGEMENT COMMITTEE 18th AUGUST 2025

Case No: 25/00652/FUL (appeal ref. 25/00016/NONDET)
Proposal: Installation of a solar park to export up to 25 MW (AC) electricity, comprising up to 40,000no. photovoltaic panels, up to 7no. inverters & transformers, 2no. electrical buildings, 1no. onsite control building, boundary fencing and gates, security cameras, and associated infrastructure and engineering operations
Location: Land East Of Billing Brook And North And South Of Peterborough Road, Haddon
Applicant: Wessex Solar Energy Ltd - Ms Charlotte Peacock
Grid Ref: (E) 512683 (N) 293366
Date of Registration: 15.04.2025
Parish: Haddon

RECOMMENDATION –

Delegated powers to the Head of Planning, Infrastructure & Public Protection to make representations to the appeal on behalf of the District Council, in accordance with the putative reason for refusal in section 9 of this report.

This application, and by association the District Council's stance at appeal, is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation, following a call-in request from the Ward Councillor (Cllr Tim Alban).

IMPORTANT NOTE – An appeal against Non-determination has now been submitted and as such it is no longer open to the Local Planning Authority (LPA) to make a formal determination of the application. The appeal has started (ref. 25/00016/NONDET) and the LPA is required to confirm its stance, either adopting putative reasons for refusal or otherwise confirming it does not intend to defend the appeal. The deadline imposed by The Planning Inspectorate for doing so is 20/08/2025.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The application site comprises approximately 25ha of Grade 3b agricultural land, situated in two parcels north and south of the A605, with the bulk of the site being to the north. The site is wholly within Haddon Parish, and Chesterton and Elton Parishes border the north and west edges of the northern part of the site, respectively.

- 1.2 Along the western edge of the northern parcel, running north to south, is Billing Brook, located within flood zones 2 and 3a, that cover the western most edges of the site. As identified in the 2024 Strategic Flood Risk Assessment, the fluvial Flood Zones run concurrently with areas identified as being at risk from surface water flooding at the 1 in 30 and 1 in 100 year event category, which also run along the edges of the site, particularly along the A605. The 2024 Strategic Flood Risk Assessment identifies the area is at negligible risk of flooding from Groundwater Sources.
- 1.3 Bridleway 111/8 running partially along the western boundary into the site terminating midway in the field. These Public Rights of Way (PROWs) connect to others to the north and east of the northern parcel. The site is located within the Brickclay Mineral Safeguarding Area and along the eastern boundary of the northern half of the site runs an oil pipeline.
- 1.4 The application notes grid connection would be made through underground cables into the wider grid network at the Orton Substation. The works would be carried out by a Statutory Undertaker who has separate statutory powers to carry out these works, and therefore does not form part of this application.
- 1.5 Topographically, the site slopes down from east to west, reflective of the general landscape of this area that rises and falls in noticeable peaks and valleys. The site is located within National Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands, and within the Northern Wolds Landscape Character Area as identified in the adopted Landscape and Townscape SPD 2022. Along the eastern, western and northern edges of the site is established planting, predominantly hedgerows, with some intermittent trees, though with trees mostly sited around the areas of the site close to the A605 and along Billing Brook. The southern boundaries include hedgerows, but not as established as other boundaries, and with limited intermittent tree planting.
- 1.6 There are a number of designated heritage assets in the surroundings, with the closest being the Grade II* St Marys Church in Haddon, sited approximately 870m from the edge of the site where solar panels are proposed. Approximately 950m to the north is a Schedule Ancient Monument, a Roman Barrow, and approximately 1100m to the north west are a pair of Grade II listed buildings that form part of Sheepwalk Farm.
- 1.7 The application proposes the erection of ground mounted solar panels across most of the site, with a bank of panels being approximately 12.5m in length, 6.2m in depth, with the maximum height of the panel being 3.5m. Panels would be sited in rows, with gaps of 0.2m between each bank, and sited on regularly spaced columns that penetrate the ground. The exact depth of the mounting column will vary across the site due to topographical changes and to accommodate varying soil constraints but is indicatively shown as 2m.
- 1.8 The application also proposes 7no. cabins to house inverters and transformers, measuring 2.6m in width, 10.4m in depth and 3.2m in overall height with a flat roof and generally utilitarian in appearance. The proposed security fencing and gate to the perimeter of the solar panels measures approximately 2m in overall height. Engineering operations

are proposed to create new swales and the hardstanding to provide internal access. A single control building is proposed within the site, measuring 7m in width, 3m in depth, 4m in overall height and 3.5m to the eaves. 2no. substations are proposed measuring 9m in length, 4.2m in height and 3.5m in width.

- 1.9 This application follows a previous application (22/00668/FUL) and associated appeal. For comparison, this application proposes a reduction in the overall area of the site by approximately 20ha (or a 45% reduction on the previous 45ha), together with associated reduction in the number of panels from 65,000 to 40,000 and a reduction in supporting infrastructure.

2. NATIONAL GUIDANCE AND POLICY AND RELEVANT LEGISLATION

- 2.1 The National Planning Policy Framework 2024 (NPPF) sets out the three economic, social and environmental objectives of the planning system to contribute to the achievement of sustainable development. The NPPF confirms that 'So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development...' (para. 10). The NPPF sets out the Government's planning policies for, amongst other things:
- delivering a sufficient supply of homes;
 - achieving well-designed places;
 - conserving and enhancing the natural environment;
 - conserving and enhancing the historic environment.
- 2.2 The National Planning Practice Guidance (NPPG), the National Design Guide 2019 (NDG) and the Noise Policy Statement for England (NPSE) are also relevant and a material consideration.
- 2.3 For full details visit the government website [National Guidance](#).
- 2.4 Relevant Legislation;
- Planning and Compulsory Purchase Act 2004
 - Town and Country Planning Act 1990 (as amended)
 - Planning (Listed Buildings and Conservation Areas) Act 1990
 - Ancient Monuments and Archaeological Areas Act 1979

3. LOCAL PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1 Amount of Development
 - LP2 Strategy for Development
 - LP3 Green Infrastructure
 - LP4 Contributing to Infrastructure Delivery
 - LP5 Flood Risk
 - LP10 The Countryside
 - LP11 Design Context
 - LP12 Design Implementation
 - LP13 Placemaking
 - LP14 Amenities
 - LP15 Surface Water
 - LP16 Sustainable Travel

- LP17 Parking Provision and Vehicle Movement
 - LP19 Rural Economy
 - LP29 Health Impact Assessment
 - LP30 Biodiversity and Geodiversity
 - LP31 Trees, Woodland, Hedges and Hedgerows
 - LP34 Heritage Assets and their Settings
 - LP35 Renewable and Low Carbon Energy
 - LP36 Air Quality
 - LP37 Ground Contamination and Groundwater Pollution
- 3.2 Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (Adopted July 2021)
- Policy 5 Mineral Safeguarding Areas (MSAS)
- 3.3 Supplementary Planning Documents (SPD)
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
 - Huntingdonshire Design Guide – Adopted 2017
 - Cambridgeshire Flood and Water SPD – Adopted 2017
 - RECAP Waste Management Design Guide (CCC SPD) – Adopted 2012
 - Developer Contributions – Adopted 2011 (Costs updated annually)
- 3.4 Written Ministerial Statement (WMS) – Solar and Protecting our Food Security and Best and Most Versatile (BMV) Land (May 2024)
- 3.5 Overarching National Policy Statement for Energy EN-1 (2024)
- 3.6 National Policy Statement for Renewable Energy Infrastructure (EN-3) (2024)
- 3.7 *Officer note – National Policy Statements, with those relevant to this application set out in paras 3.4 and 3.5 above, are primarily produced to support the National Significant Infrastructure Project (NSIP) regime. However, both identify that they may be material planning considerations in standard planning applications, but it is for the decision maker to consider the level of weight that should be attributed to them in each circumstance. Noting the scale of development that they are specifically produced to support; officers consider the adopted local plan policies should take primacy in consideration.*
- 3.8 For full details visit the Council's website [Local policies](#).

4. PLANNING HISTORY

- 4.1 21/70004/SCRE - Proposed solar park and associated infrastructure across a 43.3ha (approx. 107 acres) site. Screening Opinion Adopted 02/02/21 – Concludes the development is not EIA Development.
- 4.2 22/00668/FUL – Installation of a solar park to export up to 25 MW (AC) electricity, comprising up to 65,000 photovoltaic panels, 10 inverter/transformer cabins associated works. Refused 21/01/2024. Dismissed at Appeal (see para. 7.3 below for brief summary).

5. CONSULTATIONS

- 5.1 Haddon Parish Meeting – No comments received.
- 5.2 Elton Parish Council (copies attached) – Objection. The solar farm at this location is inappropriate and would cause undue harm to landscape character, harm the amenity and enjoyment of the countryside, removes usable agricultural and causes possible hazards for aircraft contrary to national and local policy.
- 5.3 County Council Archaeology – No objection. Archaeological Evaluation has been previously undertaken across the development area. No further archaeological mitigation is required for the application area.
- 5.4 Active Travel England – No comments.
- 5.5 Fisher German (Oil Pipeline) – No objection. Exolum's apparatus will not be affected by the proposals.
- 5.6 Natural England – No objection. The development will not have significant adverse impacts on statutory protect nature conservation sites or landscapes. Referred to standing advice in respect of other matters.
- 5.7 Peterborough Flying School – Objection. The application has not made assessments based on the flying patterns that are actually carried out from Sibson Airfield. The submitted glint and glare assessments have failed to reflect the angle of ascent/descent or the flown circuits within the area that are restricted by the location of the parachute centre. They have not made a meaningful assessment of engine failure after take-off (EFATO) or engine failure on approach (EFAO).
- 5.8 CCC Rights of Way – No objections. Public Bridleway no. 8 crosses the site and must remain open and unobstructed at all times.
- 5.9 Historic England – No objections.
- 5.10 HDC Conservation – Recommend refusal on the basis of harm to the setting of Grade II Listed Sheepwalk Farmhouse and the associated Granary as the development will be visible from these listed buildings and therefore impact its setting. The harm is considered to be less than substantial and would be a relatively small part of the vista of landscape views, and it should be considered whether there is sufficient public benefit to outweigh the harm, in accordance with the NPPF.
- 5.11 CCC Lead Local Flood Authority (LLFA) – No objections. The submitted documents demonstrate that surface water can be managed through the use of a permitter swale system that will intercept increased runoff. Conditions are recommended in relation to the implementation of the surface water management scheme and means to control runoff during construction.
- 5.12 CCC Local Highway Authority – The submitted visibility splay and access drawings are generally acceptable, and it is noted that these show a left turn in/out access. A revised construction traffic management plan has not been submitted, and it is recommended this conditioned. Conditions are also recommended restricting fences and gates,

requiring the access and manoeuvring areas to be provided in accordance with relevant standards, the retention of vis splays and ensuring appropriate crossing of the culvert is agreed.

- 5.13 HDC Environmental Health – No objections.
- 5.14 Landscape Consultant – Support subject to conditions. The submitted LVA has been conducted in accordance with standard methodology and it is agreed there would be a medium scale of Landscape Change, with an effect moderate/minor significance on landscape character, reducing to minor following the establishment of planting at between 5-10 years, and neutral at 15 years.

The landscape mitigation plan involves native hedgerow and tree planting, and is generally comprehensive, but it is suggested further planting could be included in the south east corner of the southern field. It is recommended this is secured through conditions requiring full details and implementation of soft and hard landscaping.

- 5.15 Ecology Consultant – No objections subject to conditions. It is considered there is sufficient ecological information submitted to support determination of the application. The mitigation measures within the submitted Ecological Impact Assessment should be secured by condition and implemented, and the Biodiversity Net Gain Plan should be secured in accordance with the relevant legislation.

6. REPRESENTATIONS

- 6.1 HDC Cllr Alban (full copy available on Public Access) – Request the application is determined by Development Management Committee. The development will lead to a loss of agricultural land, adverse impacts to the landscape and the character of the countryside, loss of residential amenity and may adversely impact the operation of aircraft, contrary to policies LP10, LP14 and LP35.
- 6.2 CCC Cllr Bywater (full copy available on Public Access) – Objections. The application has not addressed the previous reasons for refusal upheld at appeal. It would result in the loss of productive agricultural land, and harm to the landscape within this rural area. There would be impacts from construction on highway safety and local amenity and impacts aircraft.
- 6.3 19no. objections received, raising the following summarised material points;
- The proposal would result in harm to landscape character and visual amenity.
 - The proposal would not accord with National Planning Policy.
 - There will be a severe visual impact to residential dwellings.
 - There will be an adverse noise impact.
 - The proposed development is substantially the same as the previously dismissed appeal.
 - Planting mitigation will take a considerable amount of time to mature and is unlikely to sufficiently mitigate the visual impact to the landscape.
 - The development results in the loss of productive agricultural land.

- The site is currently open arable land that will be changed to industrial, out of character with the surrounding area.
- There would be a fundamental visual intrusion into the landscape.
- The development is contrary to the adopted Local Plan.
- The development sits on a high point in the district and will be visible for a significant distance.
- The application has not demonstrated that the proposal would not adversely affect the safe functioning of surrounding airfields.
- Glint and glare assessments have identified that a significant number of assessed points are likely to give rise to impacts to flying from surrounding airfields.
- The western edge of the site is within Flood Zones 2 and 3.
- There will be an increase in surface water discharging into the river, adversely impacting existing flooding issues.
- There will be harm to protected species.
- There will be intrusive lighting that has not been assessed.
- There will be an adverse safety impact on the A605 from vehicles entering and existing the site.
- A decommissioning plan is required to ensure the development will be removed when the solar farm has reached the end of its lifetime.
- The proposal is unlikely to achieve the total power generation indicated and therefore overstates the benefits.
- Screening planted is unlikely to sufficiently mitigate visual impacts as the ground level change will mean solar panels sit higher than the treeline.
- There will be a glare impact to vehicles along the A605.
- Construction will negatively impact ecology and biodiversity.
- There will be an adverse impact to airfield safety due to glint and glare.
- There will be a loss of productive agricultural land.
- There is insufficient detail on how the site will be returned to its use at the end of the lifetime of the development.
- The loss of agricultural land will undermine food security.
- The benefits of the proposal do not outweigh the harm.
- The application has not been accompanied by sufficient information to demonstrate the impact to the landscape.
- The additional information does not address the concerns raised.
- Sibson Airfield flying patterns are largely to the south and therefore over this area.
- The flying patterns from airfields that have been assessed are not representative of actual flying patterns.
- The assessment of impact to private aircraft are not reflective of actual flying patterns and will lead to unsafe flying practices.

6.4 1 no. comments of support received, raising the following summarised material points;

- Any impact or reduce carbon footprint should be supported.

6.5 The following points have been raised that are not material considerations. Officer notes are *italicised* for explanation where necessary;

- Comments relating to who the applicant or landowner may be.
- Comments relating to the applicant's reason for submitting the application.

- Concerns regarding precedent for other proposals or future proposed extensions. (*Officer note – Applications must be considered on their own merits. Speculation of future applications that may or may not be submitted is not material.*)
- Solar Panels should be sited on industrial buildings or brownfield land. (*Officer note – This is not in the control of the LPA, is not a matter of policy, and is not a relevant consideration of this application which must be considered on its own merits.*)
- Insufficient consultation has been carried out. (*Officer note – Consultations have been carried out in accordance with the Council's Statement of Community Involvement.*)
- Impacts to private views. (*Officer note – Alterations to private views are not a material planning considerations. Other impacts to residential amenity are material and are considered below in this report.*)
- Comments relating to policy statements that either do not exist or have been removed in later policy documents. (*Officer Note – Determinations are made on the basis of the latest adopted policy. Where any policy has been superseded or withdrawn it is no longer adopted policy relevant to the determination of this application. Relevant policies are set out above and, as appropriate, considered in the assessment below.*)
- Matters that are not planning policy. (*Officer Note – Reports generated through other central government departments are not Material planning considerations. While they may provide context they are not determinant policy until such time as relevant planning policy is revised to accommodate them.*)
- The application is invalid because it has not clarified the output. (*Officer Note – The application proposes a solar farm that generates up to 25MW as a maximum cap. It is not proposed or assessed on the basis that it would only generate that amount.*)
- Comments relating to whether the application should have been accepted. (*Officer note – The power to decline to determine an application is limited and not met by this application.*)
- Matters relating to the sourcing of products in connection with forced labour camps (*Officer Note – This matter is controlled through other legislation and is therefore not a planning matter.*)
- Matters relating to the emerging Local Plan review and the call for sites. (*Officer Note – Applications are determined on their own merits in accordance with the relevant policy in place at the time of determination. That a local plan review, and associated call for sites, is underway does not change the current policy position against which this application is to be determined.*)
- The revised application should be considered noting the previous refusals. (*Officer note – it is not within the LPA's power to refuse to consider this application.*)
- National Policy Statements are not relevant to this application. (*Officer note – The NPS are clear that they may be material considerations in the determination of applications below Nationally Significant Infrastructure Project thresholds, and that the weight to be attributed is a matter for the decision maker.*)

7. ASSESSMENT

- 7.1 The main issues to consider in the determination of this application are:
- Principle of Development

- Character and Landscape
- Highway and Transport Impacts
- Public Rights of Way
- Impacts to Safe Functioning of Aircraft
- Ecology and Biodiversity
- Drainage and Flood Risk
- Impacts to Heritage Assets
- Impacts to Neighbouring Residential Amenity
- Contamination Risks and Pollution
- Other Matters

- 7.2 The starting point for proposals, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 is that developments shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.3 As noted above, the previous application (ref. 22/00668/FUL) was refused, and subsequently dismissed at appeal. That application was refused for four reasons, in summary;
- (a) The adverse impact on landscape character.
 - (b) The lack of information to demonstrate there would be no adverse impact to the safe fly of aircraft.
 - (c) The irreversible loss of Best and Most Versatile (BMV) Agricultural Land.
 - (d) The adverse impact on the amenity of surrounding residential dwellings, particularly Bates Lodge to west.
- 7.4 The appeal was dismissed in respect of parts (a) and (b) above but was not upheld in respect of parts (c) and (d). The relevant part of the appeal decision is considered in more detail in the corresponding section in the report below, where relevant to the determination of this revised application.
- 7.5 A copy of the appeal decision, and the previous application, is available at the following web address;
<https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8UHY2IKL3E00>

Principle of Development

- 7.6 This section is concerned with the broad principle of development for a renewable or low carbon energy generating scheme in the open countryside. More detailed, site-specific matters are considered elsewhere in the report.
- 7.7 The application site is located outside and built-up area and is therefore considered to be within the countryside for planning purposes. In such a location development is restricted under policy LP10 to those that are provided for in other policies within the Local Plan. The supporting text to that policy notes that this is in order to balance support for a thriving rural economy and land-based business, while protecting the character and beauty of the countryside.
- 7.8 Of particular relevance in this instance is policy LP35 which states that “a proposal for a renewable or low carbon energy generating scheme,

other than wind energy, will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable”.

- 7.9 As stated above, LP35 provides support in principle for renewable and low carbon energy generation and is therefore considered by Officers to be one of the specific opportunities for development in the countryside supported in the local plan, subject to a detailed assessment of the proposal and its impacts. In terms of the countryside location, and notwithstanding further assessment in respect of the use of agricultural land, it is therefore considered there is in-principle policy support for the proposal in this location.
- 7.10 In respect to the use of the site, the application site comprises approximately 20ha of agricultural land. Policy LP10, reflecting NPPF para. 187 protects Best and Most Versatile (BMV) Land, defined as being grades 1, 2 and 3a, but for the avoidance of doubt is silent on lower quality land.
- 7.11 The application has been accompanied by an assessment of the Agricultural Land Classification that has undertaken an investigation into the site and concludes that there is no BMV Land within this site. This has included soil sampling and observation pits, in accordance with established best practice and otherwise accord with national DEFRA map information.
- 7.12 While it is noted that objections have been raised by local residents and elected members in respect of the loss of agricultural land, planning policy does not restrict the development of non-BMV land. EN-3, together with NPPF and PPG, are clear that land type should not be a predominant factor in determining the suitability of a site location, but lower quality land should be preferred to higher quality land, avoidance BMV land where possible. The Government has been clear in the 2024 WMS that there is a need to increase renewable energy generation, specifically identifying that solar has an important role in delivery. It clarifies that there is a balance to be struck with the use of land, and that it should avoid best and most versatile land.
- 7.13 The appeal inspector (at paras 50 to 58 of the appeal decision) was clear that the development would not represent an irreversible loss of agricultural land, specifically in relation to BMV land which therefore benefited from a level of policy protection and officers note the previous reason for refusal, in accordance with policy requirements, only related to land classified as BMV, not other agricultural land that does not benefit from policy protection. The inspector concluded, at para 58; -
- “In giving due weight to the use of BMVAL, as required by the 2024 WMS, I find the proposal would have no undue impact on national food security overall. Taking all the matters above into account, I find that the proposal would not result in an irreversible loss or degradation of BMVAL to the detriment of food production and its contribution to the local and rural economy.”*
- 7.14 As this revised site does not include BMV land, there is therefore no policy provision for its protection, and officers therefore consider the location of the development is entirely in accordance with adopted policies LP10 and LP35.

Character and Landscape

- 7.15 The Council's Landscape and Townscape Supplementary Planning Document 2022 (LTSPD) notes that this site sits within the Northern Wolds Landscape Character Area. In terms of nationally designation, the site also sits within National Character Area (NCA) 88 (Bedfordshire & Cambridgeshire Claylands) and NCA 89 (Northamptonshire Vales). The landscape is characterised predominantly through its strong visual topography, well vegetated valleys of an intimate scale, and open ridges and plateaus. It notes key issues within this area are the protection and enhancement of the distinctive ridge and valley landscapes, including the pattern of smaller fields in the valleys, the preservation of key views towards the distinctive skyline of ridge tops, church towers and woodland, the protection of existing watercourses and enhancement of their biodiversity value and the protection of ancient hedgerows and oaks within the valleys.
- 7.16 In respect to this application, the LTSPD particularly notes that all new development proposals should protect key views of the skyline of ridge tops and woodlands, improve the nature conservation value of streams and immediate valley sides and protect and enhance the distinctive characters of valleys and plateau landscapes through maintaining field patterns and long-distance views from the upland areas and protection of ancient hedgerows and oak trees within the valleys.
- 7.17 The application site sits within a valley, with the land rising to the eastern edge of the solar array and reaching a peak on the edge of the site and continuing as a plateau to the east. The topography of the area, forming peaks and valleys across relatively short distance, is distinct within the region, where generally topography has limited variation across shorter distances.
- 7.18 The development proposes the solar panels away from the edge of the site within the southern parcel, with vegetated landscape proposed along the edges in the form of high hedgerows, with interspersed clusters of trees along the boundaries, including stopping up existing gaps within existing hedgerows.
- 7.19 The application has been accompanied by Landscape and Visual Impact Assessment (LVIA) that has assessed the landscape as having a 'community' value in terms of the scale of importance attached to the landscape because of its special qualities or attributes in a national context. Officers consider this an appropriate classification in terms of the scale of locality in which this landscape is valued but note that this does not preclude further consideration of the actual value that might be placed on the landscape as a resource. The assessment considers the sensitivity of the landscape character on the whole to be low, having regard to the susceptibility to change and its value.
- 7.20 The LVIA has also been accompanied by viewpoints and assessment of the scale of change that would arise in the context of this development at various points. In general, it has concluded large scale effects would arise within the site and immediately adjacent to the southern parcel, but that effects beyond 300m of the northern parcel, and along Haddon Road and Bullock Road, would be small or negligible. It identifies that, in the short and long term, the effect of the proposal would be adverse,

and at a moderate/slight impact in terms of magnitude on the landscape character, and moderate/minor impact in terms of the significance.

- 7.21 The previous application was refused, and subsequently dismissed at appeal, on the basis of harm to landscape. The Inspectors comments highlighted that there is a small level of harm to long distance views (i.e. beyond 1km), and that while there would be views of the site these would be filtered, oblique, or mitigated by planting. The Inspector concluded similarly to views in the medium distance (300m to 1km), with slightly increased magnitude by virtue of that closer proximity.
- 7.22 Within 300m of the site, the Inspector concluded there was a significant level of harm, namely from Haddon Road, due to the prominence, the nature of open views across the site and the magnitude of change of both the built form and the planting. It is noted that impacts along on the A605 are considered minimal, given the existing vegetation and fast-moving receptors.
- 7.23 This revised application, in removing the southern field, is now sited approximately 440m from Haddon Road at its closest point. Any experience of the development from that road would now be at some distance and therefore set amongst a wider field of view of agricultural land. Planting proposals along the southern boundary of this revised site is generally limited to hedgerows, with no particular tree screening. This is considered to be the most sensitive view of the site, given the proximity to public views along lower traffic and slower moving roads, and with some limited intervening planting that would not be wholly effective given the topography.
- 7.24 HDC's Landscape Consultant has reviewed the submitted LVA and generally is in agreement with the conclusions. They consider that, in terms of landscape character impact, the proposal will result in a minor impact at 5-10 years post completion, and a neutral impact at 15 years, following completion of mitigation planting.
- 7.25 A number of comments received have raised objections on the grounds of adverse landscape impacts. They have noted the previous appeal and stated this application has not otherwise changed the adverse impacts to the landscape, particularly having regard to the topography of the land and the inefficacy of any screening against the higher areas.
- 7.26 Officers particularly note the comments of the appeal inspector with regards to the low levels of landscape harm at longer distances (beyond 300m), and with the removal of the southernmost field (and the associated 20ha reduction in scale) the only public viewpoint that would within this distance is bridleways 42/6 and 111/8 along the north and western edge of the northern parcel, the latter being the PROW that terminates within the site.
- 7.27 It is noted that the topography and existing planting from the north would limit the impact to some of these PROWs, and while one runs through the site this currently terminates in the field, vastly limiting its usability and contribution it makes to understanding the countryside. While there would be upgrades and a circular route created to connect that PROW which may increase its usage, this would only arise through the development and is therefore considered to be neutral in terms of the impact to that PROW. The existing screening and topography is

considered sufficient to mitigate any material harm to views from bridleway 42/6.

- 7.28 In terms of planting, while full details would be secured via a condition, the application has sought to demonstrate the approach to screen planting. This generally provides for hedging with interspersed clusters of tree planting, creating vertical breaks within the views that are considered an appropriate form of mitigation, and enhancing existing hedgerow patterns along the boundaries. That said, the southern boundary includes more limited tree planting and is a more open view from Haddon Road. While officers understand there may be some shading created by dense planting of trees along this boundary, it is considered reasonable that some additional tree planting be provided as a visual break in the vista. This is considered readily capable of being controlled through condition, as recommended by the Landscape Consultant.
- 7.29 On the whole, while officers note comments of local residents that the development would not be sufficiently screened due to topography, it is considered that the revised proposal would not materially harm landscape character, particularly once the proposed screening has established. Subject to such conditions, it is considered that the proposed development suitably responds to the landscape character of the area, and is therefore in accordance with policies LP11, LP12 and LP34.

Highway and Transport Impacts

- 7.30 The application is located north and south of the A605, a busy, national speed limit road that adjoins the A1 to the east and provides connection to Peterborough. The application proposes access from this road, making use of existing farm access points either side of the road, for both construction and maintenance. It is noted that there have been a significant number of accidents on that road. Physically, the A605 is a wide, well-made highway, appropriate to the nature and level of traffic it carries.
- 7.31 The application has been accompanied by a draft construction traffic management plan (CTMP) that estimates in the region of 353 vehicle movements across the construction stage, with a further 30 vehicles accessing the site per day associated with contractors. Once operational, the development is expected to require approximately 24 maintenance visits over the course of a year, one every two weeks. As the site would be monitored offsite, it is unlikely there would be any significant additional vehicle movements once the development is operational.
- 7.32 The Local Highway Authority have reviewed the submitted information and raised no objections in principle, subject to conditions relating to the construction and maintenance of accesses and appropriate control of construction traffic. They note that a revised CTMP has not been submitted, but have not raised an objection to this, and, as set out below, officers consider this could be conditioned. LHA have noted that there will be other consents required due to works necessary to facilitate the access, but these are separate from the planning process.

- 7.33 A notable level of local objection has been received, inter alia, on the basis that the development would give rise to adverse highway impacts, particularly along the A605, and in relation to both construction and operational aspects of traffic generation, including in relation to the level of visibility onto the road. Comments have also raised concern that electrical interference from the operation of the solar farm will result in adverse impacts to highway safety.
- 7.34 In respect of the vehicle movements generated during operation, it is considered the level of movement generated would not be materially noticeable in terms of transport capacity. While the A605 is a high-speed road there is plenty of visibility in both directions, which meets the requirements within Manual for Streets guidance and could be secured through condition, and which would provide adequate understanding of the traffic conditions for drivers to safely enter and exit the site.
- 7.35 The level of movement associated with the construction process is considered to be significant as a whole, given the level of delivery needed and the number of vehicle movements indicated, though it is noted this would be both limited in the length of time, and spread out through approximately 6 months, as indicated in the draft CTMP. It is proposed that access routes are from the A605, utilising the two existing accesses to the north and south parcels.
- 7.36 The majority of construction traffic would travel along the A605, where it is proposed to signalise the entrances and use a left turn in, left turn out access arrangement, controlled by banksmen, with vehicles turning at roundabouts where the A605 meets the A1 or Church St at Warmington to the east and west respectively. While it is likely this would cause some congestion, the controlled turning, together with conditions restricting delivery times to the site, would minimise that disruption. Given the relatively short period of construction time (indicated at potentially 6 months in the draft CTMP), this would further reduce the impact of the development. Subject to conditions limiting delivery times to avoid peak travel times, this would also prevent any notable transport network capacity impacts, as it would not be anticipated that the level of vehicle movement needed would be particularly apparent on the road network surrounding the A1 and A605.
- 7.37 It is noted the CTMP is submitted in draft form. While, in principle, officers consider it is acceptable, to ensure it is fit for purpose, a condition is recommended requiring that to be submitted in a finalised form. This would ensure the CTMP takes full account of any requirements outside planning legislation that are necessary to ensure the safe functioning of the highway.
- 7.38 On the whole, and subject to conditions, the development is therefore considered not to represent an adverse impact to highway safety or the capacity of the transport network and would therefore accord with policies LP16 and LP17.

Public Rights of Way

- 7.39 The application site includes 1no. Public Right of Way (PROW), Bridleway 111/8, which runs partway along the western edge of the northern field but otherwise terminates in the middle of the field. The

application proposes to create a circular permissive path around the perimeter of this field that would create a loop to that Bridleway for the lifetime of the development.

- 7.40 The County Definitive Maps Team, responsible for PROWs, have raised no objections to the proposal. They have noted that the developer has a responsibility to ensure the continued functioning and accessibility, but this would be a matter controlled through other legislation.
- 7.41 The application proposes a circular permissive path within the northern field, connecting to Bridleway 111/8. Noting this is within the development site, officers consider this could be fully controlled through a condition to ensure it is implemented.
- 7.42 While it is noted that this is proposed on a temporary basis, it would run concurrent with the operation of the solar farm itself. While it would have been preferential for the enhancement to become permanent officers consider this to be an acceptable arrangement as the improvement will remain in place for a proportionate time to the impact created by the development itself.
- 7.43 As no PROWs would be lost through the proposal, and the development would result in a temporary, albeit long-term, improvement to the PROW network, officers consider that, subject to conditions identified, the proposal would accord with policy LP16.

Impacts to Safe Functioning of Aircraft

- 7.44 Within the wider area are 2no. airfields, namely Sibson Aerodrome and RAF Wittering. RAF Wittering commented in relation to the previous application there would be no adverse impacts to the RAF base, which in turn was accepted by the Inspector during the appeal as sufficient demonstration that there would be no harm to that airfield.
- 7.45 Sibson Aerodrome, through Peterborough Flying School (PFS) as the operator, has raised objections to the development on the grounds that there would be a material harm to the safe functioning of the aerodrome.
- 7.46 In particular, they have stated that the assessed flying patterns in relation to glint and glare are not reflective of the actual flying patterns arising from the airfield, which are non-standard given the nature of flying from the site, including for parachute runs that depart and approach the runways are potentially very steep angles. They consider development is located within a location that might reasonably be required for emergency landings or otherwise force aircraft to make inappropriate manoeuvres. They have also identified that the aircraft circulation space is to the south and east, which would include areas of this site, with parachute sites are to the north and west.
- 7.47 Additionally, a private flying strip serving Furze Farm is located to the immediate west of the northern parcel, terminating on the boundary. Objections have been received on the grounds that the application has not demonstrated there would be an acceptable impact on the safe flying of private aircraft in association with this airstrip, particularly glint and glare, but also in relation to available space for landing in the event of engine failure.

- 7.48 The appeal to the previous application was dismissed partly on the grounds of the lack of information to assess the impact of glint and glare, and on the reduction of available land that is likely to be needed for emergency landings in the event of Engine Failure on Approach (EFOA) or Engine Failure After Take Off (EFATO). The inspector concluded that, in respect of landing space, that site may reasonably be the only location available to aircraft in relation to Sibson Airfield noting the location of the overhead power lines, but that it would be unlikely to materially harm safe flying from Furze Farm in the event of engine failure as there is reasonably available other land within a 45 degree angle that could accommodate emergency landings.
- 7.49 This revised application, beyond the removal of the southernmost field, has been accompanied by two glint and glare assessments that state there would be no material harm to safe flying by virtue of glint and glare. In respect of flying from Furze Farm, it is noted that they have concluded that the development would be acceptable subject to controls imposed on the flying patterns from that airstrip.
- 7.50 In respect of Sibson Aerodrome, officers particularly note the submitted assessments have been based on standard angles of ascent and descent and assumed circulation routes. While the agent has confirmed that they have reached out to PFS to understand appropriate patterns but have not received any responses, PFS have raised an objection that the assessments do not reflect actual flying patterns.
- 7.51 PFS have confirmed to officers that flying from the site is variable in scale, timing and the approach. This would be reasonably expected in a flying school given the need to ensure pilots are equipped to deal with a range of potential scenarios, and as parachute aircraft ascends steeply to facilitate fast ascent and descent.
- 7.52 Parachute space is located to the north of the airfield, and officers consider there is a reasonable likelihood this will present a limitation in available circulation space. Similarly, as was confirmed at the previous appeal, circulation space to the south is limited by overhead pylons, particularly in proximity to this site. PFS have confirmed that they fly circuits to avoid local villages, and noting the position of this site between villages south of the airfield it is considered likely this would be generally within the circuit path, and it has been confirmed that the approach when landing is predominantly from the south.
- 7.53 While the application has made some assessment of the potential impacts to flying from PFS, the use of limited angles of approach for aircraft and assumed flying circuits that do not represent actual flying patterns indicate the assessments are not suitably robust. It is noted that no assessment has been made of EFATO or EFAO but, as was concluded within the previous appeal, there is a reasonable prospect that this site may be the only one available in the event of a force landing.
- 7.54 In respect to the private flying strip at Furze Farm, the assessments have noted that glare may have a potential impact but could be mitigated by the pilot. The applicant's consultant recommends that mitigation measures include pilots from this airstrip wearing sunglasses, using darkened cockpit sun visors, overflying and inspecting the runway, landing in the opposite direction if wind conditions allow and planning their flight to land outside the times when sun glare if possible.

- 7.55 Officers note these measures are imposed on a third party, and while some of these are likely to be already in place or easy to accommodate, such as wearing sunglasses, NPPF para. 200 is clear that new development should integrate effectively with existing businesses, and that it is for applicants (the “agent of change”) to provide suitable mitigation, not existing operations. A number of the mitigation measures indicated may not be a realistic option, such as landing in the opposite direction or planning flights outside times for sun glare, it is not open to the LPA to impose conditions or restrictions on flights from Furze Farm. Without such controls to mitigate the impacts the applicant’s assessment concludes that there is a potential for harmful glare affects to arise.
- 7.56 On the whole, officers consider the information provided has not adequately assessed the impacts of the development on Sibson Airfield or Furze Farm. The application has failed to demonstrate that it would not materially harm the safe functioning of airfields through an inappropriate form of development that would give rise to unacceptable levels of glint and glare and remove land necessary to facilitate emergency landings, contrary to policies LP14 and LP34.

Ecology and Biodiversity

- 7.57 The application has been accompanied by Ecological Reports, a Landscape and Biodiversity Management Plan and detailed calculations of Biodiversity Net Gain. These set out the potential areas of ecological value within the site and its surroundings that may be of ecological significance and considers the potential mitigation and enhancement proposals to ensure the development does not result in adverse impacts to ecology and biodiversity.
- 7.58 HDC’s Ecology Consultant has raised no objections to the proposal, and considers there is sufficient information submitted to support the application on ecology grounds. They have noted that there are some elements of the proposal that required further detail, particularly in relation to ensuring adequate available land for skylarks and that planted species are suitably supported to ensure they are capable of surviving, but that these are capable of being secured by condition.
- 7.59 A small number of comments have locally raised concerns that the proposal would lead to a loss in ecology and biodiversity, including in relation to protected species within Billing Brook.
- 7.60 The application site itself is arable land, which in itself is of limited biodiversity value, with any features of biodiversity value predominantly located at the edges of the site. There are established hedgerows and tree belts along its boundaries, with Billing Brook to the west of the northern part of the site notable as a habitat features. There is a number of statutory and non-statutory designations within 5km and 2km distances respectively. The majority of these are beyond the A1 to the east, with a small number of protected road verges to the west and southwest. None of these are within 1km of the main solar farm site itself, though a County Wildlife Site is located approximately 920m to the east of the end of the cable.
- 7.61 The submitted report provides a number of construction mitigation measures that would be capable of being secured by condition. This

includes appropriate checks for the presence of any protected species, measures to limit the impact and access to active construction elements, and design measures to ensure connectivity remains through the site. Officers note that the mitigation measures also include some detail of habitat provision, including bat and bird boxes. The precise details of these have not been provided, however, in terms of location, but officers consider that detail is readily capable of being secured by condition, and there are plenty of trees and other locations to be retained such that these are considered capable of being provided.

- 7.62 The application proposes the retention of all existing ecological features within the site. No pruning or other significant works to the established trees are required to carry out the development, and no works are indicated within any root protection areas. The submitted Biodiversity Metric indicates a 23.89% increase in habitat units, a 13.02% increase in hedgerow units and a 24.83% increase in watercourse units, predominantly through habitat units. These are all above the minimum 10% requirement to accord with the Biodiversity Net Gain thresholds in the Environment Act. In accordance with the legislation, the standard net gain condition will apply and will secure the units following any approval.
- 7.63 On the whole, therefore, and subject to conditions identified above, as well as a condition requiring a finalised landscape management plan and the standard Biodiversity Net Gain Conditions, officers consider the proposal would protect existing ecological features and achieve measurable enhancement in biodiversity terms. It is therefore considered to accord with policies LP30 and LP31.

Drainage and Flood Risk

- 7.64 The application site is predominantly located within Flood Zone 1, at the lowest risk of flooding, with an area of the site along the western edge, close to Billing Brook, located within Flood Zones 2 and 3 at a higher risk of flooding. The application does not propose any physical structures within that area.
- 7.65 No objections have been received from the LLFA as the statutory consultee for surface water. They have recommended standard conditions seeking the fully detailed design should be submitted if the application is approved, details of its long terms management and details of how surface water will be managed during the construction process. Similarly, no objections have been received from the Environment Agency in respect of flood risk from river sources, subject to securing the mitigation in the submitted Flood Risk Assessment (FRA) that proposes no development within flood zones.
- 7.66 A number of objections have been received raising concerns on drainage grounds. In particular, these raise concerns regarding flooding around Billing Brook and the concern flood risk will be increased, and also note concerns the development will give rise to wider drainage issues. It has been identified that areas have flooded along the A605 and around Billings Brook.
- 7.67 The application proposes to manage surface flows predominantly through a mix permeable paving, swales and filter strips, with discharge into Billing Brook. This would both control the rate of discharge and

provide water quality treatment. The LLFA have confirmed this would restrict rates of discharge to below greenfield levels. That level of restriction is considered sufficient to suitably ensure there is no change to flood risk arising from Billing Brook as a result of this development, as it would not experience any increase in the level or rate of surface water discharging into it.

- 7.68 While the solar panels themselves are not permeable, the development does not create substantial levels of hardstanding compared to, for example, a residential development. Water would reach the ground, and there would be some level of infiltration drainage naturally occurring, though as this is likely to be more focused into runs, the profile of how water runs along the ground is likely to change.
- 7.69 The proposed swales and filter strips would serve to slow water flow and create attenuation features that would hold the water while it discharges, and officers consider there is plenty of available land that can accommodate these features. The submitted FRA suggests that 468m of swales would be sufficient to meet the water storage need but proposes 847m to ensure interception of all surface water. While the final length and position of swales will fall to a more detailed design stage, this significant increase above baseline is considered sufficient to be satisfied there is adequate space to accommodate the required drainage measures.
- 7.70 Officers note the relevant test in this instance would be that the situation is not materially worse than the present arrangement. While the fully detailed design would be submitted at a later stage, the level of restriction indicated and the proposed mitigation measures that have been suitably demonstrated to be achievable are sufficient for officers to consider an acceptable drainage arrangement would be readily achievable.
- 7.71 In terms of flooding from river sources, a small section of the northern land parcel is located within Flood zones 2 and 3, with development located outside those areas. As a solar farm, the development is classified as “Essential Infrastructure” in accordance with Annex 3 of the NPPF and is therefore not subject to the sequential test. Such applications are still required to pass the exception test, in that proposals must demonstrate wider sustainability benefits to the community and demonstrate the proposal will be safe from flood risk and result in no increase in flood risk elsewhere.
- 7.72 Notwithstanding that no development is proposed within the areas of higher flood risk, in terms of sustainability benefits, those are considered to be readily apparent in the context of this solar array, as part of the reduction on non-renewable sources of energy, coupled with the net gain proposals that will support local biodiversity. It is noted that some comments have been received highlighting that generated energy will not be used locally, the application has not been proposed, or considered on the basis of supporting local need, but officers consider that the position of the solar farm, and its connection points into the grid, is likely to mean that there will be some reasonable level of energy use within the locality, increasing energy security for local residents as well as regionally/nationally.

- 7.73 Officers also consider the second part of the exception test, in that there is no increase in flood risk, has also been passed. As the development is located outside the flood zones there is no impact to the existing functional flood plain through a reduction in that area, and the development has demonstrated it can adequately accommodate the storage and release of surface water into the brook to less than greenfield rates such that there would be no material impact beyond current runoff rates. While comments highlighting existing flood events along the road and around Billings Brook are noted those areas are within identified Flood Zones and so would be reasonably expected to be subject to flood events. Noting that identified constraint and the specific areas it covers it is considered inappropriate to apply an increased potential flood risk level to the wider site with no evidence that it is likely to arise.
- 7.74 Subject to conditions, therefore, officers consider the proposal would not give rise to any adverse impacts to drainage through surface water or river sources. The proposal would therefore accord with policies LP5 and LP15.

Impacts to Heritage Assets

- 7.75 The decision on this application has to be made in accordance with section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (General duties as respects listed buildings and Conservation Areas in exercise of planning functions). Section 66(1) states, *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*. Section 72(1) imposes a duty on local planning authorities *"with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.
- 7.76 The Ancient Monuments and Archaeological Areas Act 1979 protects the archaeological heritage of Great Britain by making provision for the investigation, preservation and recording of matters of archaeological or historical interest.
- 7.77 HDC's Conservation Officer has reviewed the application. While they have raised an objection on the basis that there would be an impact to Sheepwalk Farmhouse and associated Granary, both Grade II listed, through development in their setting. These buildings are sited just under 1.2km to the northeast of the site. The Conservation Officer has noted that this is a low level of less than substantial harm, and noted these would need to be assessed in the context of the benefits of the development.
- 7.78 The County Historic Environment Team (CHET) have raised no objections and consider that the development would not impact any archaeological deposits.
- 7.79 In accordance with policy LP34, para. 212 of the NPPF, and the relevant legislation, great weight should be afforded the protection of heritage assets. Any harm should be considered in accordance with paras. 213

to 215 of the NPPF, and a development that gives rise to harm will need to be balanced against any public benefits of the proposal.

- 7.80 Generally, the topography of the area screens heritage assets to the west and south of the site, and they are sited either on top of the ridge, in the case of the Roman Barrow, or the other side, where the land starts to fall away, as is the case for St Marys Church. Other directions are similarly screened, though there may be some longer views as the ridgelines are more distant. There is existing intervening screening within some of these views, and additional screening would be secured as part of the development along the boundaries of the site to further create intervening barriers.
- 7.81 Officers note the previous application, and associated appeal, was not refused on the grounds of harm to any heritage asset within the surroundings, and no objections from consultees were received to that application. It was, and remains, officers view that the topography of the land the existing and proposed screening would limit views between the site and heritage assets. The submitted ZTV demonstrates that Sheepwalk Farm and the associated buildings are on the edge of the area of theoretical visibility, and officers consider it likely any views would be of a small section of the eastern edge of the northern parcel.
- 7.82 Officers note the comments of the Conservation Officer but remain unconvinced the application site is within the setting of Sheepwalk Farm and Granary, in line with the previous application, the comments of the Conservation Officer to that application and the associated appeal. Any views that would be available would be wholly limited in extent and lost in the wider context of agricultural land given the distance from the heritage asset.
- 7.83 The proposed development is therefore considered to accord with policy LP34 and the relevant provisions of the NPPF in respect to impact to heritage assets.

Impacts to Neighbouring Residential Amenity

- 7.84 The site is significantly distant from surrounding residential properties, with most being in excess of 1km. Of those closer, the closest is at approximately 480m to west of the southern field, being Bates Lodge. Comments have raised concerns in relation to the visual impact of the solar farms as adversely impacting the amenity of surrounding property, as well as impacts from intrusive lighting.
- 7.85 The third reason for refusal of the previous application (ref. 22/00668/FUL) was included on the basis of harm to amenity of Bates Lodge through impacts from glint and glare across the overall scale of the development. This was not upheld by the inspector, who considered the distance from surrounding property, combined with large areas that remained in agricultural use and enhanced screening would limit any impacts to amenity such that it would not be harmful.
- 7.86 This application, reducing the scale of the development by some 20ha, is considered to be even lesser in harm to amenity. While the ground level changes remain, and some panels are likely to appear above any screening, this would still be at a significant distance, and the impact could only be considered lesser than the previous application.

- 7.87 Officers note comments have been received from local residents that the proposal will be visible from their property, including on the basis that the level of change will be so great that it will result in harm to amenity. That a development may be seen from or alter views from a private property is not material. The consideration in this respect is whether the magnitude of change is so great that it would materially impact the ability of any residential occupier to enjoy the property. Officers note the closest property, at 480m to west of southern field, is a substantial distance, and sits at a topographical level similar to the lower points of the application site. This is a significant distance, and as noted above planting would further reduce the impacts of the solar array through breaking up the visual impact of the array. Officers therefore do not consider that there would be such a visual impact to private views that the development would result in a material level of harm to the amenity of the property.
- 7.88 It is noted that comments have raised objections to lighting in the surroundings. It has been stated that no lighting is proposed, and officers do not consider there would be any need for floodlighting. It is noted that the Inspectors decision highlighted the use of Infrared or Night Vision CCTV for security purposes as a common requirement. Officers consider there may be some minor sensor lighting around any control buildings needed in darker months or late night, albeit on a minimal basis. A condition is recommended to require details of any lighting to be agreed before it is inserted, and which would be in line with the Cambridgeshire Police recommendations, which would cover any eventuality in relation to lighting. Noting the distance from surrounding property, officers consider there is no reasonable likelihood that lighting would materially impact residential amenity, noting how limited any such lighting would be.
- 7.89 In terms of noise, the operation of the solar farm is unlikely to result in any materially noticeable change in the current level of background noise, though in any event the distance from residential properties is considered sufficient to considered sufficient to mitigate any impacts that might arise.
- 7.90 The construction period is likely to give rise to higher levels of noise, though across a relatively short period of time. The Environmental Health Officer has raised no objections on the basis of noise and consider that a Construction Environmental Management Plan (CEMP) can be conditioned to ensure adequate provision is made to further limit noise and other impacts during construction. The site does not immediately adjoin neighbouring property, and the nature of the development is such that there is likely to be more limited impacts in construction than might arise from, for example, more substantial or permanent built form. Noting the short timescale of the development, the position of the site and the physical nature of the works that would be required for the development, officers consider that suitable management proposals can be achieved within the site, secured by condition, that would not result in any material harm to the amenity of surrounding occupants through noise or other impacts arising from the construction period.
- 7.91 On the whole, and subject to the conditions identified, officers consider the proposal would accord with policy LP14.

Contamination Risks and Pollution

- 7.92 The Council's Environmental Health Officer has raised no objection on the basis of contamination risks or air pollution. Natural England have raised no concerns subject to conditions to ensure that there would be no ground contamination, and the LLFA have noted the proposed mitigation measures would also provide filtering before surface water is discharged into Billing Brook.
- 7.93 A number of local residents have raised concerns with regards to contamination of Billing Brook through runoff, and a small number have also raised concerns in respect of air quality through emissions arising from ground disturbance and construction.
- 7.94 In terms of existing contamination, officers consider it likely that the active agricultural use of the site would have required some form of chemical use that could result in contamination, though it is not considered highly likely there would be any contaminants within the site. There are no notable brownfield uses within or surrounding the site that would give rise to concerns in terms of contamination, or any significant evidence of past uses that would indicate previous contaminative uses on or adjoining the site, notwithstanding the cable runs close to existing buildings. While the A605 and A1 are in relatively close proximity to the site, and are both likely to be sources of emissions, there are no designations covering these areas that indicate they are at or approaching levels of excessive particulate matter in the air that may be considered harmful to human health.
- 7.95 As a solar farm, the operational aspect would not give rise to emissions that would result in materially adverse impacts to air quality. While there would be some level of emissions during construction, the short length of the construction time is such that it is considered these would be marginal, and not at a level that would be considered harmful.
- 7.96 A number of objections have been received raising concerns that chemicals used in cleaning the panels will result in ground and water contamination. It is noted that no statutory or technical consultees have objected on this basis or raised concerns. The LLFA has noted the proposed surface water drainage measures will have a filtering effect to ensure discharge into Billing Brook does not adversely affect water quality, and the Environment Agency have raised no concerns regarding potential discharge of contaminations.
- 7.97 While officers consider there is likely to be some chemical use as part of regular maintenance of the site, both in cleaning solar panels as needed and as part of biodiversity management to limit the possible impact of inappropriate plant species, the level of use is considered likely to be low, having regard to the amount of maintenance visits likely to be carried out throughout the lifetime of the development. It is noted that any consideration should be made against a likely starting point that some chemical use would form part of standard agricultural practice use of the site, albeit in a materially different context.
- 7.98 Overall, and particularly having regard to the mitigation that will form part of the drainage scheme, officers consider the proposed development is

unlikely to lead to any materially harmful impact to water sources within and surrounding the site.

- 7.99 In respect to ground contamination, it is noted that no concerns have been raised by the Environmental Health Officer. The application has set out the aspects of the development that could potentially give rise to ground contamination, namely oil storage. This is covered by other legislation, both in respect to maintaining the appropriate form of storage as well as in the event of a spill.
- 7.100 There are no other sources likely to result in ground contamination particularly arising as a result of the development. As any water would be discharged into the nearby Brook, and as noted above is considered sufficiently remediated through the drainage proposals, it is considered this is sufficient to limit the impact of any possible chemical use.
- 7.101 On the whole, the proposal is considered to accord with policies LP36 and LP37 in respect to ground and water pollution and air quality.

Other Matters

- 7.102 The application has been accompanied by a Rapid Health Impact Assessment. While this is limited in its overall scope due to the nature of the proposal, the matters of air quality, noise and neighbourhood amenity, access to work and training, and climate change, are considered relevant matters to be addressed. The submitted document generally notes that no mitigation measures are required where it has identified relevant matters to this development as the proposal is likely to lead to a neutral or positive impact. Where there are potential impacts, the report identifies that other elements of the proposal will already include provisions that act as mitigation, such as construction management plans. Officers have reviewed the report, and particularly those items identified as requiring mitigation or enhancement and consider these are adequately covered by conditions already identified within this report. As such, it is considered the proposal accords with policy LP29.
- 7.103 A condition is considered appropriate to remove permitted development rights for fencing across the site. Officers note this is recommended by the County Council as both Local Highway Authority and Definitive Maps Team in order to safeguard highway safety and the impact of the development on rights of way. Officers consider this is also necessary to ensure the fencing approved under the condition suggested above is not replaced with a more inappropriate form that would have a greater impact and would therefore afford control in respect of landscape matters. Such a condition is considered necessary to ensure the development would accord with policies LP12 and LP17.

8. Planning Balance and Conclusions

- 8.1 The application must be considered in accordance with the statutory tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004, namely, in accordance with the Development Plan unless material considerations indicate otherwise.

- 8.2 Having particular regard to the comments of the appeal inspector, officers consider that the applicant has sufficiently addressed the comments of the inspector in relation to the matter of landscape. However, the information submitted and the assessment of the impact to the airfields is not considered to sufficiently demonstrate the proposal would not adversely impact the safe functioning of Sibson Airfield or the adjacent private airstrip at Furze Farm.
- 8.3 In respect of all other matters, officers consider the application has sufficiently demonstrated that it would not give rise to any material harm, subject to conditions.

9. RECOMMENDATION – Delegated powers to the Head of Planning, Infrastructure & Public Protection to make representations on the appeal to the Planning Inspectorate on behalf of the District Council, in accordance with the following putative reason for refusal;

1. The application has failed to demonstrate that it would not materially harm the safe functioning of Sibson Aerodrome or private flying strips through adverse impacts of glint and glare, and the loss of land necessary to facilitate emergency landings. The development is therefore contrary to policies LP14 and LP34 of Huntingdonshire's Local Plan to 2036.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Aaron Sands, Senior Development Management Officer** aaron.sands@huntingdonshire.gov.uk

Pathfinder House, St Mary's Street
Huntingdon PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE29 3TN

Planning Application: 25/00652/FUL

Case Officer: Aaron Sands

Proposal: Installation of a solar park to export up to 25 MW (AC) electricity, comprising up to 40,000 no. photovoltaic panels, up to 7 no. inverters & transformers, 2 no. electrical buildings, 1 no. onsite control building, boundary fencing and gates, security cameras, and associated infrastructure and engineering operations

Location: Land East of Billing Brook and North and South of Peterborough Road, Haddon



Elton Parish Council
Parish Clerk


Observations of Elton Parish Council

Please ☒ box as appropriate



ELTON PARISH COUNCIL STRONGLY RECOMMENDS REFUSAL because

- **Please refer to the attached submission** providing material planning reasons for the rejection of planning application 25/00652/FUL proposing a solar farm at a totally inappropriate location on west-facing hillsides of the Huntingdonshire Northern Wolds.

 Clerk to Elton Parish Council (For GDPR purposes please do not sign)

Date: 9 May 2025

Failure to return this form within the time indicated (by 10 May 2025) will be taken as an indication that the Parish Council does not express any opinion either for or against the application.

Please send response to email address below:-
Development.control@huntingdonshire.gov.uk
(Development Management)

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN



Elton Parish Council

Parish Clerk
1 Rectory Farm Court
Elton
PE8 6S

Attention: Head of Planning Services
Attention: Aaron Sands, Case Officer
Copy: Clara Kerr, Chief Planning Officer

Reference: 25/00652/FUL

Friday, 9 May 2025

Objection to Planning Application 25/00652/FUL

Dear Mr Sands,

Thank you for the correspondence of 16 April 2025 from Clara Kerr, Chief Planning Officer, inviting Elton Parish Council to provide any views no later than 10 May 2025 regarding the recent planning application 25/00652/FUL submitted 2 April 2025 by Wessex Solar Energy Limited.

Elton Parish Council notes that **planning application 25/00652/FUL** proposing **construction of a solar park to export up to 25 MW (AC) electricity, comprising up to 40,000 photovoltaic panels, up to 7 inverters and transformers, 2 electrical buildings and 1 onsite control building, boundary fencing and gates, security cameras, and associated infrastructure and engineering operations**, is essentially the same development, at the same inappropriate location, as previously proposed with planning application 22/00668/FUL submitted 14 March 2022 by Wessex Solar Energy for construction of a solar park to export up to 25 MW (AC) electricity.

- The earlier planning application 22/00668/FUL was rejected by Huntingdonshire District Council on 23 January 2024.
- Subsequent to the refusal of planning application 22/00668/FUL, Wessex Solar Energy submitted an appeal to the Planning Inspectorate, appeal reference APP/H0520/W/24/3344095, the independent Planning Inspector appointed by the Secretary of State of HM Government duly considered all aspects of the case and dismissed the appeal on 11 November 2024, thus supporting the decision by Huntingdonshire District Council to reject the planning application for a solar farm at the proposed inappropriate location.
- Less than 5 months following the decision from the Planning Inspectorate, Wessex Solar Energy submit a planning application for what is basically the same development plan as previously rejected, the only substantial difference being a reduction in land area for the revised plan.

Elton Parish Council strongly objects to Planning Application 25/00652/FUL for the construction of a solar park on a greenfield site of agricultural land in the open countryside on the sloping west-facing hillsides of the Huntingdonshire Northern Wolds and maintains that the location proposed for this solar park is totally inappropriate, cannot be justified, and causes harm that far outweighs any public benefit, as further detailed hereunder.

Huntingdonshire District Council is presently conducting a statutory review and update of the local development plan (the 'Local Plan' – the current version being "*Huntingdonshire's Local Plan to 2036*", issued 16 May 2019). As part of the local plan update process, Huntingdonshire District

Council invited landowners and developers to propose sites for development with a "Call for Sites" and "Ongoing Call For Sites 2023-2024" (with a closing date of 31 January 2025) - proposed sites were assessed with Land Availability Assessments and Sustainability Appraisals, with the results of the assessments being published and subject to public consultation, with potentially suitable sites to be included in the Draft Local Plan Update which will also be subject to public consultation later during 2025. The thorough process performed by Huntingdonshire District Council for the Local Plan Update is open and transparent, allows the public to provide opinions, ensures diligent assessment of proposed developments, and provides long-term planning and site allocations for development throughout the district to ensure sustainability and the satisfaction of requirements. Sites have been proposed for development of solar parks within the "Call for Sites" Local Plan Update process.

- Wessex Solar Energy has yet again deliberately ignored the "Call for Sites" for the Local Plan Update; therefore, the proposed Haddon Solar Park will not be part of revised Huntingdonshire's Local Plan Update and shows disregard for the need for site allocations in local development plans.

It is interesting that 25 MW(AC) (previously stated as 22 MW) was stated as the maximum output capacity for the 65,000 solar panels proposed in the 2022 planning application 22/00668/FUL; the revised planning application 25/00652/FUL, 2 April 2025, proposes a reduced project with 40,000 solar panels, yet still states an output capacity of 25 MW(AC)?

Elton Parish Council recommends refusal of the planning application and respectfully requests Huntingdonshire District Council to duly consider the objections against the development as submitted by the parish council (detailed further hereunder).

Should you have any queries or require any further information relating to this matter, please do not hesitate to contact me at your earliest convenience.

Yours sincerely,

Parish Clerk, Elton Parish Council

Attached/

ELTON PARISH COUNCIL OBJECTION TO
WESSEX SOLAR ENERGY PLANNING APPLICATION 25/00652/FUL

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(1.) SUMMARY

Considering the conflict with the development plan overall, the balance between harm caused versus the potential public benefit from this proposed project, and other material planning considerations as detailed further hereunder, Elton Parish Council respectfully suggests planning permission should be refused.

Refusal of planning permission is justified under Section 38(6) of the Planning and Compulsory Purchase Act 2004; the current development plan of Huntingdonshire District Council, in particular “*Huntingdonshire’s Local Plan to 2036*” (“**the Local Plan**”), with Local Plan Policies such as LP10: Countryside and designated site allocations for development; “*Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022*”; and the Government “*National Planning Policy Framework*” (“NPPF”, December 2024 as amended 7 February 2025).

The environmental benefit of low carbon energy is not in dispute, including the use of photovoltaic solar panels in the mix of sources of renewable energy, but such potential benefit does not confer an automatic approval; the consideration is whether the perceived public benefit outweighs the harm for a proposed project at a specific location.

Attempting to justify this particular project at this particular location, Wessex Solar Energy repeatedly refers to the general national need for, and national policies regarding renewable energy, especially solar energy (despite the NPPF stating that applicants are not required to demonstrate the overall need for renewable or low carbon energy); however, such pleading about the national need for solar energy deliberately attempts to distract from the real matter at hand – the specific site location as described in the planning application is totally inappropriate (as concluded by Huntingdonshire District Council¹ and the HM Government Planning Inspectorate² when rejecting the previous proposal for a solar farm at this same location).

This representation from Elton Parish Council focuses solely on the substantive issue - that a solar farm at this particular location is inappropriate and would cause undue harm to the designated landscape character area of the Huntingdonshire Northern Wolds; harm the amenity and enjoyment of the countryside for residents and visitors; needlessly removes usable agricultural land; and cause possible hazards for aircraft;

¹ Huntingdonshire District Council Refusal of Planning Permission Application 22/00668/FUL, 23 January 2024

² Planning Inspectorate Appeal Decision APP/H0520/W/24/3344095, 11 November 2024

as such, the project is not in accordance with national or local policies – basically, the small benefit does not outweigh the significant and unnecessary harm if this project were to proceed.

The 2022 planning application 22/00668/FUL described a solar farm of 65,000 solar panels with a maximum output capacity of 25 MW(AC).

The revised planning application 25/00652/FUL, 2 April 2025, proposes a reduced project with 40,000 solar panels, but still states an output capacity of 25 MW(AC)?

When rejecting the previous proposal for a solar farm at this location, both Huntingdonshire District Council and the Planning Inspector appointed by the Secretary of State concluded that the proposal would conflict with the local development plan taken as a whole and the significance and level of the combined harm would not be outweighed by the public benefits.

- The main revision to the proposal as submitted in the latest planning application 25/00652/FUL is a reduction in the number of photovoltaic solar panels from 65,000 panels proposed previously to 40,000 panels proposed now – so the public benefit from renewable energy will be reduced significantly (a 28% reduction in solar panels), yet the harm caused cannot be remedied, the harm caused is merely reduced somewhat by the reduction in land area utilised but the balance remains that the slightly reduced combined harm would not be outweighed by the reduced public benefits.

(2.) CHARACTER AND APPEARANCE OF THE COUNTRYSIDE

(2.1.) INTRINSIC CHARACTER AND BEAUTY OF THE COUNTRYSIDE

The NPPF³ states that planning policies and decisions should contribute to and enhance the natural and local environment and recognise the intrinsic character and beauty of the countryside.

Local Plan Policy LP10: The Countryside⁴ also recognises the intrinsic character and beauty of the countryside.

It is indisputable that the construction and subsequent long-term operation and maintenance of a solar farm with arrays of black solar panels on a greenfield site in open countryside will cause unavoidable detriment to the landscape character and beauty of the area.

Bearing in mind that the revised proposal as described in the current planning application 25/00652/FUL is basically a somewhat reduced version of the project described in the previous planning application 22/00668/FUL except that the southernmost field has now been omitted, it is worthwhile recalling the Planning Inspector comments⁵ when dismissing the appeal against rejection of the previous planning application for a solar farm at this location:

“significant harm would be caused to the character and appearance of the Northern Wolds Landscape Character Area”,

“The site’s characteristics of open fields would unquestionably change to utilitarian arrays of solar panels up to 3.5 m high”,

“the proposed development type, which overall would be discordant in form, height, and colouring compared to the surrounding agricultural fields and vegetation.”,

“The topography would result in visibility of the expanse of panels for up to approximately 3 km from various points from the north round to the south west, plus at closer range to the north east.”,

“At a range of 300m and closer along Haddon Road, the proposal would be very prominent. The open views across the site and long-range views to the countryside beyond would be effectively blocked by the panels stretching out to the highest viewpoint. Their 3.5m height would dwarf the human scale at this proximity, albeit with grazing pasture underneath. The additional hedgerow screening, when matured, would predominantly block the panels but would also block this view and thus effect large scale change. In this

³ “NPPF” - National Planning Policy Framework, December 2024 as amended 7 February 2025

⁴ “Huntingdonshire’s Local Plan to 2036”, 16 May 2019

⁵ Planning Inspectorate Appeal Decision APP/H0520/W/24/3344095, 11 November 2024

regard I am most persuaded by the objectors to the proposal, who place a greater magnitude of change and effect on significance”,

“The proposal would therefore have a significantly harmful effect on the character and appearance of the area overall.”,

“There would be a resulting conflict with the LP Policies LP10, and LP35⁶, which together and amongst other matters, aim for renewable energy schemes to compensate to make their impacts acceptable, recognise the intrinsic character and beauty of the countryside, and not give rise to impacts that would adversely affect the use and enjoyment of the countryside by others.”

“The LTSPD⁷ identifies that development proposals in this area should protect key views towards the distinctive skyline of ridge tops, and protect and enhance the distinctive characters of the valley and plateau landscapes through maintenance of field patterns and long distance views from the upland areas. As such, I find the proposal would be partly in conflict with these requirements.”

The nation may need renewable energy, including solar power, but there is no need to destroy the landscape character and beauty of unspoilt, open countryside.

The proposed site lies near the edge of Natural England National Character Area 89: Northamptonshire Vales and within the National Character Area 88: Bedfordshire and Cambridgeshire Claylands, a broad, gently undulating, lowland plateau dissected by shallow river valleys.

The proposed site also lies within the designated Huntingdonshire Northern Wolds Landscape Character Area, described as *“an attractive and relatively unspoilt part of the district with a strong historical character. Both villages and countryside are vulnerable to unsympathetic development”*.⁸ Surely it is beyond contestation that a solar farm on these hillsides is an **“unsympathetic development”** driven more by mammon rather than any noble desire to mitigate global warming.

The proposed site is not abutting, or even close to, any urban or suburban ‘built-up’ area, industrial area, brownfield site, or so-called “greyfield site”. There is one main road running through the area, the local single-carriageway A605 east-west distribution road (a local county road, not a major national highway). Other than the A605 road, the area is open countryside, agricultural land with homesteads and small hamlets and traditional, rural villages set in the distinctive ridged topography of the Huntingdonshire Northern Wolds.

The effect of the project proposed at this particular location would be that the currently rural and agrarian character and appearance of the area would be drastically and noticeably altered with the introduction of an overtly industrial infrastructure into the open countryside.

There would be massive (albeit temporary, for a period of circa 6 months) detrimental impact during the construction phase, with large-scale industrial work, with major visual impact and noise disturbing local residents and visitors, disturbing wildlife in existing hedgerows, trees and the nearby river valley (perhaps unlawfully if considering the Wildlife and Countryside Act 1981), and causing increased HGV traffic on the roads, particularly the A605 road (the A605 Peterborough roundabout is already severely congested during peak periods). The disturbance of wildlife during installation could have effects beyond the actual construction phase.

Following installation, the particulate air pollution from construction operations, local air pollution from HGV and heavy plant usage, noise, odour, and the constant disturbance to wildlife will decrease significantly during the longer-term operation and maintenance of this industrial facility (perhaps some of the wildlife scattered during the construction phase may eventually return to the hedgerows).

However, the visual impact will remain, and the intrinsic character and beauty of the countryside will be destroyed, perhaps forever, with fields covered with arrays of black solar panels where there had been arable land surrounded by seasonally changing green and yellow open countryside.

⁶ “Huntingdonshire’s Local Plan to 2036”, 16 May 2019, Policies LP10 and LP35

⁷ “Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022”, 17 March 2022

⁸ “Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022”, 17 March 2022, a material planning consideration in determination of planning applications.

(2.2.) VISUAL IMPACT

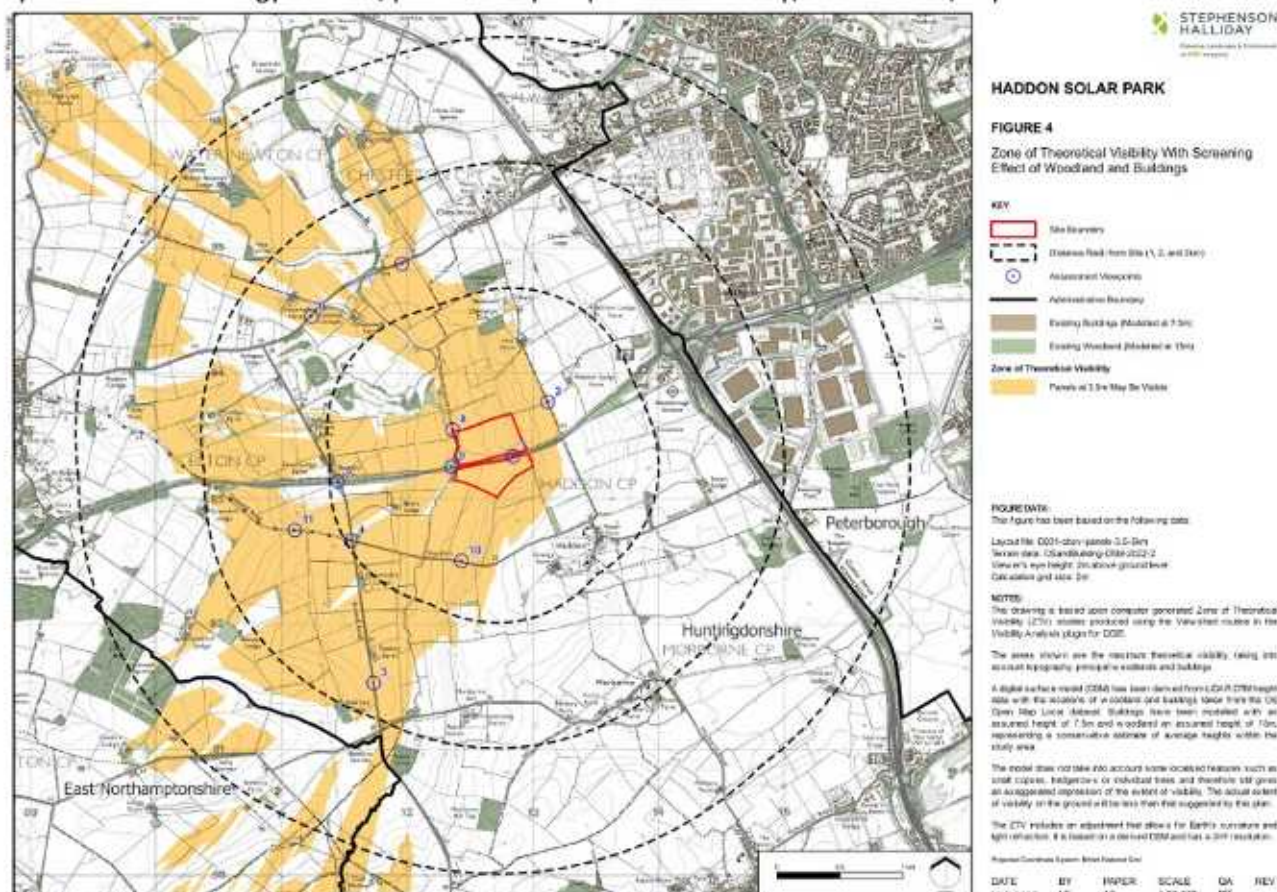
For this particular planning application at this specific site, the long-term impact is worsened, and unable to be mitigated, as the proposed site for this solar farm is on west-sloping hillsides, rather than on lower-lying, level land (almost as if there is a desire to have the solar farm visible for miles throughout the formerly unspoilt area of northern Huntingdonshire).

The visual impact cannot be avoided, the balance is whether the impact is very localised or more widespread; is the area open countryside with a distinctive 'unspoilt' character; and can the impact be mitigated to an acceptable degree

- this particular planning application at this specific location fails so badly on all counts that it is amazing the location was ever proposed back in 2022, and incredulous that the development at the same location is proposed again after being rejected previously.

Because of the western hillside location, only the nearby village of Haddon (to the south-east, on the other side of the ridge) is saved from the stark visual impact. The visual impact extends for miles west and north, as shown below, destroying the landscape character.

Refer to the "Zone of Theoretical Visibility With Screening Effect of Woodland and Buildings", as submitted by Wessex Solar Energy Limited, produced by Stephenson Halliday, March 2025, copied below.



Visibility Assessment of proposed Haddon Solar Park

The facility will be detrimental to the visual amenity of residents and visitors for miles around, particularly to the north and west of the site.

The most affected residents, with clear views of the PV panel arrays covering the western slopes of hills will be in the civil parish of Elton at Bate's Lodge; Lawrence's Lodge; Tookey Farm; Rectory Farm; Elton Lodge Farm; and Furze Farm; and at Hill Farm in the parish of Chesterton.

These impacted dwellings are not just some modern additions to the area; these farms are shown in Ordnance Survey maps of the 18th and 19th centuries⁹. For hundreds of years, families living at these locations have looked out over open countryside, but would be faced with a stark, black industrial landscape if this solar farm is constructed at this location. This impact not only needlessly spoils the unspoilt landscape character, to impose such harm on local people, against the wishes of the local people, would rend the very soul of this rural area.



View of the proposed site from west of Bullock Road

These western slopes of hillsides north and south of the A605 road would be covered with black arrays of PV solar panels, visible for miles to the west and north – impossible to screen because of the topography.

(The white truck near centre of the photo is on the A605 road.)



View of the proposed site from east of Bullock Road

⁹ Ordnance Survey, One-Inch, England and Wales, Sheet 171 – Kettering, surveyed: 1882 to 1887, revised: 1897, published 1899, and First edition Ordnance Survey maps of the topographic series of England and Wales, surveyed 1784-1869.

When dismissing the Gayton, appeal 3314266¹⁰, 13 March 2024, the then Secretary of State concluded ***“Visual harm to landscape character and appearance carries major weight reducing to major-moderate over time”***.

Detriment to landscape character and visual amenity were concluding reasons for dismissing the Alfreton appeal 3299953¹¹, ***“The need for renewable or low carbon energy does not automatically override environmental protections. I have taken into account all the other matters raised including the proximity of a suitable grid connection, but in the overall balance, the harm caused to landscape character and visual amenity is decisive”, “In this case, the solar farm would be mounted largely on sloping land with a very significant zone of visual influence extending for several km across attractive and locally valued countryside in a transitional character area with long reaching views”, “Planning Practice Guidance advises that local topography is an important factor in assessing whether large scale solar farms could have a damaging effect on landscape”***.

For residents and visitors alike, there is an open outlook of the Huntingdonshire Northern Wolds, with the experience of seasonal changes; if a solar farm is installed on this landscape, the panels would be a significant detractor with major adverse effects.

- The adverse effects cannot be mitigated because of the topography of the area.

(2.3.) TOPOGRAPHY

A review of the topography map of this proposed development, 22 March 2025 (copied below) clearly shows:

- In the field north of the A605 road, the terrain slopes from approximately 19.8 m amsl at the western boundary hedge up to 42.86 m amsl near the crest of the hill at the eastern boundary hedge, an increase in elevation of 23.06 m (almost 76 feet). Hedgerow (when eventually mature after 10-15 years and only during seasonal periods of foliage) along the western and northern boundaries will be totally ineffective for visual screening at any distance other than walking along right next to the hedge.
- In the field south of the A605 road, the terrain slopes from a low of 20.4 m amsl at the western boundary hedge up to 44.3 m amsl near the crest of the hill at the eastern boundary hedge, an increase in elevation of 23.9 m (over 78 feet). Hedgerow screening as proposed along the western boundary will be totally ineffective for visual screening at any distance other than walking along right next to the hedge.

The solar farm should simply not be planned for this location (or any similar rural hillside location in the open countryside).

- Wessex Solar Energy has made no serious attempt to consider alternative, more appropriate, locations for a solar park with level, lower-lying topography (allowing adequate screening) that would result in less visual impact and detriment to the landscape character of the area, or on ‘brownfield’ land (as per national guidance), or adjacent to the main north-south railway line east of the A1/A1(M) highway, or on level ground adjacent to the A1/A1(M) highways (such as the Cell Energy proposal for a 35 MW solar farm near Vicarage Lane, Diddington).

It is of interest that the same landowner has much land to the east of the proposed site and the landowner wishes to change the land use from agriculture and allocate this land for development adjacent to the western edge of the A1(M) motorway, from the A605 road and Peterborough Service Station south to the Haddon Road (by Toon’s Lodge).

Ideally, in accordance with national guidelines and local policies, solar parks should be sited on ***“previously developed and non-agricultural land”***; however, if there happens to be some strong justification for destroying the countryside, then at least the alternative site (owned by the same landowner), immediately west of the A1(M) motorway and south of the A605 road, sloping down to an area of quite level ground

¹⁰ Paragraph 46, Appeal APP/W2845/W/23/3314266, Gayton, West Northamptonshire, dismissed by the Minister of State for Local Government on behalf of the Secretary of State, 13 March 2024.

¹¹ Appeal Ref: APP/M1005/W/22/3299953, Alfreton DE55 7AH, 5 December 2022.

adjacent to the A1(M) motorway, would avoid much visual impact and detriment to the landscape character of the Huntingdonshire Northern Wolds and perhaps allow adequate screening.



It is interesting to note that in the 18 July 2024, appeal decision S62A/22/0006 supporting the planning application for a solar farm on land at Berden, Uttlesford, The Planning Inspector accepted there would be harmful impact on landscape character and detrimental visual effects; but, questioned the extent of that harm. The Planning Inspector accepted that “because of the relatively flat lie of the land, there would be no significantly jarring longer-distance views of the installation.” – The Planning Inspector (while supporting the proposed solar farm at Uttlesford) thus makes the point that harm can sometimes be mitigated by using **appropriate sites on flat land**. But this is not the case for the proposed Haddon Solar Park on the western slopes of hills in the unspoilt Huntingdonshire Northern Wolds where there will indeed be “significantly jarring longer-distance views of the installation”.

To further support the point that locating a solar farm on slopes of undulating countryside is inappropriate (let alone the attractive and relatively unspoilt hillsides of the Huntingdonshire Northern Wolds landscape character area), The Planning Inspector concluded in Appeal: 3317818, 14 November 2023¹², that “*Much of the landscape effect of this proposal relates directly to the sloping nature of the site, which has the consequence of increasing visibility and potentially increasing the effect of the scheme. This consideration is in the light of the national and industry approach to the best siting of solar developments.*”

¹² Paragraphs 41 through 44, Appeal: APP/A1910/W/23/3317818, Little Heath, Berkhamstead, 14 November 2023.

(3.) AIRCRAFT SAFETY

Adjacent to the northern edge of the proposed site is a private airstrip at Furze Farm, and Sibson Aerodrome is 3–4 miles further north. The potential risk to aircraft safety from the solar panels at the proposed site is increased as air traffic typically enters Sibson's circuits from the south and east and approach the airfield from these directions.

Updated assessments of glint and glare have been submitted by Wessex Solar Energy; however, the new report continues to understate conclusions given 38% of the assessments (for some Sibson Flying School receptors and most Furze Farm receptors) indicate glint is predicted and will persist at these receptors throughout the planned 40-year duration of the project and will be evident to pilots until screening matures to a height of 3.5 m, but fails to acknowledge that screening will be inadequate to block 40,000 reflective panels rising 25 m on hillsides.

The safety risks therefore remain, particularly when considering the flying patterns that are established at Sibson Aerodrome.

The proposed solar farm at the location specified in planning application 25/00652/FUL would thus continue to be detrimental to Sibson Aerodrome considering the adverse effect on safety near a notifiable installation contrary to Local Plan Policy LP14 Amenity¹³.

The proposed solar farm would be counter to the Department for Transport General Aviation Strategy, 2015, and NPPF para 111(f) (page 32)¹⁴.

Bearing in mind that the revised proposal as described in the current planning application 25/00652/FUL is basically a somewhat reduced version of the project described in the previous planning application 22/00668/FUL except that the southernmost field has now been omitted, it is worthwhile recalling the Planning Inspector comments¹⁵ regarding aircraft safety when dismissing the appeal against rejection of the previous planning application for a solar farm at this location:

"Insufficient demonstration that the proposal would cause no harm to the safe functioning of aircraft."

"In the absence of more detailed evidence on how glint is experienced and reacted to by pilots during various airborne manoeuvres, it is reasonable to assume that its impacts could have a catastrophic outcome. I find that a precautionary principle needs to be in place in this instance, due to the lack of detailed information as to exactly how the solar panels may affect these local aircraft, which have flight patterns significantly differing from those modelled. I do not have sufficient confidence to be able to declare that there would be no harm resulting from glint."

"there appears to me to be a potentially noticeable impact for some Furze Farm flying manoeuvres across a large proportion of the day/year. The mitigating factors do not sufficiently indicate to me that any glint which is experienced, would not be harmful to pilots."

(4.) TEMPORARY NATURE OF THE PROPOSAL

Developers of solar parks make great claims that the project, and the unavoidable harm to the landscape character, local amenity, and farmland, is only "temporary" with the possibility that land could perhaps be returned to agricultural use after 40 years or so – this claim has become standard in all planning applications for solar farms.

¹³ "Huntingdonshire's Local Plan to 2036", 16 May 2019, Policy LP14 para (h) (page 71)

¹⁴ "NPPF" - National Planning Policy Framework, December 2024 as amended 7 February 2025

¹⁵ Planning Inspectorate Appeal Decision APP/H0520/W/24/3344095, 11 November 2024

But, claiming that a project duration of 40 years is “temporary” should be given little weight where the project entails a stark contrast to the previous land use, the surrounding landscape character, and the enjoyment of people, and will be visible for miles around (as ruled by the Secretary of State and various Planning Inspectors), the industrial installation should even be considered as “permanent” and judged as such (as decided by some Planning Inspectors).

The latest version of the NPPF Paragraph 168(c) (page 49)¹⁶ states, *“applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site”*; thus accepting that once a site is used for a ‘temporary’ solar farm (of 25-40 years effective duration), it is then beneficial to continue the project with replacement solar panels and infrastructure – basically, the development is permanent, not ‘temporary’.

When considering the harm to landscape character, visual impact and land use, a solar farm project of 40 years duration should be treated as effectively a permanent installation.

When dismissing the Gayton appeal 3314266¹⁷, 13 March 2024, the then Secretary of State agreed that the scheme could possibly be returned to agricultural use at some stage, *“but considered this claim should be afforded only negligible weight”* and *“little weight should be afforded to the potential reversibility of the proposal in landscape or visual terms”*.

When dismissing the West Wickham, South Cambridgeshire appeal 3300777¹⁸, 22 September 2023, The Planning Inspector reasoned, *“impacts could be limited by condition to a period of 25 years. This however is a relatively long period of time during which the adverse impacts would be experienced. Therefore, I am not persuaded that the development would be justified on this basis.”*

When refusing planning permission and dismissing the appeal for a solar farm near Little Heath, Berkhamstead, appeal 3317818, 14 November 2023¹⁹, The Planning Inspector reasoned, *“Leaving aside the discussion as to what may happen at the end of the 40 year period – which can only be speculation.... Although the proposal is for a limited period, the length of that period is very substantial..... it cannot be right that the fact that approval is sought for a 40-year period is accorded more than very limited weight in favour of the scheme in relation to the loss of openness. To do so would go against the concept of permanence.”*

When refusing planning permission for a solar farm at Manuden, Uttlesford, application s62A/2022/0011, 11 May 2023²⁰, The Planning Inspector concluded, *“This would be highly contrasting industrial infrastructure that would be present for an extended period of around 40 years. This extended chronological span, together with the scale and size of the proposal, would be perceived as permanent rather than temporary features within the landscape”* and *“Given this duration the proposed development would be seen as permanent features rather than as temporary.”*

Likewise, when dismissing the Alfreton appeal 3299953²¹, 5 December 2022, The Planning Inspector concluded, *“I consider that 40 years is a very significant period in people’s lives during which the development would seriously detract from landscape character and visual amenity.”*

¹⁶ National Planning Policy Framework, December 2024 as amended 7 February 2025

¹⁷ Appeal APP/W2845/W/23/3314266, relating to a planning application for construction of a solar farm near Gayton, West Northamptonshire, was dismissed by the Minister of State for Local Government on behalf of the Secretary of State, 13 March 2024.

¹⁸ Paragraph 11 of Appeal: APP/W0530/W/22/3300777, Land to the South East of Burton End, West Wickham, South Cambridgeshire CB21 4SD, 22 September 2023.

¹⁹ Paragraph 19 of Appeal APP/A1910/W/23/3317818, Little Heath Lane, Little Heath, Berkhamstead, 14 November 2023.

²⁰ Paragraphs 18, 51, Decision Notice & Statement of Reasons, Application Reference: s62A/2022/0011, Land East of Pelham Substation, Maggots End, Manuden, Uttlesford, Decision date: 11 May 2023.

²¹ Concluding paragraph 60 of Appeal APP/M1005/W/22/3299953, Alfreton DE55 7AH, 5 December 2022.

If there happens to be some strong justification to allow long-term harm to the landscape character and amenity of the countryside at a particular location with a development project proposed as “temporary” (whether a solar farm or indeed any other project), with a claim by the developer that the project will eventually be decommissioned and land fully restored, such restoration needs to be guaranteed.

Planning Conditions, with the need for a decommissioning plan to be submitted many years hence, are insufficient (the operator of the solar farm simply ‘ring-fences’ the project within a dedicated limited company, transfers profits throughout the project, and then, with the project laden with debt, declares voluntary liquidation prior to any decommissioning obligations and walks away with no liability or recourse).

If the developer has truly honest intent, eventual decommissioning can be somewhat assured either by a substantial reinstatement bond held in an ESCROW account or by a suitable insurance policy (whereby in the event the operator of the solar farm is liquidated, the insurance policy finances the reinstatement).

(5.) CONCLUSIONS

1. The importance of renewable energy is appreciated; but the need for renewable energy does not confer automatic approval of solar farm projects if a particular proposal is inappropriate; the consideration is whether the public benefit outweighs the harm for this project at the proposed location.
2. This objection from Elton Parish Council focuses on the proposal submitted by Wessex Solar Energy to construct a solar farm at the site specified in Huntingdonshire District Council planning application 25/00652/FUL - vague arguments regarding the generality of benefits of solar energy projects and the need for renewable energy have not been presented as relevant to this particular planning application.
3. The project is not a “Nationally Significant Infrastructure Project” (“NSIP”). [Therefore, the “Overarching National Policy Statement for Energy” (EN-1) and “National Policy Statement renewable electricity generation (both onshore and offshore)” (EN-3), although containing much interesting information, are not appropriate or applicable to this planning application (despite being referred to by Wessex Solar Energy), these NPS are intended for NSIP as set out in The Planning Act 2008.]
4. The revised plan as described in planning application 25/00652/FUL reduces the project from 65,000 solar panels to 40,000 solar panels; therefore, the potential public benefit from renewable energy is significantly reduced compared with the previous proposal which was refused in 2024.
5. The area onsite, and near the proposed site and for miles around the proposed site is rural with an open countryside character. Apart from one east-west single-carriageway local distribution road (the A605 road), there are no nearby major urban, suburban, industrial, commercial, mixed-use, brownfield or greyfield developments – the area is a truly “unspoilt” landscape, enjoyed by residents and visitors alike.
6. The proposed site straddles the border between Natural England National Character Area 88: Bedfordshire and Cambridgeshire Claylands (field south of the A605 road) and NCA 89: Northamptonshire Vales (field north of the A605 road).
7. The proposed site of this project is in a rural setting of open countryside on the western slopes of hills of the Huntingdonshire Northern Wolds.
8. The Huntingdonshire Northern Wolds are a designated landscape area described as *“an attractive and relatively unspoilt part of the district with a strong historical character. Both villages and countryside are vulnerable to unsympathetic development”*.
9. Proposing the solar farm for the western slopes of hills of the Huntingdonshire Northern Wolds would ensure the facility could be seen for miles around, particularly to the north and west.

10. Although the proposed location is in the parish of Haddon, the proposed location is on the western slopes of hills; so, over the ridge to the east, there would be no visual impact on the village of Haddon. The visual impact detrimental to the character and beauty of the landscape for miles around causes substantial harm to the residents of and visitors to the parish of Elton, and, to a lesser extent, the fringes of the parishes of Warmington, Chesterton, and Sibson-cum-Stibbington, all to the west and north of the proposed site.
11. Because of the proposed installation on the slopes of hills, it will be impossible to adequately screen the structures with perimeter hedgerows.
12. The project proposed at this location would drastically alter a rural and agrarian landscape with a stark, black industrial infrastructure affecting not only the immediate site and nearby surrounding areas, but also the views far to the north and west, thus impacting the landscape character and harming the intrinsic beauty of the countryside for miles around. As such, this project proposed for this location conflicts with the local development plan, local policy, national guidance and national policy, with harm that far outweighs potential benefit.
13. The proposed project would directly and severely affect the amenity of nearby residents, particularly to the west of the proposed site, in the parish of Elton. Dwellings in use for hundreds of years (as shown in 19th century Ordnance Survey maps) having views of seasonally yellow and green open countryside, would be faced with a stark, black industrial landscape.
14. Because of the long-range views of this development, the amenity of residents further afield and visitors would also be harmed.
15. Potential safety hazards to aircraft have not been mitigated or fully addressed.
16. The unnecessary and unjustified detriment to amenity conflicts with district, county and national policies and guidance.
17. Despite the standard claim that the proposed project is only “temporary” (with a duration of 40 years) to justify harming the landscape character, appearance, amenity and agricultural land, there has been sufficient decisions by Planning Inspectors, Secretary of State and the High Court to accept that such long-term projects should not be considered “temporary”; the argument of a “temporary” nature should be given negligible weight or even accepted that for most practical purposes the change of land use is effectively permanent.
18. It is noted that the proposed point of connection to the grid is over 3 km away, on the other side of the A1(M) motorway.
19. There has been no serious attempt by Wessex Solar Energy to consider alternative, more appropriate locations to generate solar power for the benefit of the nation - locations that would not cause the degree of harm anticipated from this proposal.
20. Whereas Wessex Solar Energy ignored the “Call for Sites” process, other potential solar farm sites have been proposed by developers complying with the Huntingdonshire “Call for Sites” process and the sites have been assessed by Huntingdonshire District Council during the ongoing Local Plan update process, such as “Abbotsley 4: Pear Tree Solar Farm, Abbotsley” (72 hectare site east of St. Neots and west of Abbotsley, south of Abbotsley Golf Hotel and Course) and “Diddington 1: Cell Energy, Vicarage Lane, Diddington” (47.17 hectare site, adjacent to the A1 highway, south of Buckden, with a capacity of 35 MW).

For the reasons stated above Elton Parish Council recommends planning permission is refused.

Huntingdonshire District Council
Development Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN



Elton Parish Council

Parish Clerk
1 Rectory Farm Court
Elton
PE8 6S

Attention: Aaron Sands, Case Officer

Friday, 11 July 2025

Objection to Planning Application 25/00652/FUL

Dear Mr Sands,

Thank you for the recent correspondence from Development Services of Huntingdonshire District Council notifying some residents of Elton of revised and additional details received on 19 June 2025 related to the recent planning re-application 25/00652/FUL by Wessex Solar Energy Limited, and the invitation to submit further comments regarding the additional information by 14 July 2025.

The additional information relates to the proposed installation of an industrial solar power facility of up to 40,000 black photovoltaic panels with associated inverters, transformers, electrical buildings, onsite control building, boundary fencing and gates, security cameras, and other infrastructure and engineering operations on a greenfield site of agricultural fields east of Billing Brook both north and south of the A606 local county road in the civil parish of Haddon.

Elton Parish Council has reviewed the recently submitted additional information, being:

"Amended - Site Access onto A605 Peterborough Road: Site Plan", MBC drawing 33444/200 rev A, date 05/2022.

"Amended - Site Access onto A605 Peterborough Road: Inset Details", MBC drawing 33444/201 Rev , date 05/2022.

(Both the above drawings are dated May 2022, so if these drawings are meant to be recent amendments, there seems to be an issue with normal document control practices?)

Also, *"Amended - Haddon Road Visuals"*, a few selective landscape photographs from Stephensen Halliday, reported as taken on 7/10/2021, printed June 2025.

And the *"Neo Environmental Response to Peterborough Flying School Continued Objection"*.

The additional information submitted on 19 June 2025 has no bearing on the fundamental objections to the construction of this industrial solar power plant as proposed for this particular location.

Elton Parish Council continues to object to Planning Application 25/00652/FUL for the construction of a commercial solar facility on a greenfield site of agricultural fields both north and south of the A605 road, on sloping hillsides of the Northern Wolds in rural Huntingdonshire.
- Elton Parish Council confirms the objections submitted on 9 May 2025.

Regarding the *"Amended - Haddon Road Visuals"*, these selected viewpoints are no substitute for a properly scaled east-west elevation drawing which would show the 25 m rise of the slopes of the

Northern Wolds on which this industrial plant is proposed - such topography is not suitable or desirable for the location of an extensive commercial solar facility because adequate visual screening is impossible. This point has been made in various previous objections, and UK Government Planning Inspectors have repeatedly supported opinion that siting of solar panels on hillsides where the visual impact extends for miles is totally inappropriate.



These western slopes of hillsides north and south of the A605 road would be covered with black arrays of PV solar panels, visible for miles to the west and north – impossible to screen because of the topography.

Regarding ***“Amended - Site Access onto A605 Peterborough Road”***, the visibility splay amendments fail to address the safety risks of permitting access on either side of the busy A605 local road and the lack of mitigation to prevent traffic exiting the site cutting across oncoming traffic travelling at 60mph on an already hazardous carriageway.

Further west on the A605 road, at the access to Elton Quarry, there are physical obstructions to ensure trucks comply with the traffic management plan.



Access to Elton Quarry

Regarding the ***“Neo Environmental Response to Peterborough Flying School Continued Objection”***

Neo Environmental on behalf of Wessex Solar Energy claims the Glint and Glare Assessment, 31 March 2025, *‘fully considered the potential impacts of glint and glare from the proposed development on aviation safety’*. However, the industry standard modelling software used an assumed circuit pattern to predict the duration and type of glare impacts which fails to represent the typical circuit patterns at Sibson Airfield. Relevant information about the actual circuits in use at Sibson was submitted by Peterborough Flying School but ignored. No circuits from Sibson fly to the north of the airfield (partly because of frequent parachuting activity). When considering other factors such as noise abatement requirements and the electricity pylons to the east of the airfield, it seems that the assumed circuits do not represent the actual circumstances.

As well as the ‘glint and glare’ issue, flying predominantly to the south of Sibson must also consider the risk of engine failure after take-off and engine failure on approach - the heightened safety risk of having a solar farm directly to the south of the airfield in relation to circuit departure and arrival points is flawed.

As such, the claim that the concerns of the Planning Inspector have been addressed is untrue as the inaccurate circuit patterns ignore the fact that most flying to and from Sibson takes place to the south – flying overhead Haddon, on both departure and arrival.

The obvious hazard presented by earlier assessments of significant glint and glare from the proposed solar farm being only 50 m from the end of the runway at Furze Farm grass airstrip is also ignored. It is suggested glare impacts at Furze Farm could be mitigated if pilots could *‘... land in the opposite direction if wind conditions allow and planning their flight to land outside the times when sun glare if possible’* - pilots do not actively land downwind nor should the amenity of using the flying strip be limited to when the glare of the sun from the solar panels is not causing a safety risk to flying.

The safety risk and detrimental impact on amenity for both Sibson Aerodrome and Furze Farm air strip remains the same as when this proposed industrial facility was refused planning permission by Huntingdonshire District Council in January 2024 and the Planning Inspectorate Decision of 11 November 2024 dismissed the appeal.

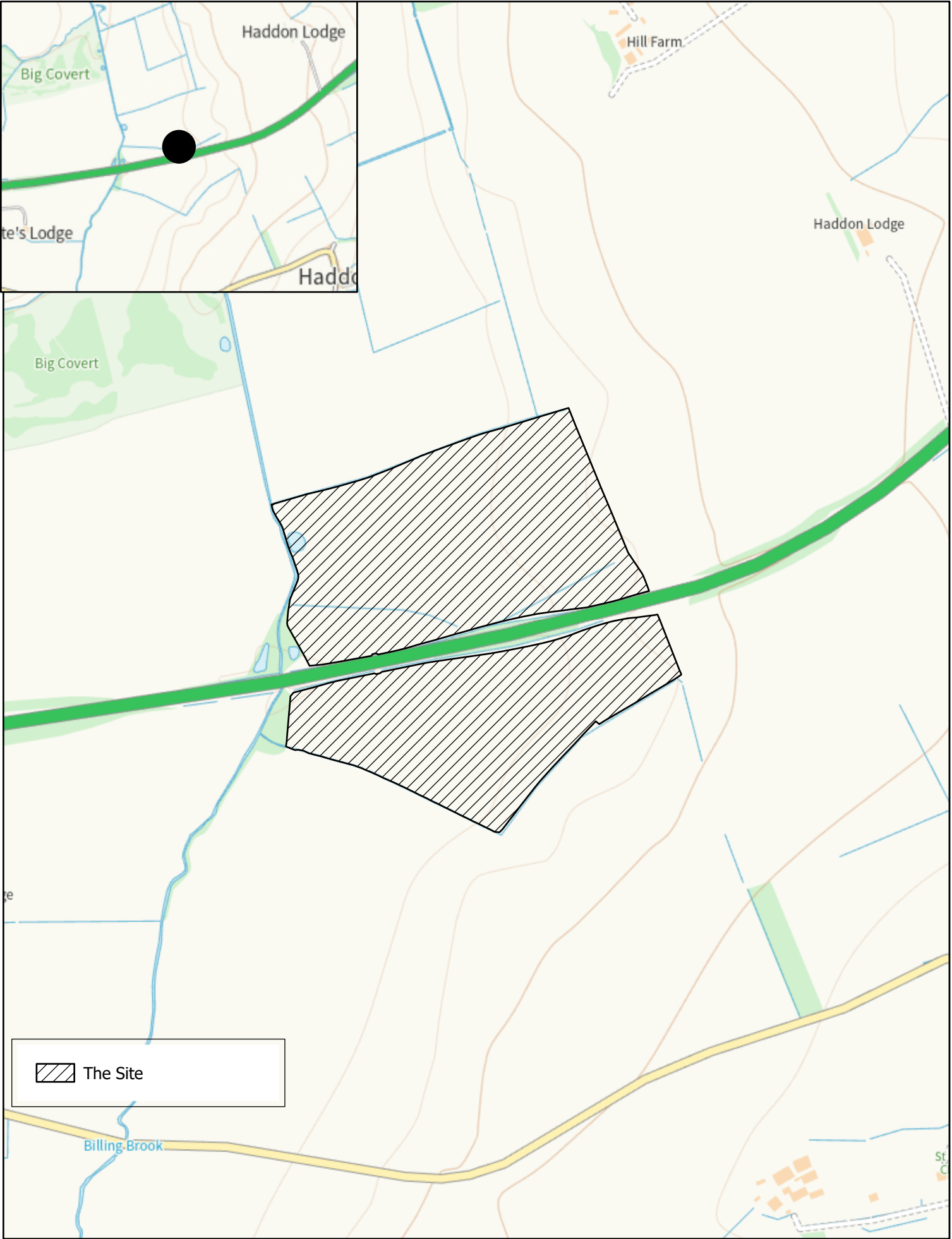
For the reasons stated above and stated previously in the submission from Elton Parish Council dated 9 May 2025, Elton Parish Council recommends refusal of the planning application and respectfully requests Huntingdonshire District Council to accept the objections against the development as submitted by the parish council.

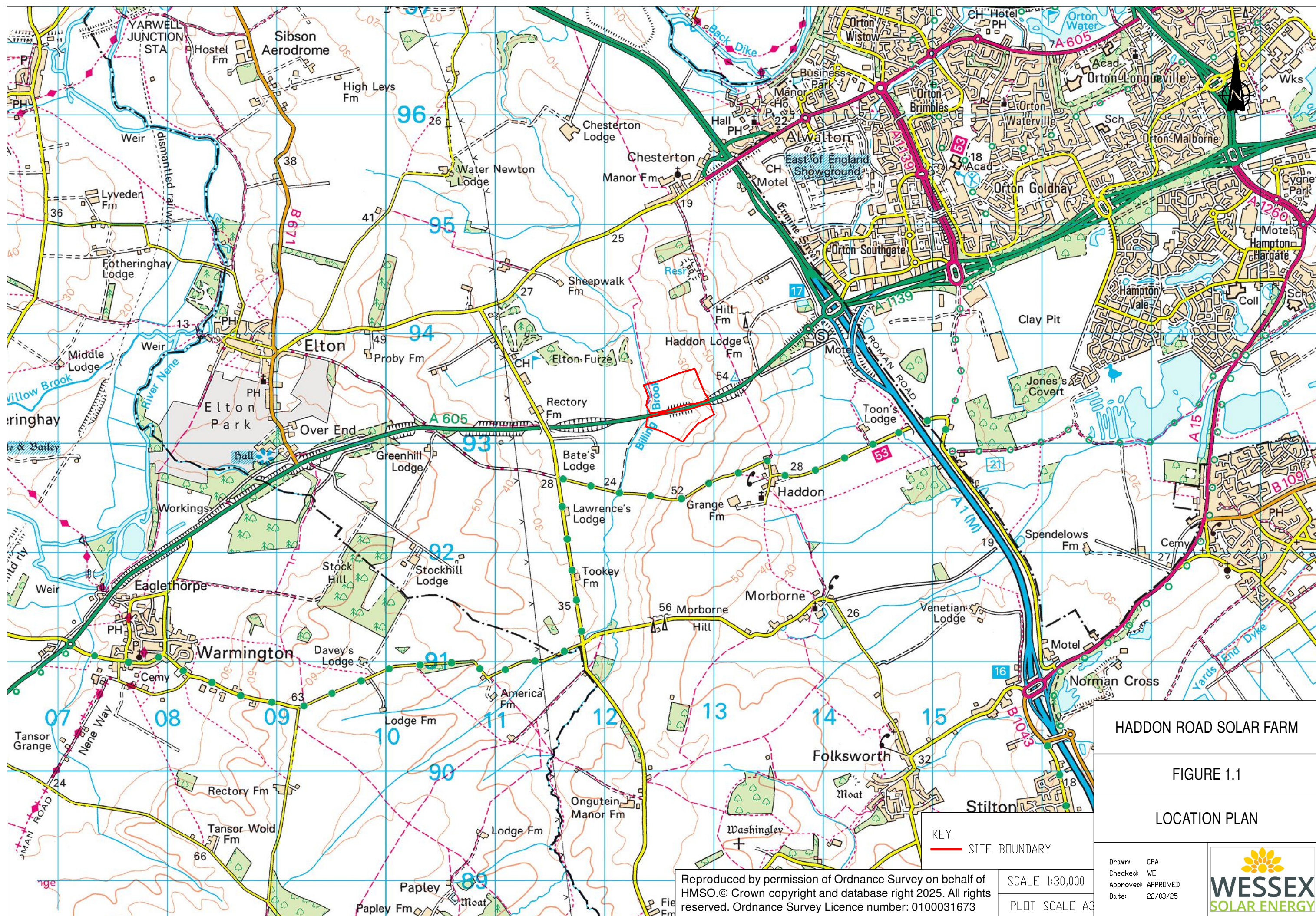
Should you have any queries or require any further information relating to this matter, please do not hesitate to contact me at your earliest convenience.

Yours sincerely,

Parish Clerk, Elton Parish Council

11 July 2025





Haddon Road Solar Park

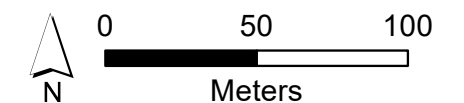
Figure 1.2

Site Boundary and
Indicative Layout

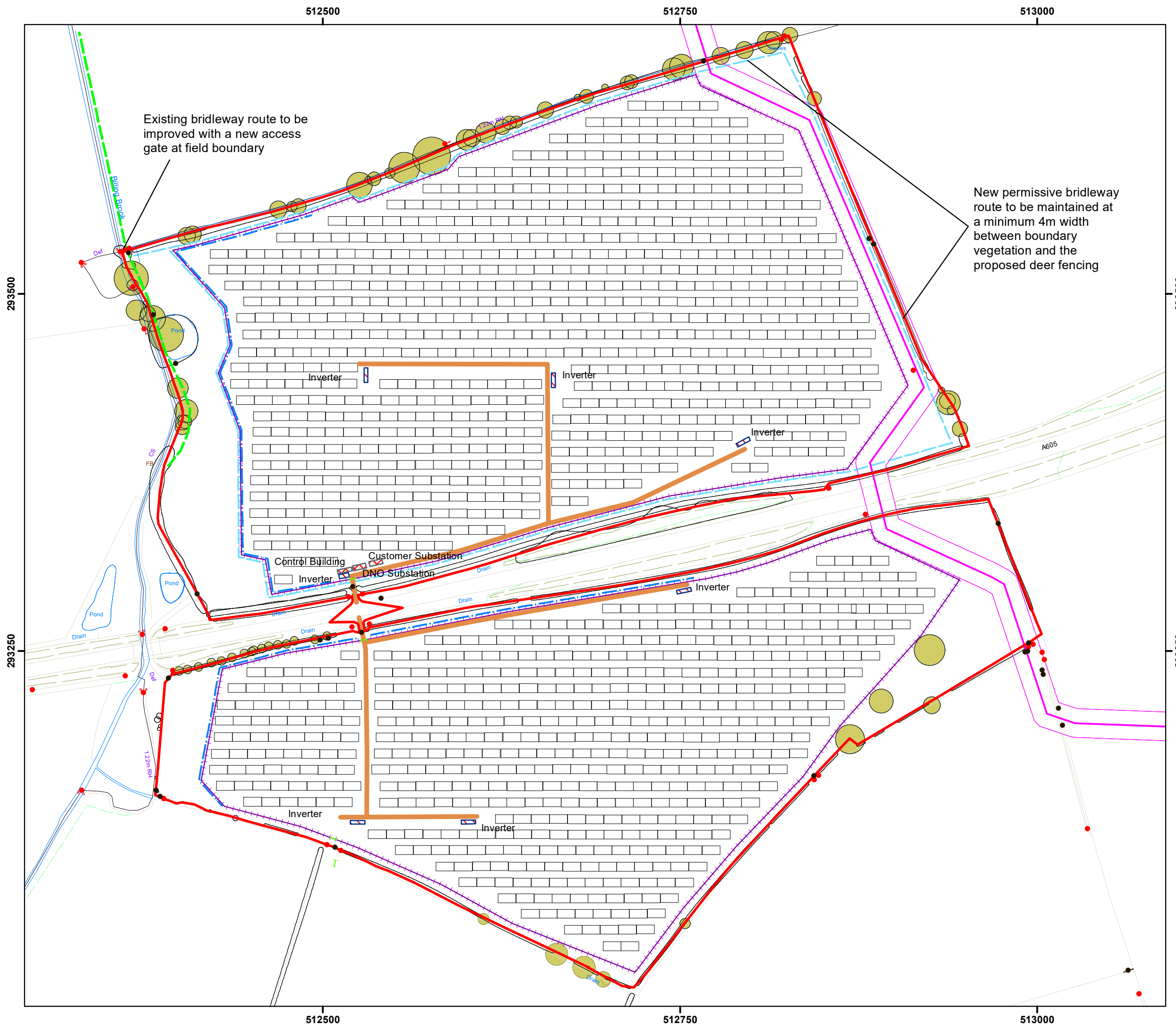
KEY

- Planning Boundary
- New Access Track
- New Hedgerow
- Existing Trees and Vegetation
- ++++ New Fence
- ++++ New Security Gate
- Existing Ditches and Ponds
- Proposed New Swales
- Existing Pipeline Route and Buffer
- Root Protection Areas of Existing Trees and Hedgerows
- Existing Bridleway
- Proposed New Permissive Bridleway (grass)

1:2,500 scale on A3 Paper

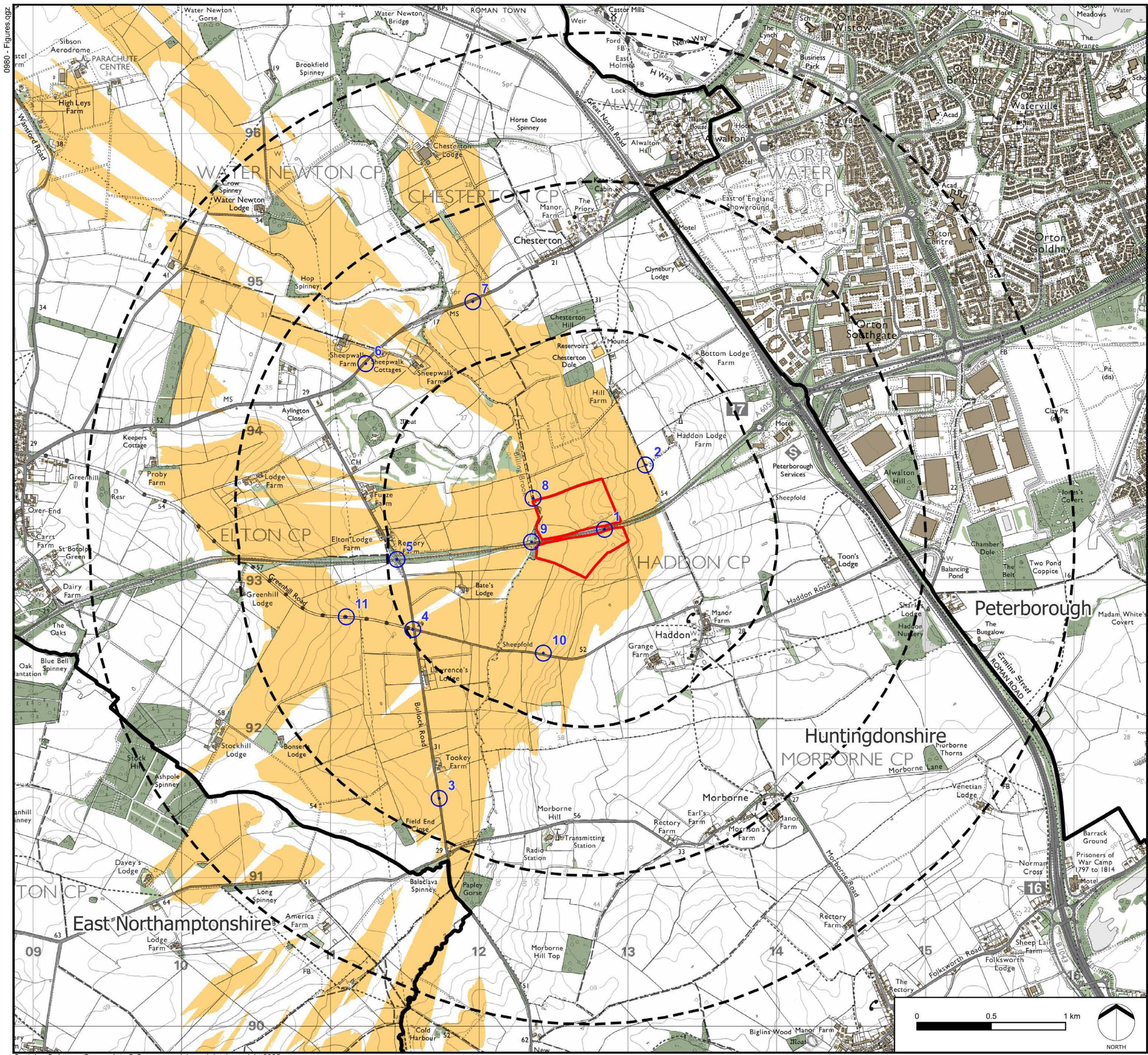


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HADDON SOLAR PARK

FIGURE 5.1
Zone of Theoretical Visibility With Screening
Effect of Woodland and Buildings



KEY

-  Site Boundary
-  Distance Radii from Site (1, 2, and 3km)
-  Assessment Viewpoints
-  Administrative Boundary
-  Existing Buildings (Modelled at 7.5m)
-  Existing Woodland (Modelled at 15m)

Zone of Theoretical Visibility


-  Panels at 3.5m May Be Visible

FIGURE DATA :
This figure has been based on the following data:

Layout file: D001-obsv-panels-3.5-5km
Terrain data: OSandBuilding-DSM-2022-2
View er's eye height: 2m above ground level
Calculation grid size: 2m

NOTES:
This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the Viewshed routine in the Visibility Analysis plugin for QGIS.

The areas shown are the maximum theoretical visibility, taking into account topography, principal woodlands and buildings.

A digital surface model (DSM) has been derived from LiDAR DTM height data with the locations of woodland and buildings taken from the OS Open Map Local dataset. Buildings have been modelled with an assumed height of 7.5m and woodland an assumed height of 15m, representing a conservative estimate of average heights within the study area.

The model does not take into account some localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on a derived DSM and has a 2m² resolution.

Projected Coordinate System: British National Grid

DATE	BY	PAPER	SCALE	QA	REV
MAR 2025	LF	A3	1:25,000	MT	-



KEY

Site boundary

Proposed PV Panels

Proposed units

Proposed deer fencing

Proposed gate

Proposed access track

Existing Bridleway

Proposed permissive Bridleway

Proposed swale

Existing CLH pipe and 10m buffer

Existing vegetation RPA's

Proposed native tree and scrub planting

Proposed native hedgerow

Gapping up of existing hedgerow (10% of length)

Proposed wildflower seeding to swale (Emorsgate EMBF)

Proposed wildflower grassland (Emorsgate EH1)

Proposed wildflower tussock grassland (Emorsgate EM10)

N

GENERAL NOTES

Do not scale from this drawing.
Only work to written dimensions.
Drawing is for planning purposes only not for construction.

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

All contractors should ascertain the location of all underground services/utilities before undertaking any work and conflicts resolved.

It is assumed all work will be carried out by an experienced competent contractor working to an approved method statement.

RESIDUAL DESIGN HAZARDS

This information has been collated as part of the CDM Regulations, and identifies hazards and risks associated with the design proposals

00	21.03.25	First Issue	EW	MT	MT
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Rev.	Date	Amendment	Drawn	Chkd.	Appd.
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Planning, Landscape & Environment
an **RSK** company

Fourways House, Tel: +44 (0)330 002 1780
57 Hilton Street, Email: info@stephenson-halliday.com
Manchester, Web: www.stephenson-halliday.com
M1 2EJ.

Client

Wessex Solar

Project Title

Haddon Solar Park

Drawing Title

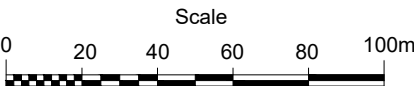
Landscape Mitigation Plan

Drawn	Date	Checked	Date	Approved	Date
EW	19.03.25	MT	21.03.25	MT	21.03.25
Scale	Orig Size	Status			
1:2000	A2	PLANNING			

Drawing No.	Rev.
0980-SHRSK-XX-XX-DR-L-1000	00

File Path

0980.05.04.01



Specification						
Native Hedgerow Mix 1 - Dry Open Areas						
Number	Species	Specification	Pot Size	Height	Density	Percentage Contribution
328 -	Acer campestre	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	20%
328 -	Corylus avellana	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	20%
328 -	Crataegus monogyna	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	20%
328 -	Crataegus oxyacantha	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	20%
166 -	Ilex aquifolium	C	2L		0.3Ctr Double Staggered at 0.3m offset	10%
87 -	Prunus spinosa	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	5%
22 -	Sambucus nigra	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	1%
70 -	Ulmus glabra	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	4%
Total :1657 -						

Specification						
Native Hedgerow Mix 2 - Damp Open Areas						
Number	Species	Specification	Pot Size	Height	Density	Percentage Contribution
68 -	Acer campestre	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	5%
198 -	Cornus sanguinea	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	15%
392 -	Crataegus monogyna	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	30%
328 -	Crataegus oxyacantha	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	25%
30 -	Prunus serrulata	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	2%
133 -	Salix caprea	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%
133 -	Salix cinerea	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%
42 -	Sambucus nigra	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	3%
Total :1324 -						

Specification						
Native Hedgerow Mix 3 - Shady Areas						
Number	Species	Specification	Pot Size	Height	Density	Percentage Contribution
84 -	Cornus sanguinea	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%
246 -	Crataegus monogyna	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	30%
166 -	Crataegus oxyacantha	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	20%
84 -	Fagus sylvatica	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%
84 -	Ilex aquifolium	C	2L		0.3Ctr Double Staggered at 0.3m offset	10%
84 -	Prunus spinosa	BR		40-60cm	0.3Ctr Double Staggered at 0.3m offset	10%
84 -	Ulmus glabra	BR		60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%
Total :832 -						

Scrub Understory Mix					
Number	Species	Specification	Height	Density	Percentage Contribution
314 -	Corylus avellana	BR	60-80cm	0.25m²	20%
472 -	Crataegus monogyna	BR	60-80cm	0.25m²	30%
158 -	Malus sylvestris	BR	60-80cm	0.25m²	10%
472 -	Prunus spinosa	BR	60-80cm	0.25m²	30%
158 -	Rosa canina	BR	60-80cm	0.25m²	10%
Total :1574 -					

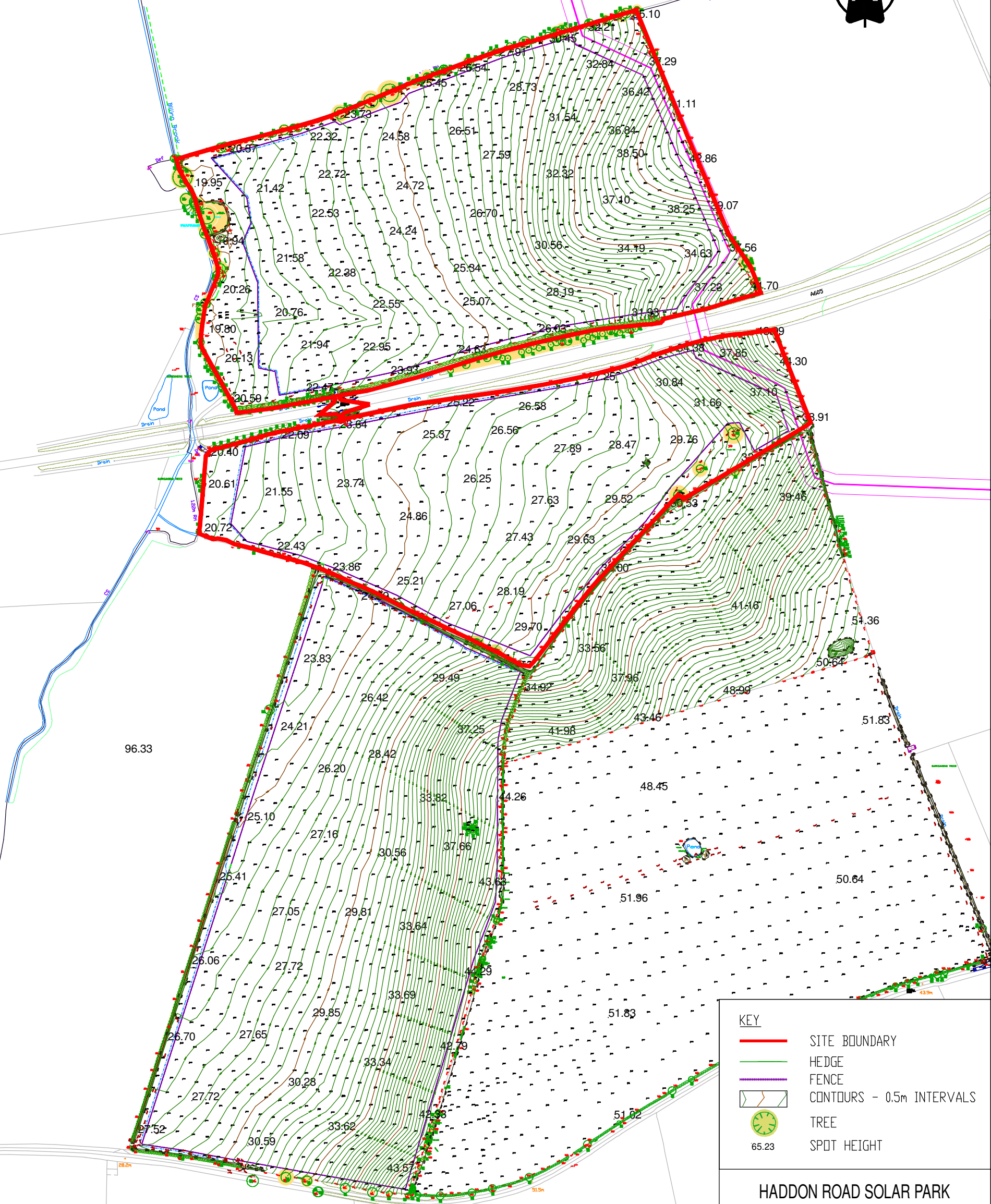
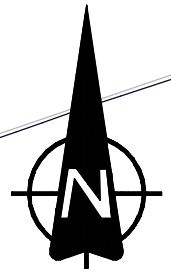
Tree Mix					
Number	Species	Specification	Girth	Density	Percentage Contribution
394 -	Acer campestre	RB	12-14cm	0.125m²	50%
197 -	Betula pendula	RB	12-14cm	0.125m²	25%
197 -	Betula pubescens	RB	12-14cm	0.125m²	25%
Total :788 -					

Wildflower seeding

Wildflower grassland (20.5Ha) Emorsgate EH1 sown at 40kg/Ha

Wildflower tussock grassland (4.9Ha) Emorsgate EM10 sown at 40kg/Ha

Wildflower to swales (1693m³) Emorsgate EMBF sown at 1.5g/m²



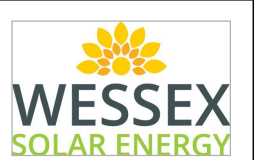
KEY	
	SITE BOUNDARY
	HEDGE
	FENCE
	CONTOURS - 0.5m INTERVALS
	TREE
	SPOT HEIGHT

HADDON ROAD SOLAR PARK

PLAN C

SITE TOPOGRAPHICAL SURVEY

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/2025

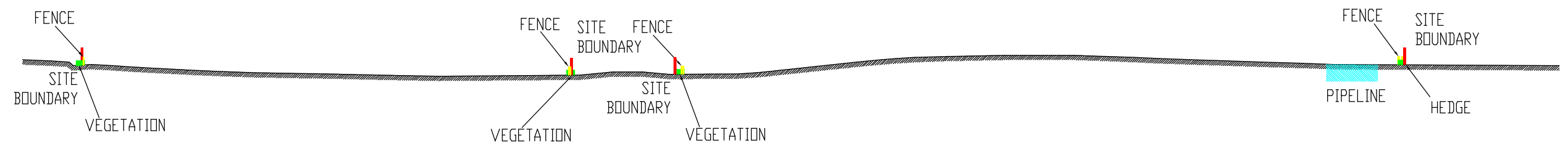


200m

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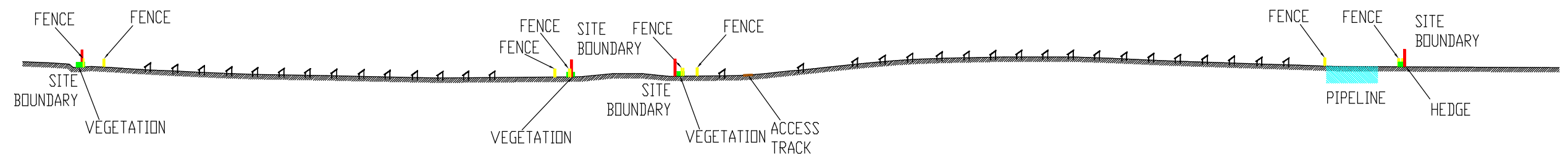
SCALE - 1:4,000

PLOT SCALE A3



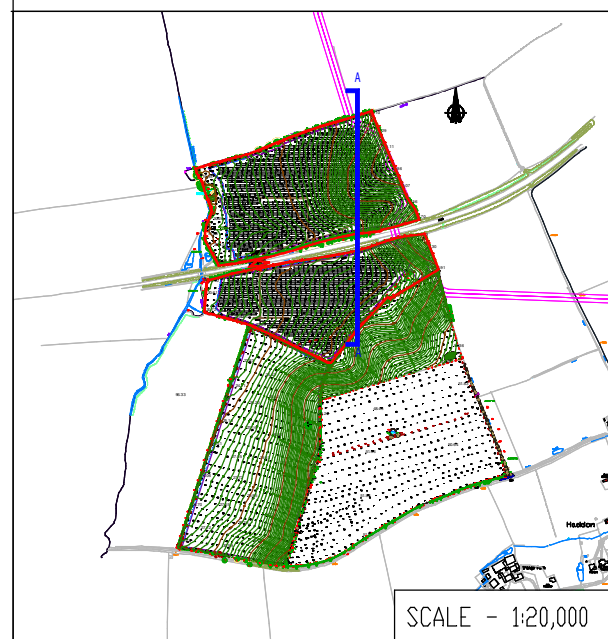
SCALE - 1:2000

Existing Site Elevation on A-A



SCALE - 1:2000

Proposed Site Elevation on A-A



SCALE - 1:20,000

KEY

- SITE BOUNDARY
- VEGETATION
- FENCE
- ACCESS TRACK
- ▨ PIPELINE LOCATION

HADDON ROAD SOLAR PARK

PLAN B

EXISTING AND PROPOSED
ELEVATIONS

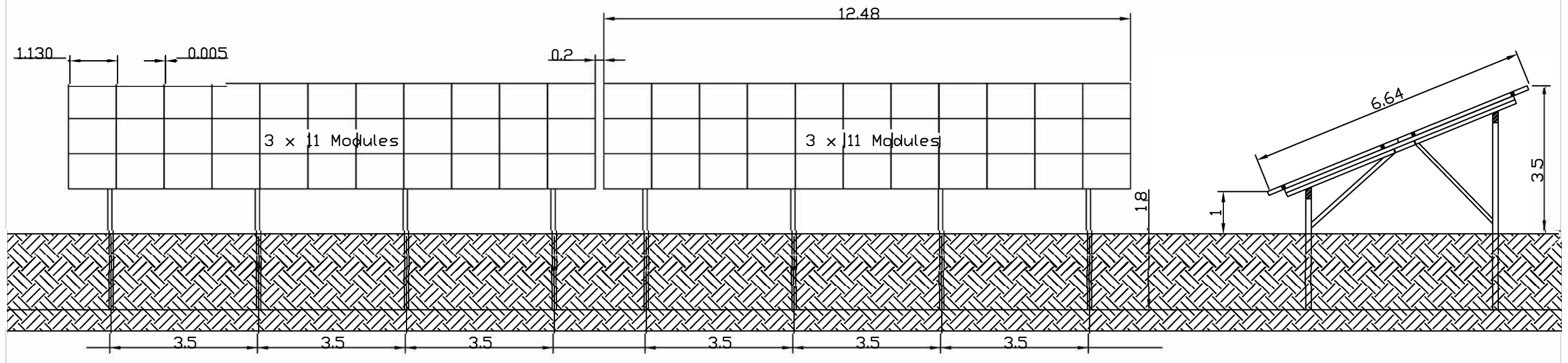
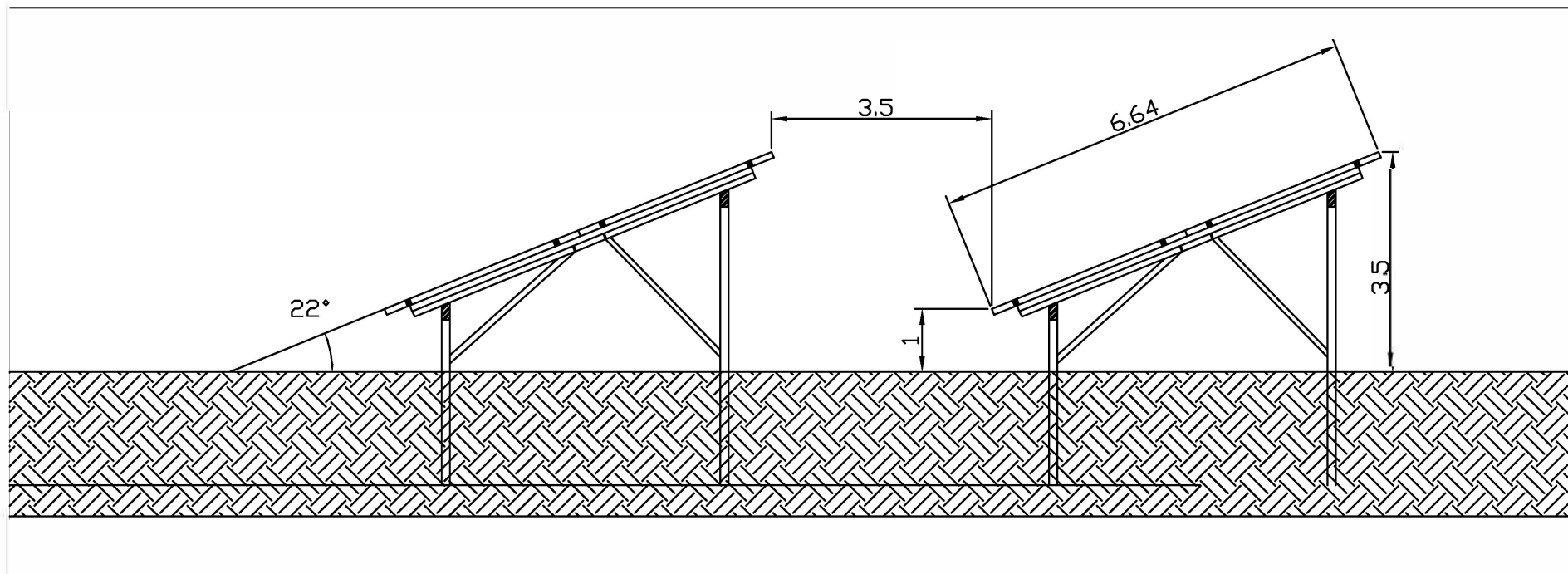
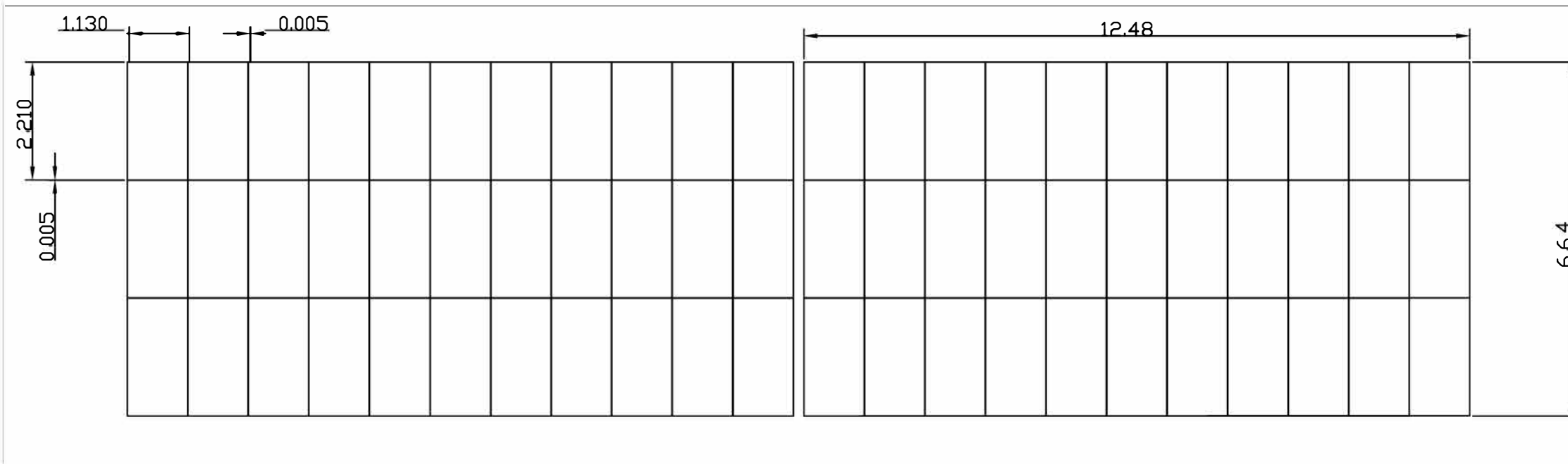
Drawn: CPA
Checked: WSE
Approved: APPROVED
Date: 24/03/25
RevA: 09/04/25



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PLOT SCALE A3

South
Elevation

Top
Elevation

Notes

1. The number and spacing depths of mounting columns are given for information only. These details may change depending on the particular soil conditions and wind and snow loadings on individual sites.
2. Dimensions are indicative and may vary.
3. All sizes are in metres unless otherwise stated.

East
Elevation

SCALE - 1:100

PLOT SCALE A3

HADDON ROAD SOLAR PARK

FIGURE 4.1

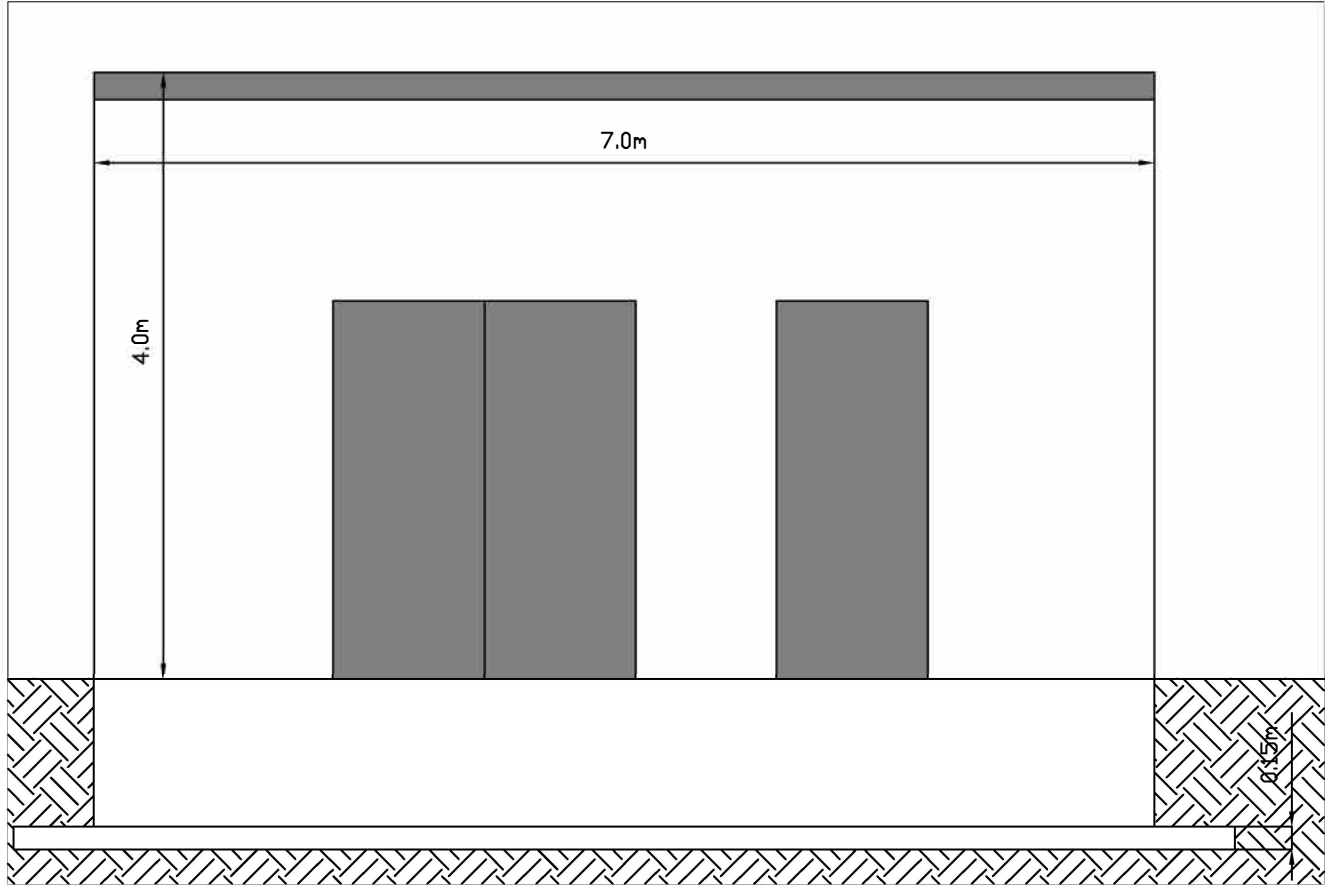
MOUNTED PANEL DIMENSIONS

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/25

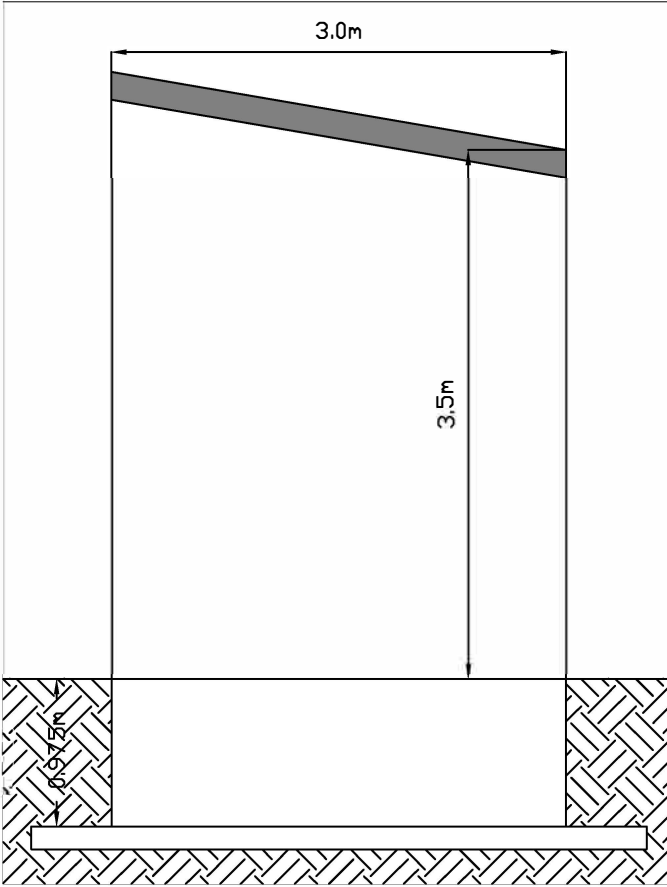


WESSEX
SOLAR ENERGY

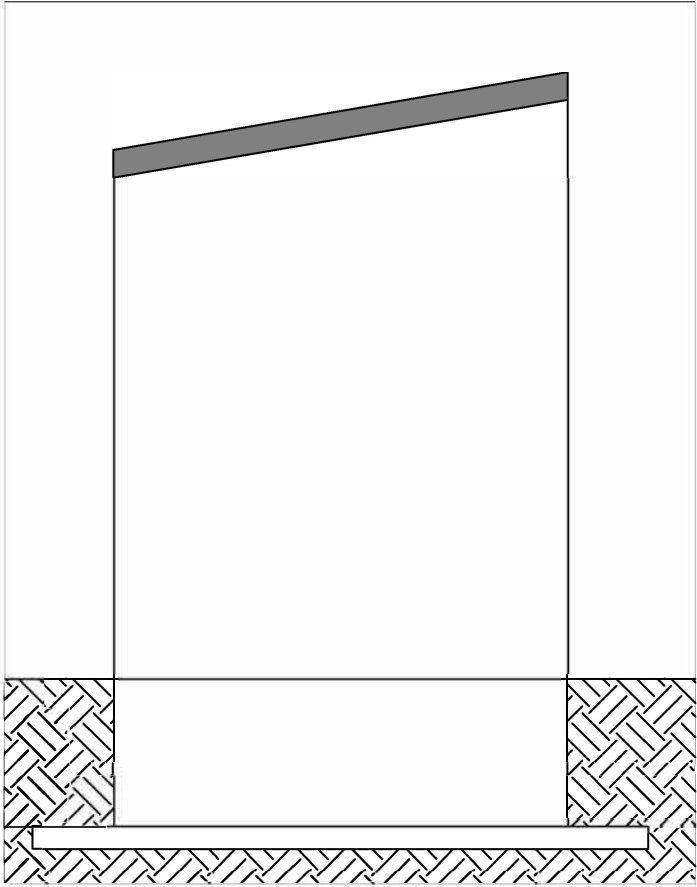
5m



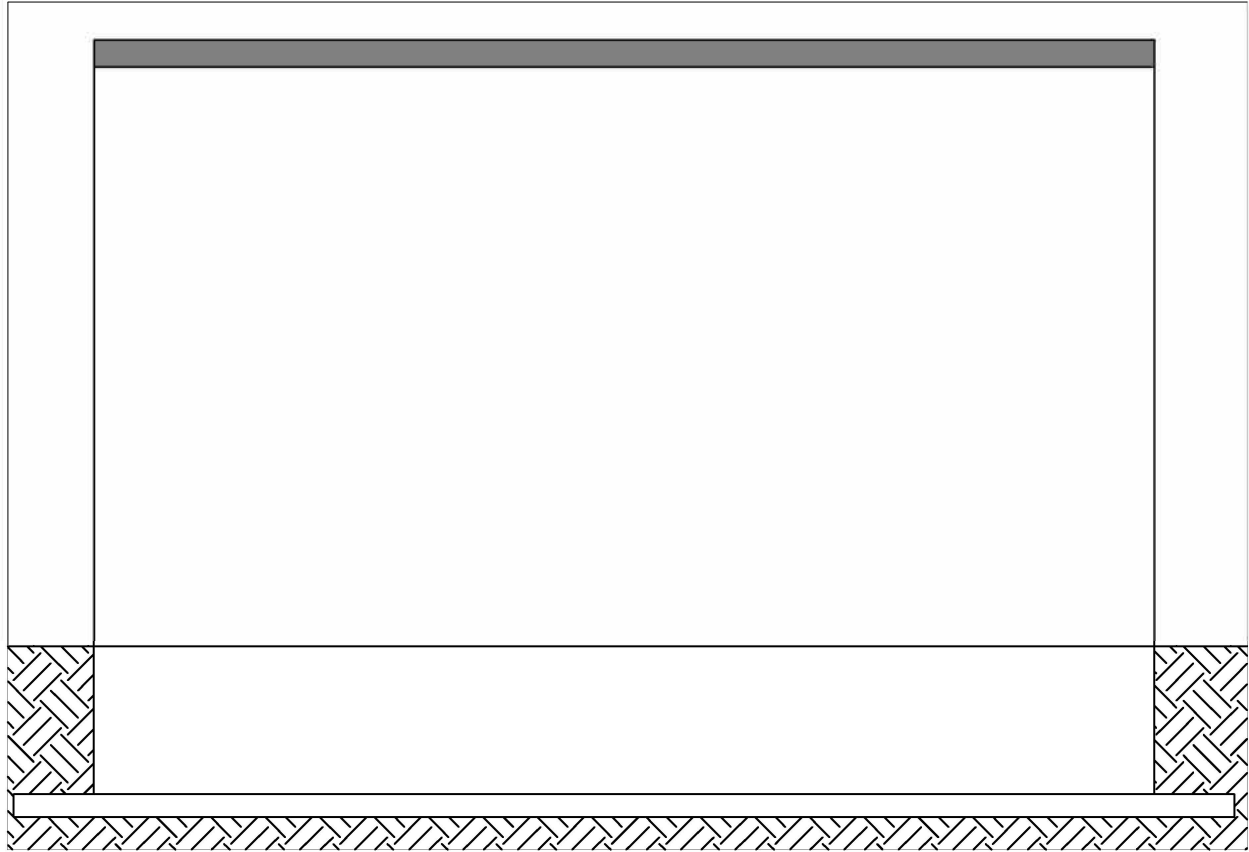
FRONT ELEVATION



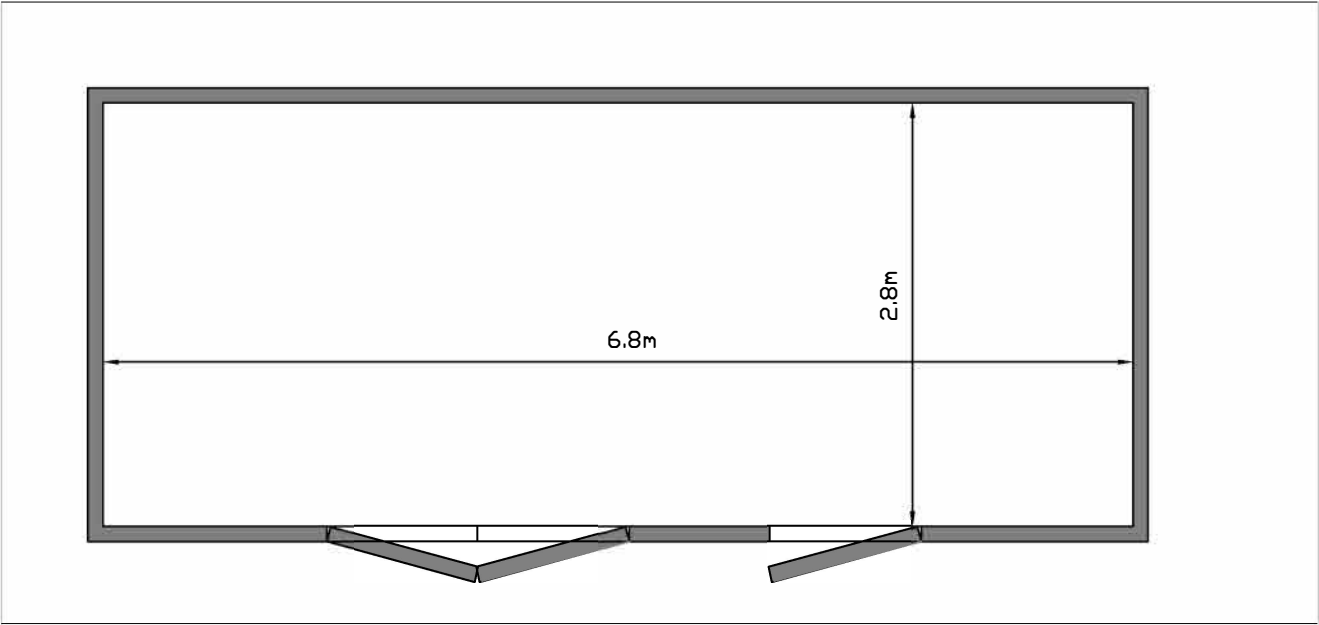
SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION



PLAN VIEW



SCALE 1:50

PLOT SCALE A3

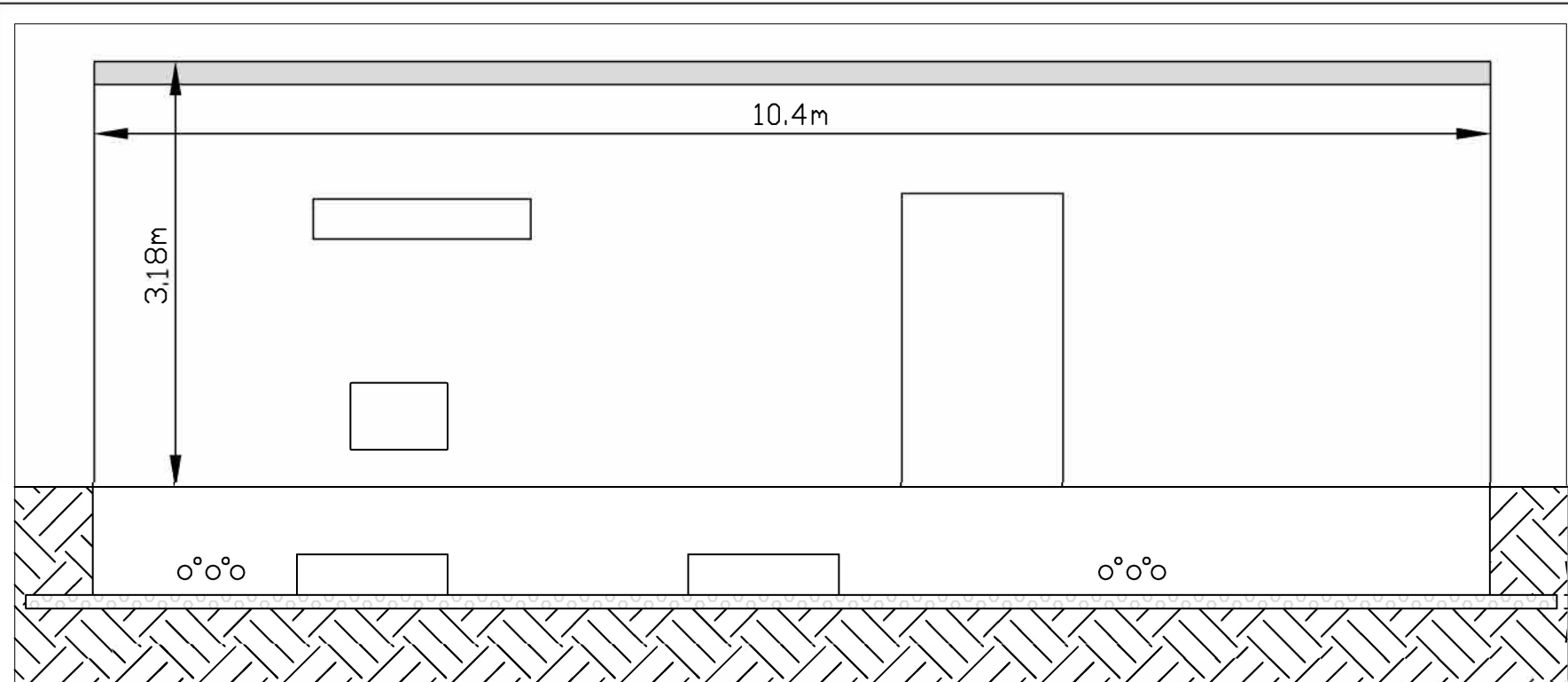
HADDON ROAD SOLAR PARK

FIGURE 4.2B

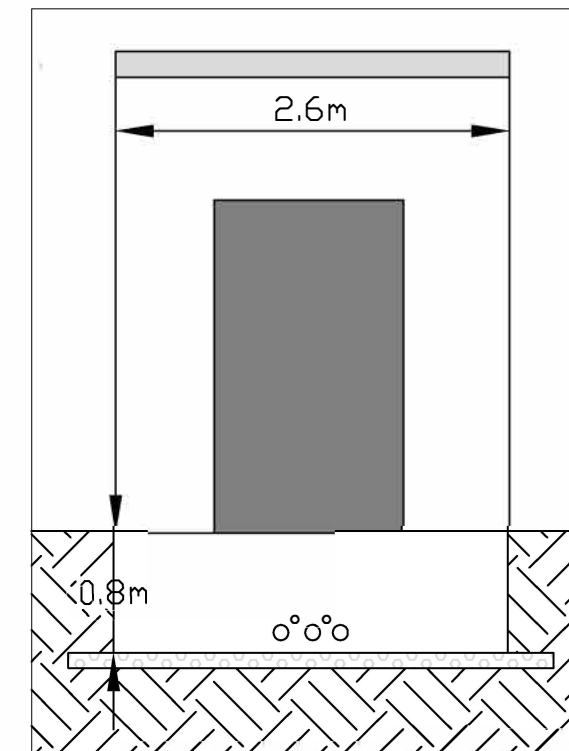
CONTROL BUILDING

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/25

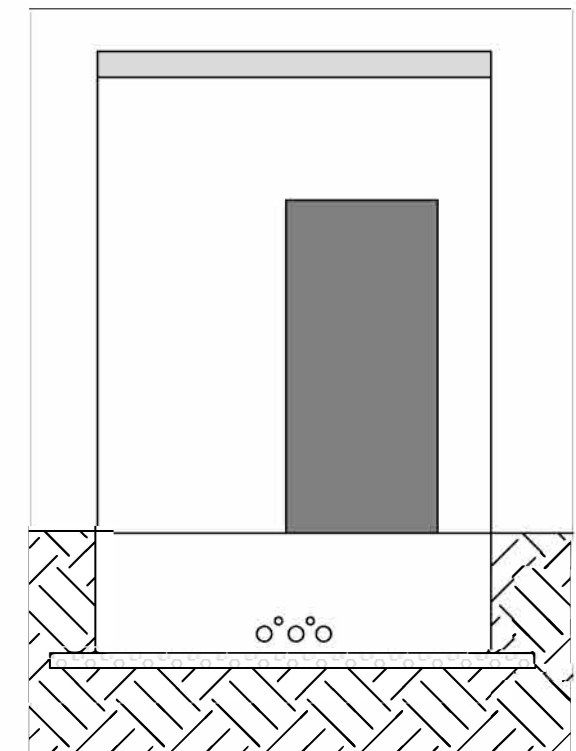




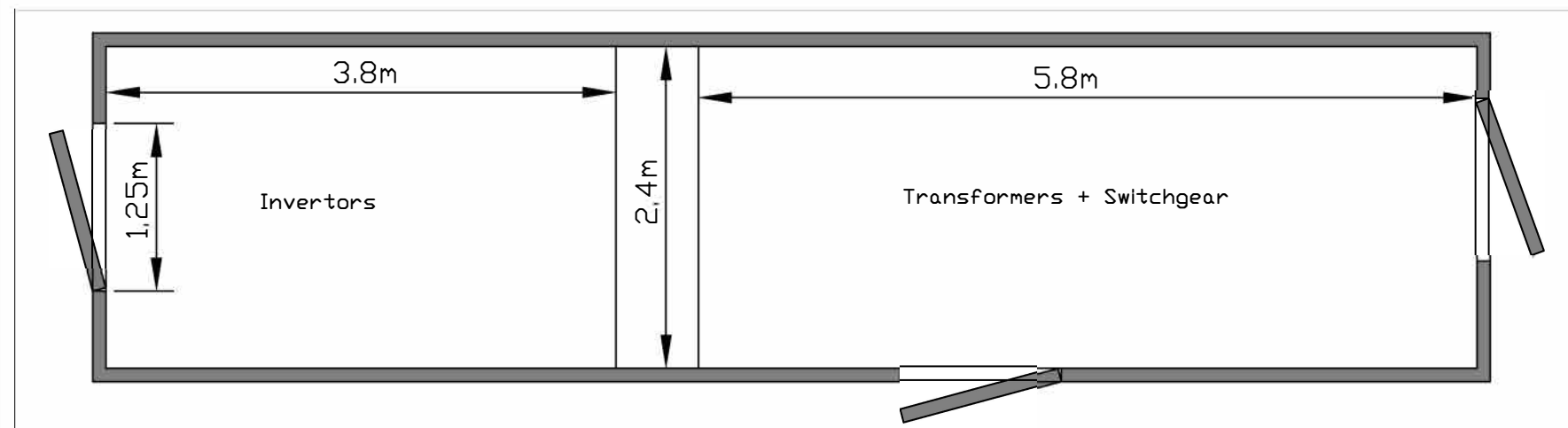
FRONT ELEVATION



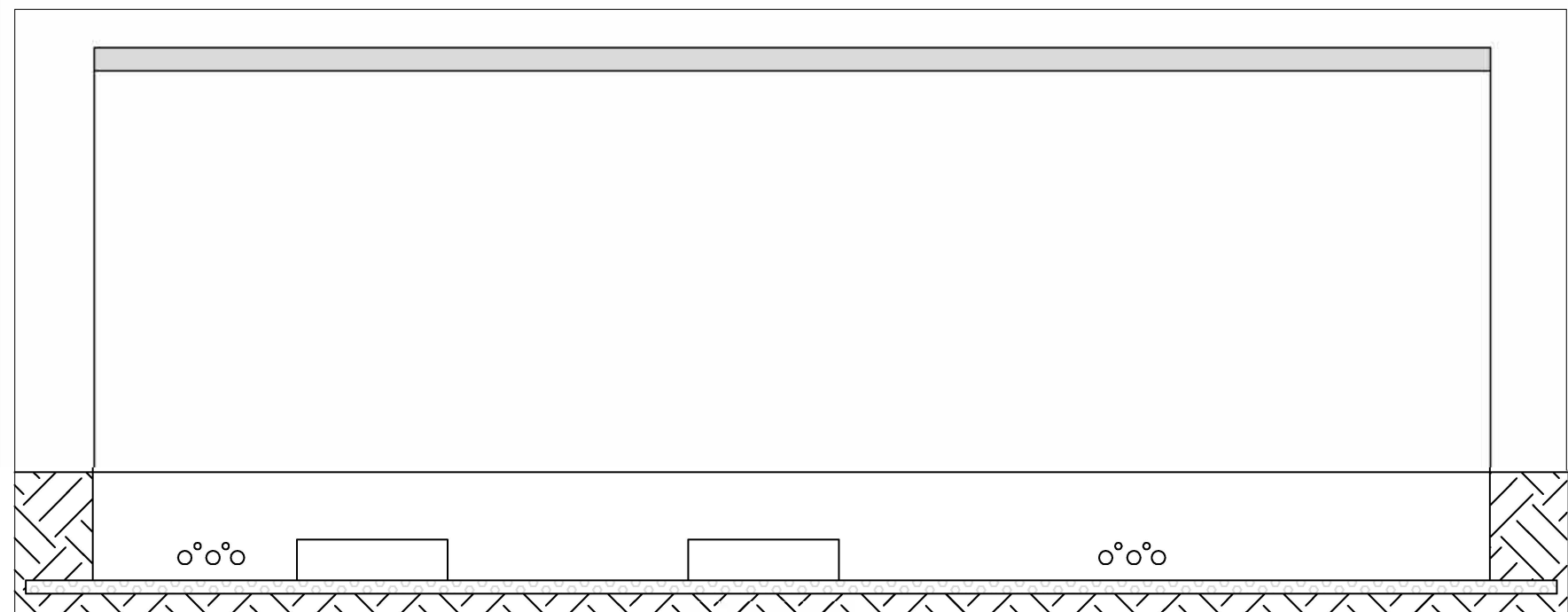
SIDE ELEVATION



SIDE ELEVATION



PLAN VIEW



BACK ELEVATION

2m

SCALE 1:50

PLOT SCALE A3

HADDON ROAD SOLAR PARK

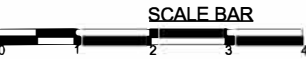
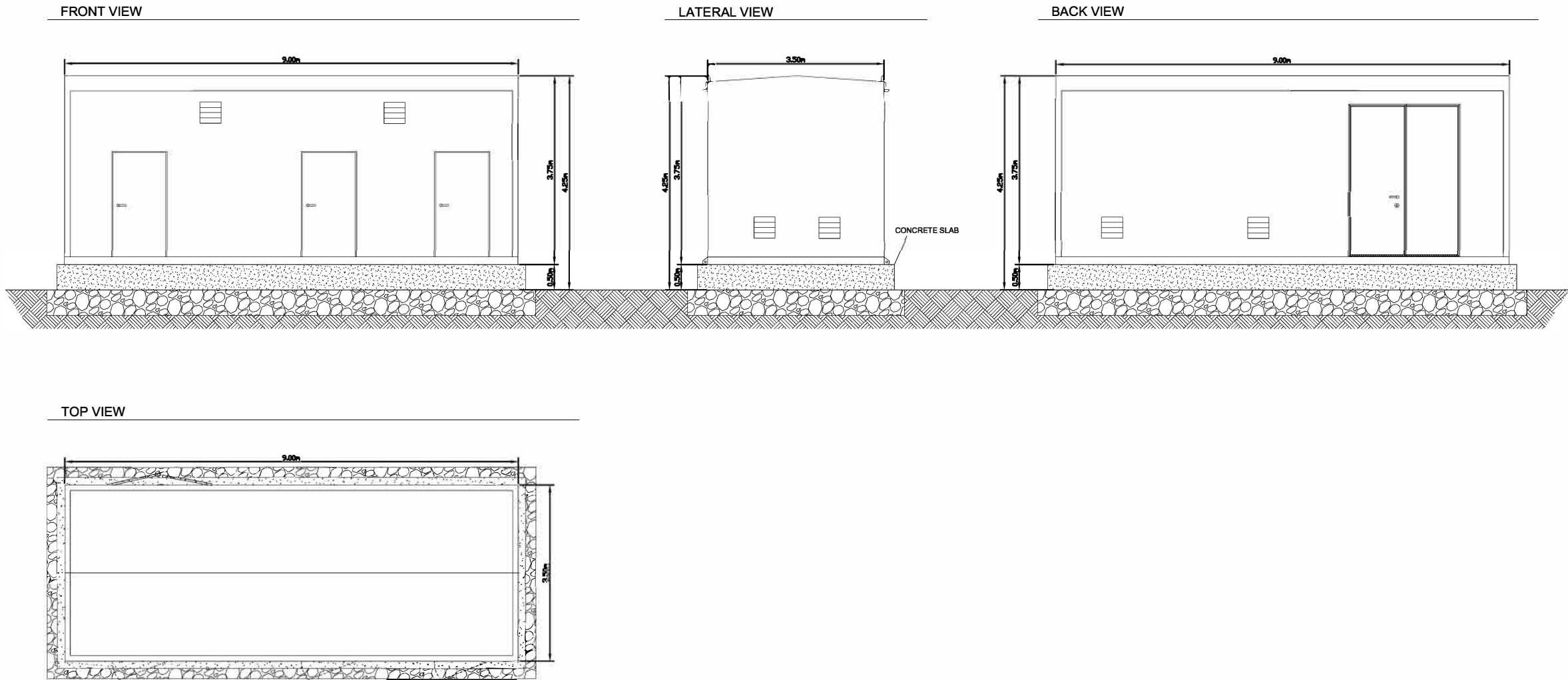
FIGURE 4.2A

INVERTER CABIN

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/25



DNO/CUSTOMER SUBSTATION



HADDON ROAD SOLAR PARK

FIGURE 4.7

DNO/CUSTOMER
SUBSTATION

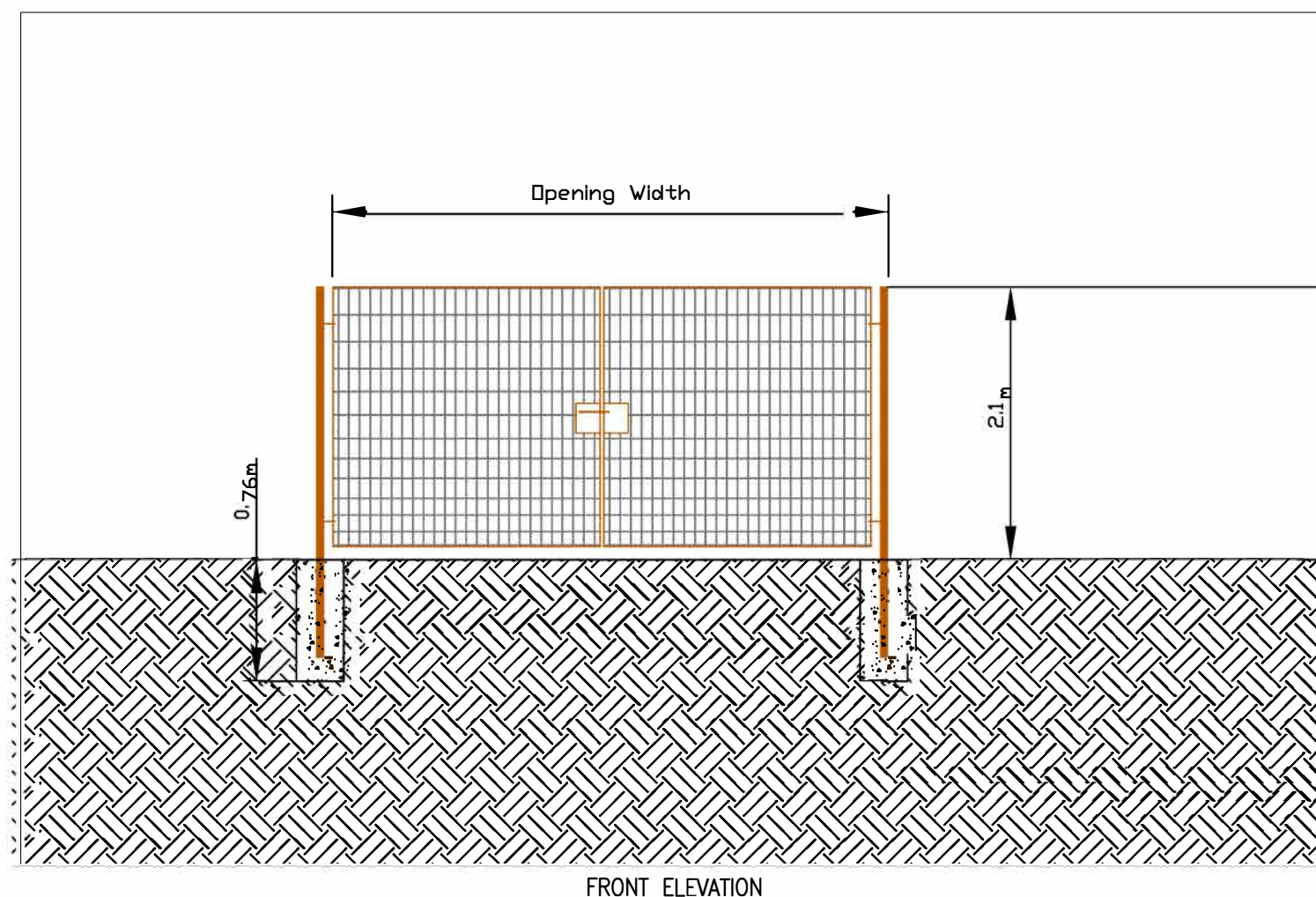
Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/25



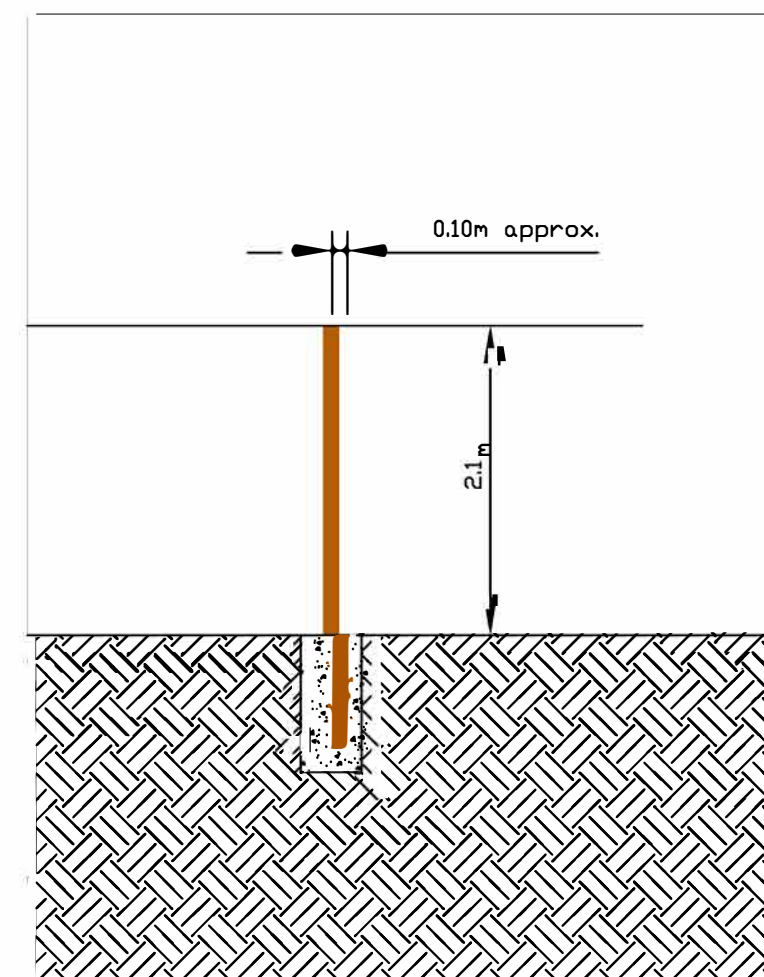
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SCALE - 1:100

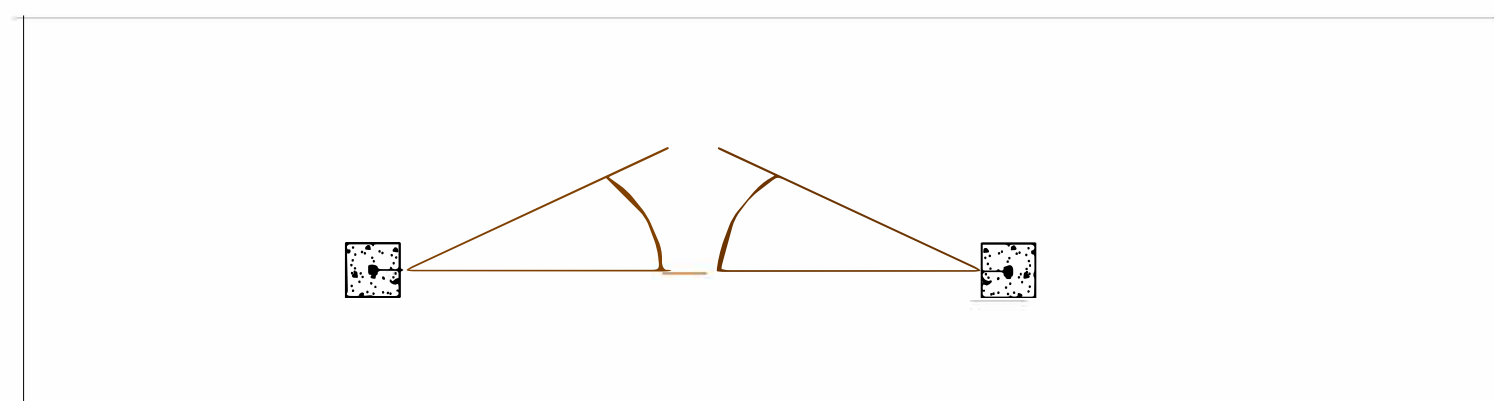
PLOT SCALE A3



FRONT ELEVATION



SIDE ELEVATION



PLAN VIEW

Notes

1. All sizes are in metres unless otherwise stated.



HADDON ROAD SOLAR PARK

FIGURE 4.6

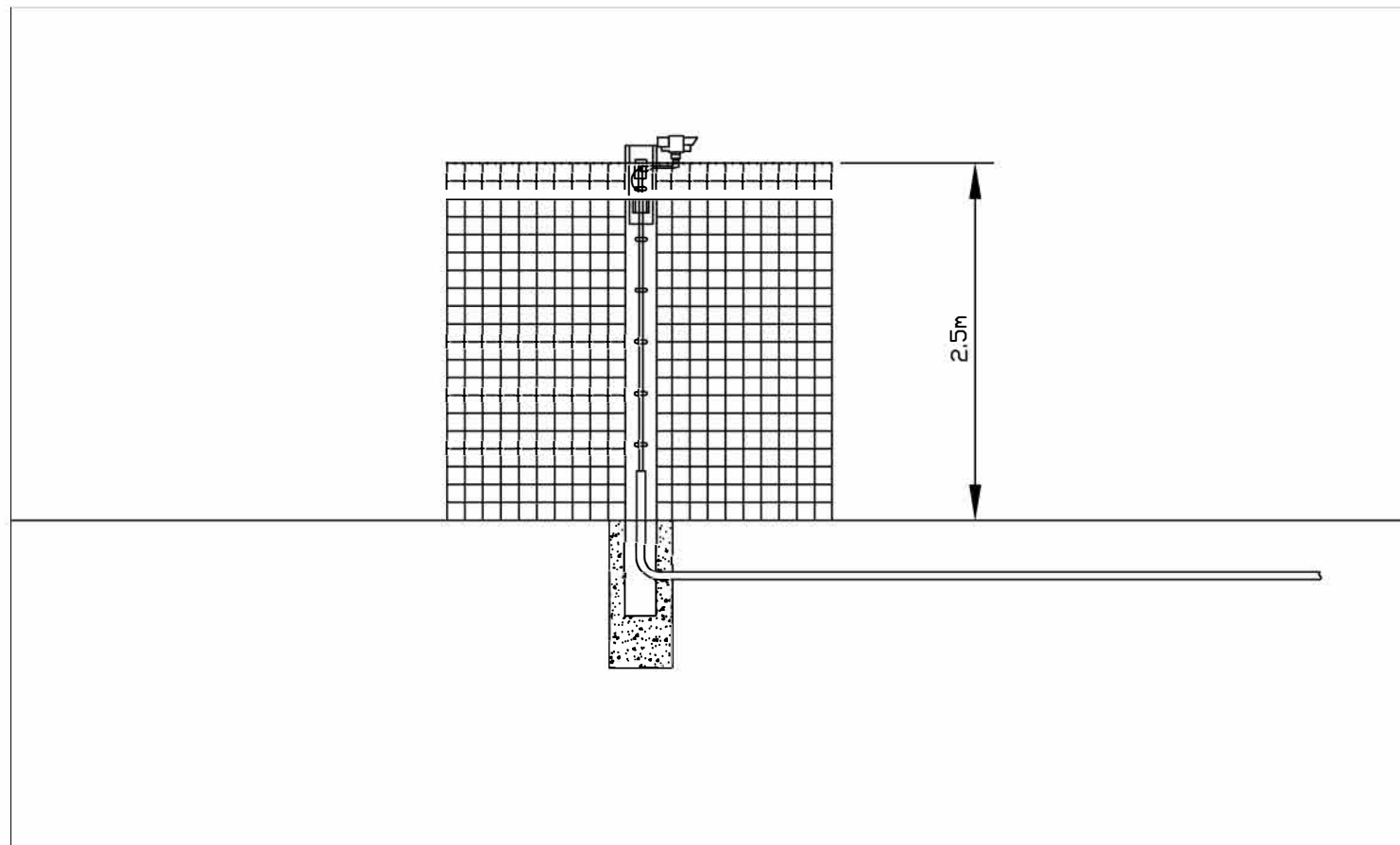
INDICATIVE SECURITY
GATE DETAILS

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/25

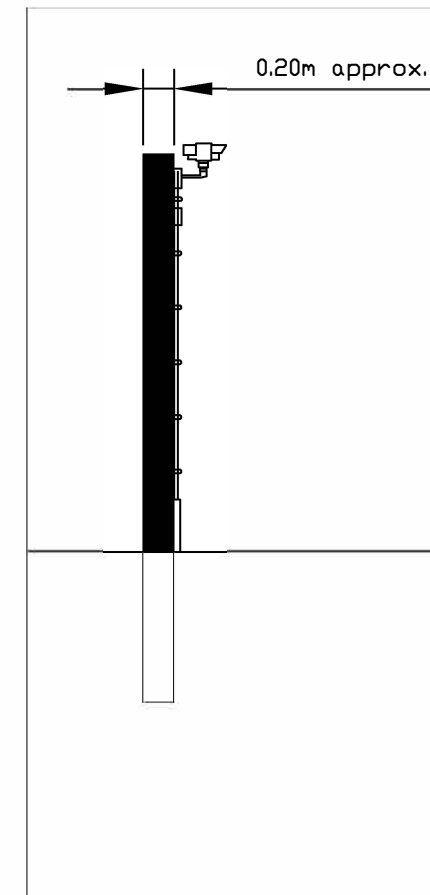


SCALE 1:50

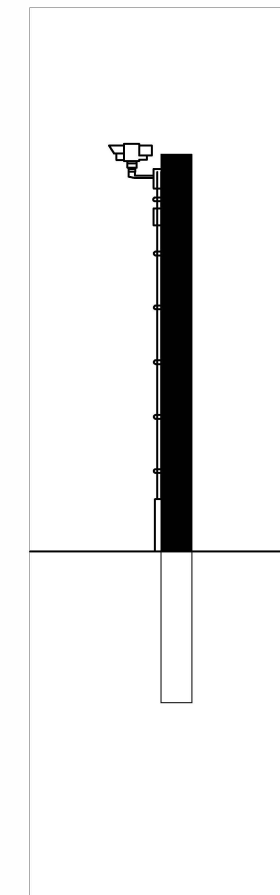
PLOT SCALE A3



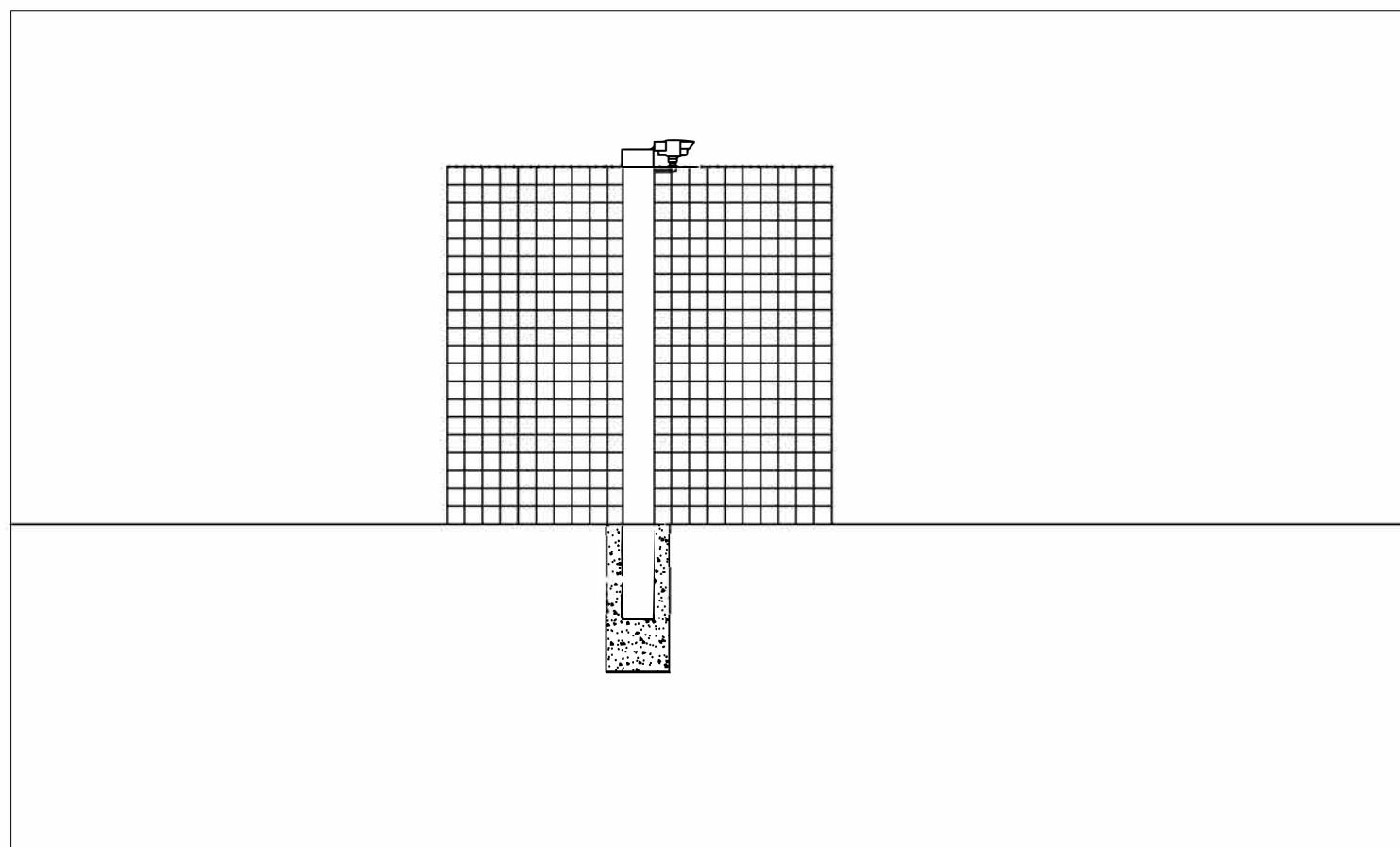
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



BACK ELEVATION



Notes

1. All sizes are in metres unless otherwise stated.

HADDON ROAD SOLAR PARK

FIGURE 4.5

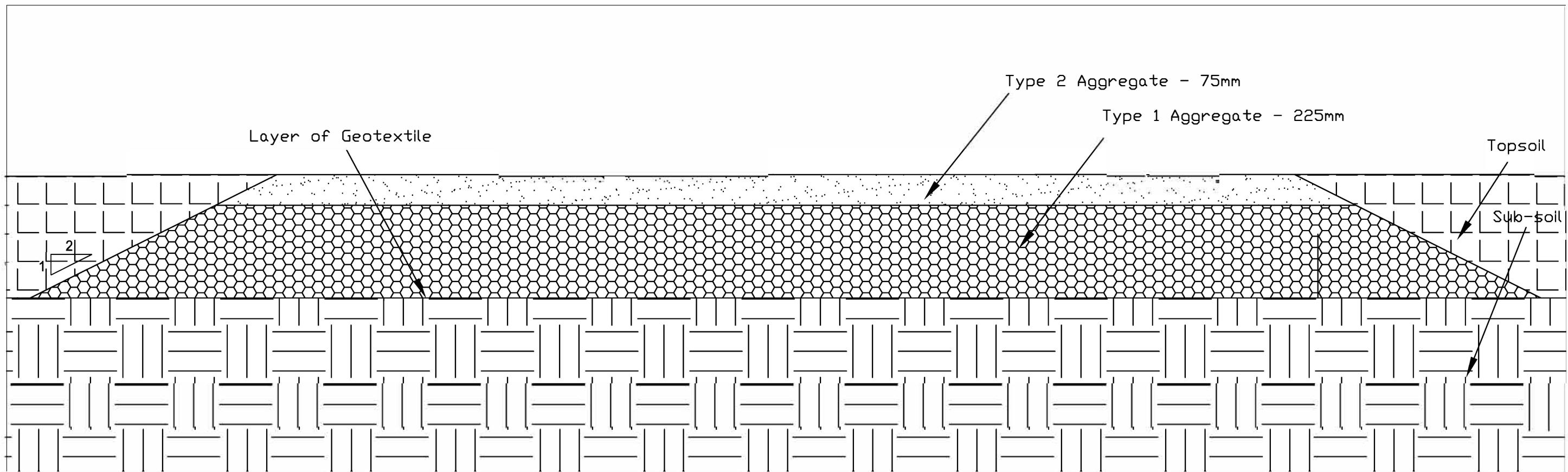
INDICATIVE SECURITY CAMERA
DETAILS

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/25



SCALE 1:50

PLOT SCALE A3



Notes

1. 300mm of Topsoil will be stripped to found the road on suitable subsoil.
2. All dimensions are approximate and may vary following detailed design.

HADDON ROAD SOLAR PARK

FIGURE 4.3

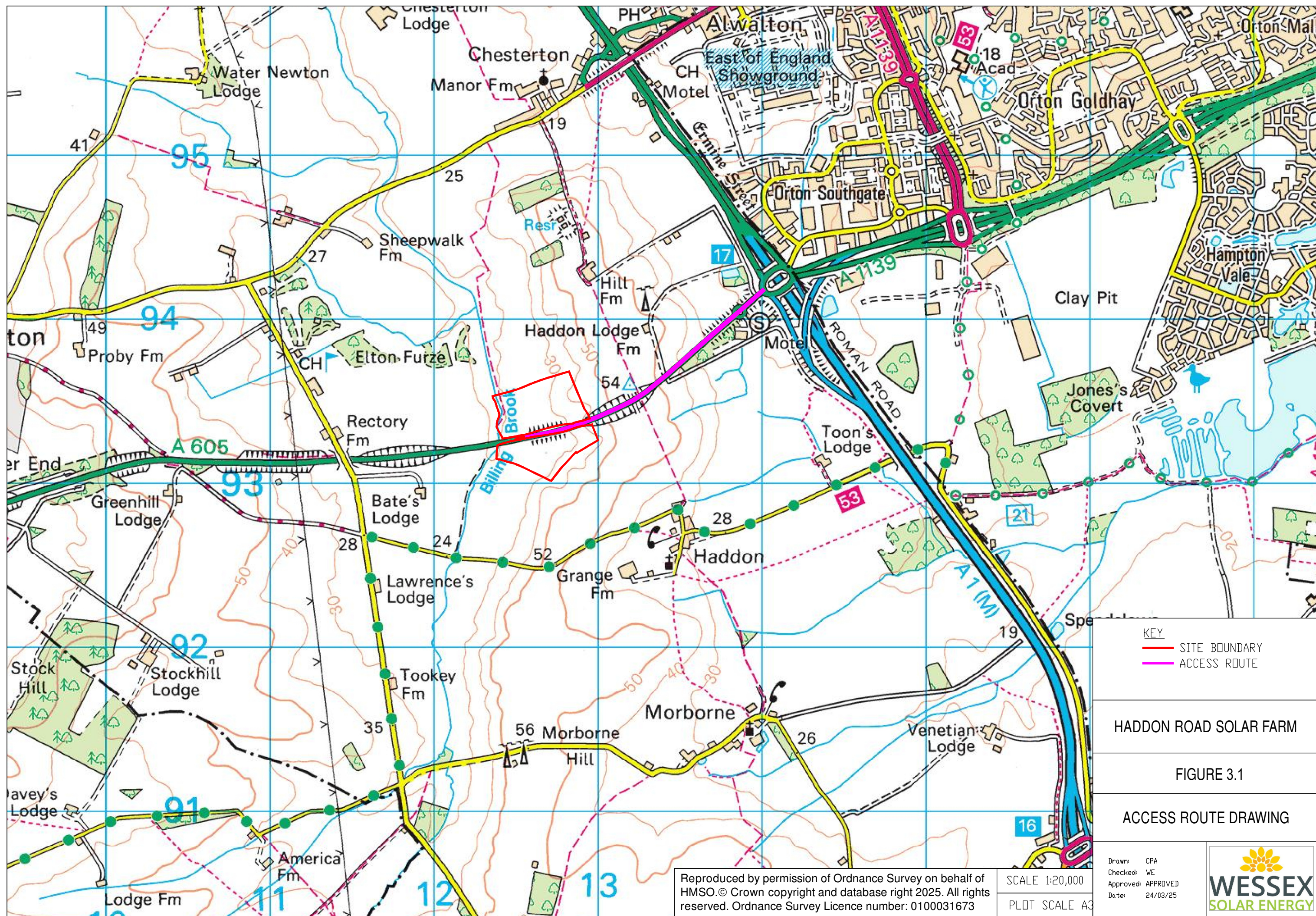
INDICATIVE ACCESS TRACK
CROSS -SECTION

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 22/03/25



SCALE 1:10

PLOT SCALE A3



KEY
SITE BOUNDARY
ACCESS ROUTE

HADDON ROAD SOLAR FARM

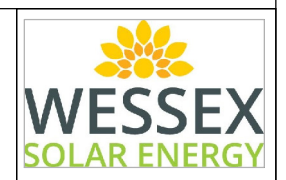
FIGURE 3.1

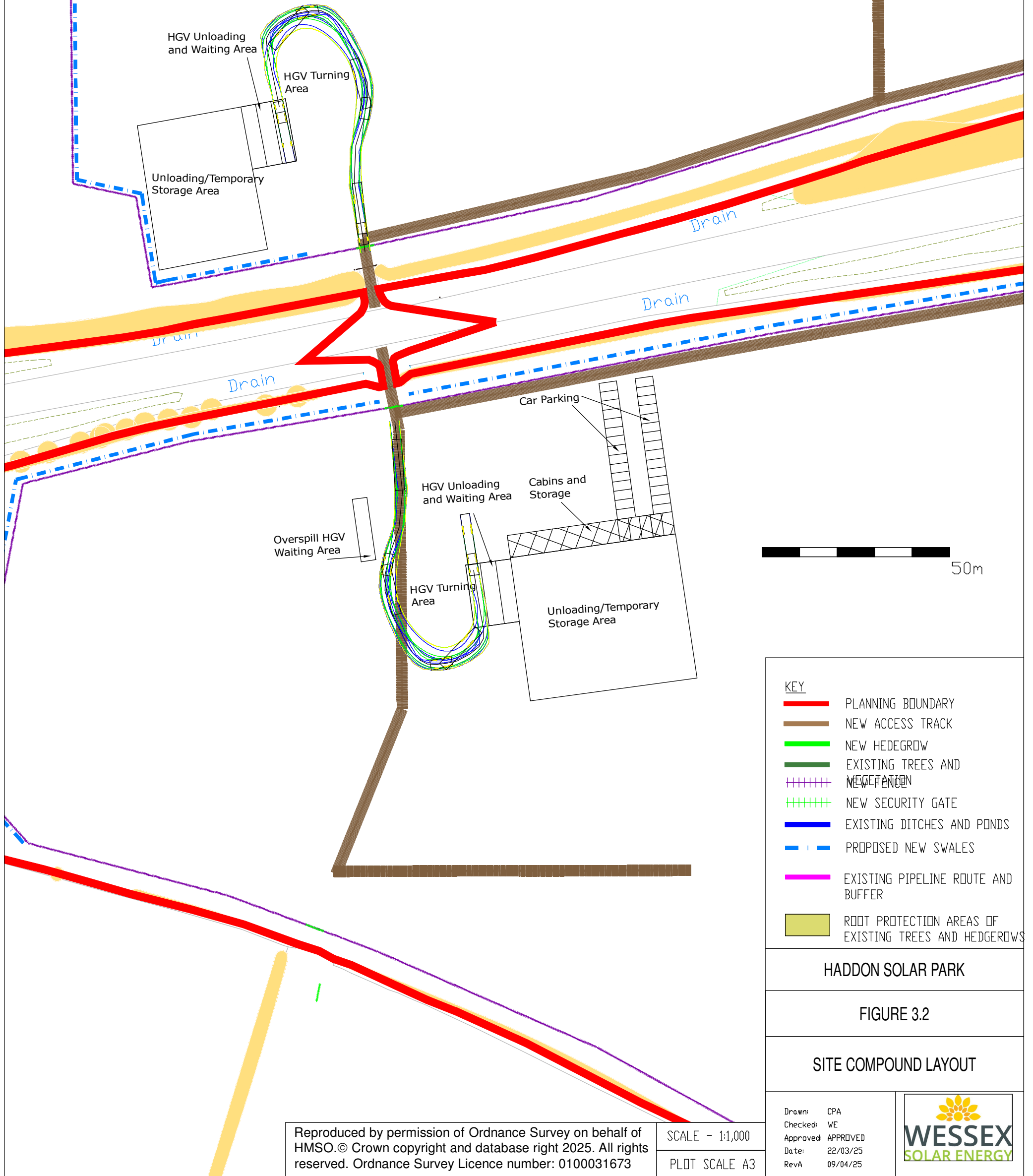
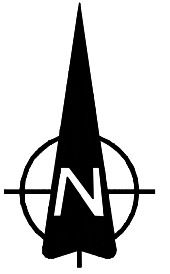
ACCESS ROUTE DRAWING

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SCALE 1:20,000
PLOT SCALE A3

Drawn: CPA
Checked: WE
Approved: APPROVED
Date: 24/03/25





KEY	
	PLANNING BOUNDARY
	NEW ACCESS TRACK
	NEW HEDEGROW
	EXISTING TREES AND HEDGEROWS
	NEW FENCE
	NEW SECURITY GATE
	EXISTING DITCHES AND PONDS
	PROPOSED NEW SWALES
	EXISTING PIPELINE ROUTE AND BUFFER
	ROOT PROTECTION AREAS OF EXISTING TREES AND HEDGEROWS
HADDON SOLAR PARK	
FIGURE 3.2	
SITE COMPOUND LAYOUT	
Drawn: CPA	
Checked: WE	
Approved: APPROVED	
Date: 22/03/25	
RevA: 09/04/25	