AGENDA ITEM NO: 9/2(a)

Parish:	Methwold/Northwold		
Proposal:	Construction, operation, maintenance and eventual decommissioning of up to a 15MW Solar Farm comprising the construction of solar panels mounted on metal frames, invertors, spares container, substation, auxiliary transformer, DNO substation, new access tracks, underground cabling, perimeter fencing with CCTV cameras and access gates, temporary construction compound, landscaping, and all ancillary grid infrastructure and associated site works		
Location:	Land At E572391 N297113 Brook Lane Brookville Norfolk IP26 4RG		
Applicant:	Sky UK Development Ltd		
Case No:	25/01068/FM (Full Application - Major Development)		
Case Officer:	Helena Su	Date for Determination: 8 October 2025	

Reason for Referral to Planning Committee – Called in by Councillor Ryves.

Neighbourhood Plan: No	

## **Case Summary**

This application is for the construction, operation, maintenance and eventual decommissioning of up to a 15MW Solar Farm comprising of the construction of solar panels mounted on metal frames made up of 445 module racks (300 large racks, 73 medium racks, and 72 small racks) and associated works. The period of the permission sought is 40 years. Upon decommissioning, everything from ground level to 1m below ground level will be removed.

The application site is approximately 25.68ha in size, comprising of two parcels of land: a western square parcel of land approximately 11.6ha in size, and the eastern rectangular parcel of land approximately 13.4ha in size, and the access track egressing from B1112 The application site is currently Grade 3a, 3b and 4 classified agricultural land.

The hamlet of Brookville lies approximately 300m to the east. The site lies around 1.7km west of Northwold, approximately 1.7km north of both Methwold and 2.5km from Methwold Hythe. Site levels vary between approximately 5.0m and 15.0m Above Ordnance Datum (AOD). The north-eastern corner of the site lies approximately 200m from the B1112. The surrounding area comprises mainly low-lying agricultural land.

# **Key Issues**

Principle of Development Loss of Agricultural Land Landscape and Visual impact Impact on Neighbour Amenity Glint and Glare

Highway Safety and Public Rights of Way

Flood Risk and Drainage

Ecology and Biodiversity net gain

Historic Environment

Crime and Disorder

Any other matters requiring consideration prior to determination of the application

#### Recommendation:

#### **APPROVE**

### THE APPLICATION

This application is for the construction, operation, maintenance and eventual decommissioning of up to a 15MW Solar Farm comprising of the construction of solar panels mounted on metal frames made up of 445 module racks (300 large racks, 73 medium racks, and 72 small racks).

#### Other works include:

- 7x inverters (6.1m in length and 2.4m in width)
- 2m high deer proofing fence (approximately 3119.5m in length)
- 17x CCTV posts (3.5m in hight)
- Cable trenches (approx. 1m deep and 1m wide, 1.5m in length)
- 1x Auxiliary Transformer
- 1x Substation
- 1x Spare part Container
- 1x DNO Substation
- Works to the road (300mm depth of soil removed. Widened at turns for access reasons)
- Temporary construction compound.
- Landscaping works

The period of the permission sought is 40 years. Upon decommissioning, everything from ground level to 1m below ground level will be removed.

The application site is approximately 25.68ha in size, comprising of two parcels of land: a western square parcel of land approximately 11.6ha in size, and the eastern rectangular parcel of land approximately 13.4ha in size, and the access track egressing from B1112. The site surrounds an existing solar farm to the northwest and southeast, approved by Planning Committee in 2013 (planning reference 13/00796/FM).

The proposed solar farm would be connected into the existing 32kV overhead line which crosses land to the west of the eastern site parcel via a new underground cable connection which will extend between the proposed 32kV substation within the northwest of the eastern site parcel and the point of connection on the existing overhead line.

The application site is currently Grade 3a, 3b and 4 classified agricultural land.

The hamlet of Brookville lies approximately 300m to the east. The site lies around 1.7km west of Northwold, approximately 1.7km north of both Methwold and 2.5km from Methwold Hythe. Site levels vary between approximately 5.0m and 15.0m Above Ordnance Datum

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(AOD). The north-eastern corner of the site lies approximately 200m from the B1112. The surrounding area comprises mainly low-lying agricultural land.

The site is well located geographically for solar gain. The photovoltaic panels are oriented in a southwards direction and are anticipated to be inclined at an angle up to 30 degrees to maximise solar gain and will remain in a fixed position throughout the day and during the year.

The development was screened under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The development is not EIA development.

#### **SUPPORTING CASE** Not submitted.

### **PLANNING HISTORY**

13/01392/NMA\_2: Application Permitted: 19/01/16 - Non-material amendment to planning permission 13/01392/F: Variation of condition 20 of planning consent 13/00796/FM: To amend previously approved plans

13/01392/NMA\_1: Application Permitted: 04/11/14 - NON MATERIAL AMENDMENT TO PLANING CONSENT 13/01392/F: installation and operation of a solar farm and associated infrastructure, including PV panels, mounting frames, inverters, transformers, client side substation, communications building, DNO substation, fence and pole-mounted security cameras

13/01392/F: Application Permitted: 20/11/13 - Variation of condition 20 of planning consent 13/00796/FM: To amend previously approved plans

13/00796/DISC\_A: Discharge of Condition final letter: 18/11/13 - Discharge of conditions 5, 6, 7, 8, 10, 14, 15, 16, 17 and 19 of planning consent 13/00796/FM: Installation and operation of a solar farm and associated infrastructure, including PV panels, mounting frames, inverters, transformers, client side substation, communications building, DNO substation, fence and pole-mounted security cameras

13/00796/FM: Application Permitted: 30/07/13 - Installation and operation of a solar farm and associated infrastructure, including PV panels, mounting frames, inverters, transformers, client side substation, communications building, DNO substation, fence and pole-mounted security cameras. (COMMITTEE)

### **RESPONSE TO CONSULTATION**

**Parish Council:** Made the following comments:

- 1. Community Benefit the Parish Council request £100.00 per 1MW per annum for the lifetime of the solar farm to be paid into a community fund which will be used to support local initiatives, projects or organisations. This would be overseen by the Parish Council but administered by the community benefit group.
- 2. Future proofing this agreement on community benefit in the event of ownership.
- 3. Biodiversity on site greater care is required to ensure maximisation of biodiversity which current is not the case. The use of swift boxes/posts and other initiatives to encourage wildlife should be adopted on the site. Hedges must be properly managed

- and maintained to encourage nesting birds and other wildlife. Grass cutting should be carried out in appropriate times to maximise the impact on biodiversity.
- 4. Footpath There is an unadopted footpath around the present solar farm for at least 10 years use by locals as a walking route and would be retained and maintained for public use.
- 5. Construction Traffic traffic will use the B1112, White House Drove, which would cause damage and will need to be properly reinstated.

Request items 1-5 be included as planning conditions if consent is given.

**Local Highways Authority: NO OBJECTION** Subject to conditions related to full details of a construction management plan, HGV management plan and on-site parking for construction workers.

# Public Rights of Way: NO OBJECTION.

PRoW have no objection in principle to the application. However, would highlight that access to the site will be coincident with the Public Right of Way known as Northwold Restricted Byway 2 which does not offer any means of public vehicular access and it is not maintainable at the public expense to a vehicular standard. It would be expected that any damage caused to the Restricted Byway by the exercise of the private rights remains with the rights holders to repair.

The full legal extent of this Restricted Byway must remain open and accessible for the duration of the development and subsequent occupation.

**Minerals and Waste (NCC):** While a small part of the site is underlain by a Mineral Safeguarding Area (Sand and Gravel), it is considered that as a result of the temporary nature of the development (albeit 40 years) it would not result in permanent sterilisation of the underlying mineral resources. Therefore, it be exempt from the requirements of Policy MP11-safeguarding of the adopted Norfolk Minerals and Waste Local Plan.

**Internal Drainage Board: NO OBJECTION.** subject to the Board's Byelaws being complied with.

**Environment Agency: NO COMMENTS** EA have not found any environmental constraints that fall within their remit, therefore have no comments to make.

**Lead Local Flood Authority:** General advice on solar farm development sites and drainage considerations.

### Norwich Airport: NO OBJECTION.

The proposed application has been considered, and we find that provided it is in accordance with the plans attached to the Application and key codes of practice are considered in design, enabling, construction and in use phases Norwich Airport would offer no aerodrome safeguarding objections to the Application.

### National Air Traffic Services: NO OBJECTION.

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of enroute air traffic) based on the information supplied at the time of this application.

**Ministry of Defence:** No comment made at the time of writing.

**Environmental Health & Housing - Environmental Quality: NO OBJECTION** Recommends condition in the event of contamination found on the site.

**Historic Environment Services: NO OBJECTION** Recommend pre-commencement conditions.

The proposed development site lies close to the cropmarks of a possible Bronze Age burial mound, concentrations of burnt flints, and numerous finds of prehistoric flints as well as Iron Age and Roman pottery in the surrounding area. An unapproved predetermination geophysical survey of the site has identified several potential archaeological anomalies worthy of investigation. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be affected by the proposed development.

**Norfolk Constabulary: NO OBJECTION.** Offer advice on how to make the development secure by design.

Community Safety and Neighbourhood Nuisance: NO OBJECTION subject to conditions for hours of operation during the construction hours and site hours, construction management plan (including details such as deliveries/collections and any piling, the location of any fixed machinery (including their sound power levels), drawings NEO01453\_051I\_A and NEO01453\_0631\_A, and all proposed attenuation and mitigation methods to protect residents from noise, dust, vibrations and lighting.)

## **Natural England: NO OBJECTION.**

Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

**Senior Ecology Officer: NO OBJECTION** subject to amendments and additional information.

Initial comments:

Biodiversity Net Gain (Section 4, Page 12)

Solar panels & habitat beneath them - Shade tolerant species diverse grass and wildflower mix beneath and around the panel area is proposed and inputted into the post development baseline (in rows 2 & 3 of Tab A-2). This equates to 131.15 Biodiversity Units. The Uk Habs guidance states that ground mounted or `floating` solar photovoltaic panels should be recorded separately as the strips of panels (U1b6) and the strip of vegetation in between the panels. Recording the entries are as grassland therefore does not align with this guidance.

A post development map has not been provided to identify where habitats will be created but the User comments indicate the grassland is recorded beneath the eastern and western panels. Strategic Significance No justification for the highest level of strategic significance has been provided. High Strategic Significance is claimed for Row 13 (Tab A-1), Rows 1 -5 (Tab A-2 and Tab B-2).

Other rivers and streams - This habitat is recorded as `String Drain runs adjacent to the southeast boundary of the Application Site where it connects to Cut-off Channel`. However, it Is not represented within the Statutory Metric. It is difficult to tell from the scale of the mapping provided but the riparian zone of this feature could be within the red line boundary. If so, then the habitat should be recorded within the Metric. Clarity is required.

Restoration to former use - Upon the end of the operational phase of the Proposed Development, the subject land shall be reinstated to its former agricultural use within a year of the last export. Given the Biodiversity Net Gain being delivered it should be considered as to whether the habitat can be retained rather than returning to active agricultural use.

### Protected Species:

Otter - The report identifies a potential otter holt on the northern bank of the String Drain. The impact assessment states `In the absence of mitigation, there is potential for significant effects upon Otters within the Local Area`. Badger Page 43 of 53 states that no prints were found either on site or within the ESA assumed Ecological Survey Area) but then goes to to state that tracks were found indicating that badgers commute across the Application Site. However, no setts were identified. A pre-construction check is recommended by the report and is supported by the LPA.

Bats - Under the current design, no hedgerow or trees of any kind are required for removal. However, in the event of alteration, any mature trees required to be removed as a result of the Proposed Development, should be appropriately re-surveyed for bat roost potential. Subsequent mitigation and feature measures will then be determined according to the results of this survey.

The Construction and Ecology Management Plan includes the recommendation made within the report. However, it does not include any spatial mapping of Ecologically sensitive areas or how they will be protected during construction which is required.

Due to the clarity required on the Biodiversity Net Gain Baseline I must hold an objection. I have no other objection to the proposed development on the provisio that the required mitigation is conditioned and implemented.

#### Final comments:

**NO OBJECTION**. The BNG baseline is accurate enough now. I would advise the applicant that the remaining points regarding post development should be addressed before this comes in for discharge of any of the BNG conditions.

**Arboricultural Officer: NO OBJECTION**, with recommended conditions to protect existing trees and for a landscaping scheme to be submitted.

## **REPRESENTATIONS Five OBJECTION** comments, summarised as follows:

- Out of character of the rural farming community
- Overbearing as there are other solar arrays nearby
- Production of food in the area is very efficient. Food is more important than power.
- Solar is inefficient and short lived.
- Appears little thought has been given to the dual use of the land, the replacement and recycling of components and hazardous materials.
- Concerns with nearby aircraft flight paths.
- Impact on wildlife, above and below ground.
- Spoils views of the countryside

- Protected plants on the site.
- Concern with traffic
- No benefit to local people
- Disruption from construction traffic

### KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

- **LP06** Climate Change (Strategic Policy)
- **LP07** The Economy (Strategic Policy)
- LP13 Transportation (Strategic Policy)
- **LP14** Parking Provision in New Development
- LP18 Design & Sustainable Development (Strategic Policy)
- **LP19** Environmental Assets Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)
- **LP21** Environment, Design and Amenity (Strategic Policy)
- **LP24** Renewable Energy (Strategic Policy)

#### **NATIONAL GUIDANCE**

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

#### **PLANNING CONSIDERATIONS**

#### The main considerations are:

- Principle of development
- Loss of Agricultural Land
- Landscape and Visual impact
- Impact on neighbour amenity
- Glint and Glare
- Highway safety and Public Rights of Way
- Flood risk and Drainage
- Ecology and biodiversity net gain
- Historic Environment
- Crime and Disorder
- Any other matters requiring consideration prior to determination of the application

# **Principle of Development:**

The Climate Change Act 2008 introduced legally binding targets to reduce the UK's greenhouse gas emissions. The Act committed the UK to reduce its greenhouse gas emissions by 80% by 2050, compared with 1990 levels.

The Climate Change Act was amended in 2019 to commit the UK to 'net zero' by 2050. In 2019, the Climate Change Act 2008 (2050 Target Amendment)) Order 2019 was passed which increased the UK's commitment to a 100% reduction in emissions by 2050. King's Lynn & West Norfolk Borough Council is following national targets to become net zero by 2050 and in October 2020, adopted a Corporate Climate Change Policy which serves as a framework for the council's climate action, emphasising reduced greenhouse gas emissions and fostering a positive climate culture.

Renewable Energy is supported at both national and local level with Planning Practice Guidance (PPG) stating that planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

The PPG makes it clear that in relation to ground-mounted solar photovoltaic farms the main issues for consideration are proposal's visual impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety.

Both national and local planning policy and guidance seek to retain the countryside for its amenity value, intrinsic character and beauty and agricultural provision.

Overarching National Policy Statement for Energy (EN-1) (January 2024) and National Policy Statement for renewable energy infrastructure (EN-3) (January 2024).

The policy outlined within EN-1 came into force in January 2024. EN-1 sets out the Government's policy for delivery of major energy infrastructure. Whilst primarily of relevance to Nationally Significant Infrastructure Projects (NSIPs) (i.e. projects over 50MW) it is a material consideration for the proposed development, which is below the NSIP threshold.

EN-1 is the national policy on energy, and it establishes the need for energy related development, with the Government not requiring decision makers to consider need on individual applications because of this. The proposed development would help meet this need and, moreover, with the battery storage it will address intermittency and help to relegate the role of fossil fuels as a back-up.

Solar power is a key part of the Government's strategy for energy security, net zero and clean growth. This position was reinforced in the new National Policy Statement (EN-3), published in January 2024, stated that "Solar also has an important role in delivering the government's goals for greater energy independence and the British Energy Security Strategy states that government expects a five-fold increase in combined ground and rooftop solar deployment by 2035 (up to 70GW)".

There is considerable support in the *National Planning Policy Framework (NPPF, 2024)* for renewable energy development of the type proposed in the application and it states:

161. The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

168. When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:
a) not require applicants to demonstrate the overall need for renewable or low carbon

energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future; b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions; c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.

Local Development Plan - Local Plan 2021-2040

LP06 of the Local Plan 2021-2040 states that development shall recognise and contribute to the importance of, and future proofing against, the challenges of climate change and to support the transition towards meeting the Government target of becoming a net zero economy by 2050.

LP18 of the Local Plan 2021-2040 states the Council and its partners will support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits.

LP24 of the Local Plan 2021-2040 supports proposals for renewable energy and associated infrastructure, where the energy they would provide outweighs the impacts on:

Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of the energy generated are outweighed by the impacts, either individually or cumulatively, upon:

- a. sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast, National Landscapes;
- b. the surrounding landscape and townscape:
- c. designated and un-designated heritage assets, including the setting of assets;
- d. ecological interests (species and habitats);
- e. amenity (in terms of noise, overbearing relationship, air quality and light pollution);
- f. contaminated land:
- g. water courses (in terms of pollution); h. public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); and
- h. tourism and other economic activity.

In addition, the Borough Council will seek to protect productive agricultural land and best and most versatile land. Applications for other uses which would adversely affect these are likely to be refused, unless the material benefits associated with its approval outweigh its loss.

It is clear that national policies, NPPG, NPPF and local planning policies are supportive of renewable energy schemes, where there would not be significant impacts on the landscape, designated or non-designated heritage assets, ecological interests, amenities, contaminated land, watercourses, and tourism and other economic activities. The report will discuss in detail on how the proposed development would have limited effect on these considerations and would accord with LP08, LP18, LP19, LP21, and LP27 of the Local Plan 2021-2040, the NPPF and NPPG.

### **Loss of Agricultural Land:**

The PPG states that where a proposal involves greenfield land, consideration should be given to whether:

- I. The proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and
- II. The proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.

Paragraph 174b of the NPPF states that: 'planning policies and decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services -including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.' Footnote 53 of the NPPF explains: where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

A Ministerial Statement on 'Solar and Protecting Our Food Security and Best and Most Versatile (BMV) Land' was made on 15 May 2024. The statement considers that "due weight needs to be given to the proposed use of Best and Most Versatile land when considering whether planning consent should be granted for solar developments. For all applicants the highest quality agricultural land is least appropriate for solar development and as the land grade increases, there is a greater onus on developers to show that the use of higher quality land is necessary."

Agricultural Land Classification (ALC) is graded from 1 to 5. Grade 1 being excellent quality, grade 2 as very good quality, grade 3 as good to moderate; subgrade 3a as good quality and 3b as moderate quality, grade 4 as poor quality, and grade 5 as very poor quality.

An Agricultural Land Classification Assessment was carried out to support the application. The ALC assessment demonstrated that much of the site comprises grade 3b (74%) and Grade 4 (14%) land, which is not considered best and most versatile land. A small proportion of the land is subgrade 3a (12%) which is considered to be good quality land.

As such there is some conflict between these two overarching aims (protection of the countryside / high grade agricultural land and provision of renewable energy), and a balance is required.

In a recent appeal decision, the Inspector allowed the development of a solar farm on approximately 88ha of land, graded at 2, 3a and 3b, at Walton Highway (planning reference 22/01987/FM and appeal reference APP/V2635/W/23/3323065 - attached as an appendix to this report). The Inspector considered, in paragraphs 32 - 35 of the appeal decision, that the best and most versatile (BMV) land is plentiful in the Councils' administrative areas and the proposal would utilise a small amount of that land for a temporary period and therefore allowed the appeal. There was a similar decision made by the Inspectorate, in allowing the development of a solar farm at Walpole St Andrew (planning reference 21/01442/FM and appeal reference APP/A2525/W/20/3295140).

Considering the Inspectors' decisions to allow the development of a solar farm on excellent - good agricultural land, the development of the site, which comprises grade 3 and 4, (good - poor quality agricultural land) would be acceptable. Furthermore, as with many solar farm schemes, the land would be served for dual purposes. The land beneath the row of solar panels would be grazed by sheep. The resultant conditions of this land would produce better quality agricultural land following the decommission of the development.

# Landscape and visual impact:

A Landscape and Visual Impact Assessment (LVIA) was submitted with the application with the objective of identifying, predicting and evaluation potential key effects arising from the

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proposed development. The assessment was carried out based upon recommendations contained within 'Guidelines for Landscape and Visual Impact Assessment' (GVIA3) (Third Edition, 2013), 'Visual Representation of Development Proposals', Landscape Institute, Technical Guidance Note 06/19 (2019), NPPF, King's Lynn and West Norfolk Local Plan and Landscape Character, and Breckland District Landscape Character Assessment.

The BCKLWN's Landscape Character Assessment (2007) designates the site as within Settled Farmland and Plantation (H5 - Northwold). This is characterised by flat to very gently undulating landscape, overlooking the Fen landscape to the west. The fields are mainly regular in shape, medium sized and generally lined with hedges (species-rich, overall intact but gappy in places). Roads crossing the land are mostly rural, tranquil and occasionally lined with species-rich hedges, channelling views and creating a sense of enclosure in places.

The site comprises two parcels of currently agricultural land, separated from PRoW Northwold RB2 (to the northeast) by a linear hedge. The area surrounding the site is generally characterised by open agricultural fields and associated agricultural uses, however, there are a number of isolated clusters of residential properties located within the wider surrounds of the site. Furthermore, there is a solar farm located between the two parcels that make up the application site. The site is not within any nationally or locally designated protected landscape areas.

The receptors most affected by the development would be the users of the road, PRoW and properties closest to the site. The majority of receptors would have a slight or negligible residual level effect as a result of the development following mitigation landscaping measures.

The closest road would be Methwold Road/B1112. The LVIA considers that views of the proposed development within approximately 300 m to 1.5km are considered to be negligible and the significance would be not significant to imperceptible due to views being mostly screened by intervening landform and vegetation.

The LVIA suggests the following impacts from the PROWs (Northwold RB2, and Northwold FP13) would be range from high - low due to the proximity of the site to the PRoWs, namely RB2 which is immediately along the northeast of the site. A 3-4 meter buffer zone will be established between the PRoW and the mitigation planting to prevent the creation of a tunnel effect. Visual impacts to RB2 and FP13 would be softened once the proposed mitigation planting matures.

Closest residential dwellings would be to the east of the site and includes: Thure Hill House, Blackberry Barn, 28 Brook Lane, The Homestead, and Two Ways. The LVIA consider that the highest visual effects will be experienced within an approximate 300m radius of the proposed development boundary, However, areas experiencing visibility within 300m, will already have elements of electrical infrastructure visible within the local landscape. The addition of the proposed development is considered to result in moderate/slight significance from residential properties.

Mitigation measures are recommended in the LVIA and on the proposed plans. These include retention of existing trees and hedges; approx. 619m of screen planting along the eastern boundary; approx. 214m of screen planning to the north boundary of the southern field; 312m of screen planning along the north boundary; approx. 254m of hedgerow planting along the southern boundary; approx. 300m of hedgerow planning along the western boundary; and 129m of infill planting along the eastern boundary.

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The associated plant/buildings would have a maximum height of 3.5m (or less) and therefore would not appear dominative in the landscape.

It is considered that the proposed creation of boundary hedgerows around the site, which will be secured by condition, will assist in reinforcing visual screening of the development from the users of the local roads, PROWs and residential properties in accordance with LP18 and LP21 of the Local Plan 2021-2040.

# **Impact on Neighbour Amenity:**

The closest residential properties, Thure Hill House, Blackberry Barn, 28 Brook Lane, The Homestead, and Two Ways, are to the east of the site.

Five neighbour objections were received, with comments related to the development being overbearing in combination with the existing solar arrays nearby and noise and disturbance impact from the construction period.

Given the nature of the development, there would be no impact in terms of shadowing, overbearing, or overlooking. Although a neighbour has commented about the scheme being overbearing, at its closest point, the site would be approximately 110m from the residential dwelling. Given the distances, the development would not be overbearing to surrounding neighbours.

Solar farms do not typically generate a significant amount of noise or vibration outside of the construction period. The submitted Noise Impact Assessment (NIA) supported this and CSNN confirmed there are no grounds to substantiate an objection (on residential amenity grounds) for the solar farm once in situ/completed.

During the construction period, construction traffic will need to pass through either Methwold and Brookville, or Whittington depending on the approach used to the site. The construction period is expected to last around nine months.

However, as the NIA does not account for the noise generated from the construction period, CSNN have requested conditions related to the submission of a detailed construction management scheme, construction hours between 8.00 - 18.00 Monday to Saturday and no works on Sunday or Bank Holidays. These conditions are considered necessary to protect neighbours during the construction period.

The Planning Statement states that no lighting would be required on the site as the site would be covered by infrared CCTV. Lighting fixtures would be incorporated to the substation enclosure. These lightings would be limited, motion activated LED security lights installed at 0 degrees, and thus not tilt upwards, thereby avoiding lighting spill beyond the site.

Subject to conditions, the proposal is considered to have an acceptable impact to neighbour amenity in accordance with LP21 and LP24 of the Local Plan 2021-2040.

#### Glint and Glare:

A Glint and Glare Assessment (GGA) was carried out which considered the effect on potential flight paths, B1112/Methwold Road, and nearby residential properties.

Within the Planning Statement and GGA, the surfaces of the panels are said to be finished with an anti-reflective coating which would limit glint and glare.

Regarding residential properties, the GGA assessed the impact on up to 35 receptors (the closest dwellings to the site). Only a few receptors (receptor 1, 2 and 9) would experience a maximum glare, ranging from approximately 16.98 hours to 36.5 hours (worst case scenario) per year. The rest of the receptors would experience low to no glare and glint impacts.

The GGA showed that out of 15 receptors for the road, 4 receptor points with the potential for after image/yellow glare which is a high impact. The rest of the receptors have low to no glare and glint impact. However, views of the proposed development from all receptors are blocked by a mixture of intervening vegetation, buildings, topography and being outside the field of view of the driver. Therefore, impacts upon these receptors reduce to None.

The GGA found no effects on flight paths. The National Air Traffic Services and Norwich Airport have raised no objection in relation to air safety. It is predicted that existing screening and topography will protect the majority of residential receptors in the locality and transport routes from significant impact.

The Ministry of Defence (MOD) were consulted on the application but had not provided a comment at the time of writing. It is noted that the MOD were consulted on the solar farm application on the land in between the application site (reference 13/00796/FM) and raised no safeguarding objections. Any comments which are made by the MOD after the publication of this report will be shared during late correspondence.

Providing an appropriate landscaping condition is included to ensure appropriate mitigation then it is considered the proposal would be acceptable with respect to glint and glare in accordance with LP21 and LP24 of the Local Plan 2021-2040.

# **Highway Safety and Public Rights of Way:**

The site would be accessed via Brook Lane which egresses from B1112 (Methwold Road) from Northwold RB2. The Parish Council have expressed concern regarding damage to the roads during construction of the development.

The Local Highway Authority (LHA) has confirmed that the existing access B1112 is suitable for construction and maintenance vehicles and that, once the development becomes operational, the development will create very little additional traffic. The LHA have recommended that the proposed temporary carriageway be made permanently wide to ensure adequate maintenance activities and future decommission of the solar farm. This was agreed by the Planning Agent.

The LHA therefore raise no objection to the application in terms of highway safety subject to construction works being carried out in strict accordance with the Construction Traffic Management Plan that accompanied the application. This will be conditioned if permission is granted.

The proposal does not include the diversion of any PRoW and any affected PRoW would be unobstructed and remain open during the construction and operation. The PRoW team do not object to the proposal.

Regarding highway safety and impact on the public rights of way, the proposal would comply with LP13, LP18, LP19, LP21 of the Local Plan 2021-2040.

# Flood Risk and Drainage:

The application site is within Flood Zone 1, which is the lowest area of flood risk. The proposed type of development is classed as 'Essential Infrastructure' and therefore development in Flood Zone 1 is deemed appropriate.

Surface water runoff would be minimum due to the small amount of impermeable infrastructure (0.09% of the overall application site area). The applicant has indicated that they intend to dispose of surface water via infiltration.

Further information is needed about the underdrainage of the site. Details are currently indicative and subject to change depending on the outcome of infiltration tests. Therefore, a pre-commencement condition for surface water drainage condition is recommended.

The King's Lynn Internal Drainage Board, District Emergency Planning Officer, LLFA, Environment Agency and CSNN do not object to the proposal with respect to flooding and drainage, and safeguarding conditions and informatives have been included.

Regarding flood risk and drainage, the proposal would comply with LP18, LP24 and LP25 of the Local Plan 2021-2040 and the NPPF.

### **Ecology and biodiversity net gain:**

The application is accompanied by an Ecological Assessment, which covers Biodiversity Net Gain, and further technical report following the Council's Ecology Officer's comments.

Subject to amendments being made to the application site by setting it away from the streams along to the south of the eastern parcel of land, the Ecology Officer confirmed that the information within the metric for biodiversity is correct and the holding objection regarding biodiversity net gain (BNG) is resolved. Conditions related to BNG would be imposed if planning permission is granted.

The Ecological Assessment identified the potential for otter holts on the northern bank of the String Drain and evidence of badger activity across the application site but no badger setts. As evidence of otters and badgers, albeit limited evidence, is found on and near the application site, the Council agree with the recommendation within the assessment, for a pre-construction check to be carried out and included as part of the construction ecology management plan condition.

The Parish Council have commented on biodiversity on the site through the use of swift boxes/posts maintenance of hedges, trees and grass, and other measures to encourage wildlife. These matters are considered to be suitably covered by a condition for landscaping and a construction ecology management plan suggested by the Council's Ecologist.

Subject to conditions related to BNG and the Construction and Ecology Management Plan, the proposal would comply with LP19 of the Local Plan 2021-2040 and provisions in the NPPF.

### **Historic Environment**

The nearest designated heritage asset is Methwold Conservation Area, which is over 1km from the site. The development would not affect any designated built heritage assets.

Regarding historic environment, the Historic Environment Services (HES) Team have identified that the site lies close to the cropmarks of a possible Bronze Age burial mound,

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concentrations of burnt flints, and numerous finds of prehistoric flints as well as Iron Age and Roman pottery in the surrounding area. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be affected by the proposed development.

HES have recommended pre-commencement conditions to ensure the development would not harm the historic environment in accordance with the provisions of the NPPF.

It is considered the proposal would be consistent with heritage asset policies within the NPPF and LP20 of the Local Plan 2021-2040.

### **Crime and Disorder**

The site proposal includes CCTV and infrared sensor lighting. There are no specific crime and disorder issues arising from this development.

# Other matters requiring consideration prior to the determination of this application:

Secured by Design - Detailed information has been provided by the Norfolk Constabulary Architectural Liaison Officer regarding secured by design measures which could enhance security on the site.

# Specific comments and issues:

Third parties have commented that the scheme would have no benefit to the local community.

The Planning Agent/Applicant have stated they are committed to providing community benefits via financial contributions to the local parish. Furthermore, the development would have benefit for the wider community of West Norfolk in contributing towards net zero energy sources.

The Applicant has made the Council aware that an independent discussion has taken place with the Parish Council regarding contribution to the community. The Parish Council the commented that they are seeking financial contribution to contribute towards the communities and have asked for the contributions to be included as a planning condition.

Community benefit in the form of financial contribution is not considered appropriate in the case of this planning application and there is no policy mechanism for the planning application to consider this as part of the consideration of this application. A condition to secure community contributions would not meet the test for conditions in this case as it is not relevant or necessary to the development.

The Planning Agent has requested that the condition for commencement of development be longer than the typical three-year commencement of development. Considering the complexity of the application, a five-year commencement period is considered to be acceptable in this case.

### **CONCLUSION:**

The main considerations in determining the impact of solar arrays are visual impact and glint and glare. The application site is not located in an area protected for its landscape, such as the National Landscape or within the setting of a designated heritage asset. In relation to glint and glare, the National Air Traffic Services and Norwich Airport raises no objection. It is

therefore concluded that the impacts on visual amenity and from glint and glare are acceptable.

Other key considerations in relation to this specific proposal are impacts on the historic environment, countryside and PROW(s), flood risk and drainage, highway safety and protected species. As outlined above all these impacts can be suitably addressed.

No objections have been received from statutory consultees although there are a number of additional consents / agreements that will need to be secured before development can commence as part of separate consenting regimes.

It is therefore considered, given the nature of the development and the fact that the development does not utilise the best and most versatile land, is reversible and will be decommissioned after a period of 40 years, suggests that the benefits of providing renewable energy outweigh any harm. The proposal is therefore in accordance with LP06, LP18, LP19, LP21, LP24 and LP25 of the Local Plan 2021-2040 and the provisions of the NPPF.

It is therefore recommended that this application be approved subject to the following conditions.

#### **RECOMMENDATION:**

**APPROVE** subject to the imposition of the following condition(s):

- 1 <u>Condition</u> The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 <u>Condition</u> The development hereby permitted shall be carried out in accordance with the following approved plans:

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NEO01453 052I B Figure 5. Revision B. Infrastructure Layout. Received 12/09/25.
NEO01453_053I_A Figure 5.1. Revision A. Infrastructure Layout (SHEET 2).
Received 01/09/25.
NEO01453_054I_A Figure 5.2. Revision A. Infrastructure Layout (SHEET 3).
Received 01/09/25.
NEO01453 055I A Figure 5.3. Revision A. Infrastructure Layout (SHEET 4).
Received 25/07/25.
NEO01453_056I_A Figure 5.4. Revision A. Infrastructure Layout (SHEET 5).
Received 01/09/25.
NEO01453_057I_A Figure 5.5. Revision A. Infrastructure Layout (SHEET 6).
Received 01/09/25.
NEO01453 057I A Figure 5.6. Revision A. Infrastructure Layout (SHEET 7).
Received 01/09/25.
NEO01453_059I_A Figure 5.7. Revision A. Infrastructure Layout (SHEET 8).
Received 25/07/25.
NEO01453_060I_A Figure 5.8. Revision A. Infrastructure Layout (SHEET 9).
Received 12/09/25.
NEO01453 061I A Figure 5.9. Revision A. Infrastructure Layout (SHEET 10).
NEO01453_062I_A Figure 6. Revision A. Access Track Detail.
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NEO01453 063I A Figure 7. Revision A. Temporary Construction Compound.

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NEO01453_064I_A Figure 8. Revision A. PV Module and Rack Detail NEO01453_065I_A Figure 9. Revision A. Security Fence Detail. NEO01453_066I_A Figure 10. Revision A. CCTV Detail NEO01453_067I_A Figure 11. Revision A. Inverter Hut/Transformer NEO01453_068I_A Figure 12. Revision A. Substation Building (Plan) NEO01453_069I_A Figure 13. Revision A. Substation Detail (Elevations) NEO01453_070I_A Figure 14. Revision A. Storage Container NEO01453_071I_A Figure 15. Revision A. Aux Transformer Unit. NEO01453_072I_A (Figure 16). Revision A. DNO Substation Detail
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- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- Condition No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 3 Reason To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 4 <u>Condition</u> No development shall take place other than in accordance with the written scheme of investigation approved under condition 3 and any addenda to that WSI covering subsequent phases of mitigation.
- 4 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 5 <u>Condition</u> The development shall not be put into operation until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 3 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 5 Reason To safeguard archaeological interests in accordance with the principles of the NPPF.
- 6 <u>Condition</u> Decommissioning of the development and restoration of the site must commence no later than 40 years from the final date of commissioning of the development.
  - I. Unless otherwise agreed in writing by the local planning authority a decommissioning and restoration plan will be submitted to and approved by the local planning authority 6 months before the 40 year anniversary of the date of final commissioning of the development or 6 months after the cessation of commercial export from the site, if before.
  - II. ii. No decommissioning may take place unless the decommissioning and restoration plan has been approved by the local planning authority.

The decommissioning and restoration plan must be implemented as approved.

- 6 Reason To ensure satisfactory restoration of the site in accordance with the NPPF and Development Plan.
- 7 <u>Condition</u> No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 7 Reason To ensure that there is a satisfactory means of drainage in accordance LP18 of the Local Plan 2021-2040 and with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 8 <u>Condition</u> The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Metric dated 03/07/2025 and prepared by Thomas Hill.
- 8 Reason To ensure the development delivers a Biodiversity Net Gain on site in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and LP19 of the Local Plan 2021-2040.
- 9 <u>Condition</u> The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
  - a non-technical summary;
  - the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
  - the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
  - the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
  - the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

- 9 <u>Reason</u> To ensure the development delivers a Biodiversity Net Gain on site in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and LP19 of the Local Plan 2021-2040.
- Condition No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following as a minimum:

- a) Risk assessment of potentially damaging construction activities such as noise, light and creation of dust.
- b) Details outlining mitigation measure that will be in place to avoid pollution events such as fuel spills, oil leaks and discharges and how these will be controlled should they occur accidently.
- c) Identification of "biodiversity protection zones" accompanied by a figure identifying their location and extent.
- d) The location and timing of sensitive works to avoid harm to biodiversity features. This will include construction timed to be outside of breeding bird season (1st March and 31st August inclusive) unless a competent ecologist has undertaken preconstruction checks for nesting birds.
- e) A precautionary working method statement to avoid the risk of impacts to reptiles which will include the sensitive removal of vegetation and any brash piles
- f) Details of security/construction lighting including the design, location, orientation and level of illuminance which must specify the avoidance of illuminating ecological features such as hedges, garden boundaries and mature tree to maintain dark corridors
- Biosecurity protocol or method statement to prevent the introduction and spread of invasive non-native species and pathogens between sites
- h) The times during construction when specialist ecologists (Ecological Clerk of Works) need to be present on site to oversee works and what the role and responsibilities of that person will be.
- i) Responsible persons and lines of communication.
- j) Details enhancement measures to be installed including the number, type and location of bird boxes and hedgehog links and the location and species composition of hedge-planting/establishment.
- 10 <u>Reason</u> In order to safeguard the ecological interests of the site in accordance with LP19 of the Local Plan 2021-2040, Section 15 of the NPPF and to comply with the Habitats Regulations (2017).
- 11 <u>Condition</u> No development or construction works relating to the installation of the proposed site boundary fence and any other infrastructure in the southern part of the site, where it lies within the Root Protection Area (RPA) of any existing mature boundary tree, shall commence, until a detailed Method Statement for the boundary fencing, and any other infrastructure, within the minimum root protection area of any of these mature trees, has been submitted to and approved in writing by the Local Planning Authority.

The Method Statement shall include (but not be limited to):

- a plan indicating the location of and allocating a reference number to each existing tree on or adjacent to the site which has a stem diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, and the crown spread and minimum root protection area of each tree;
- 2. details of the species, diameter, approximate height and condition of each tree in accordance with the current version of BS:5837, and of each tree which is on land adjacent to the site where the crown spread of that tree falls over the application site and where any tree is located within 15m in distance from the application site.
- 3. details of the precise line of the fence in relation to tree stems and RPAs:

- 4. A specification and methodology for fence post installation to avoid harm to tree roots, including the use of hand-digging or alternative low-impact techniques where appropriate:
- 5. Protective measures to safeguard the trees during the works; 6. Supervision and monitoring arrangements by a suitably qualified arboriculturist.

The works shall thereafter be carried out strictly in accordance with the approved Method Statement.

- 11 <u>Reason</u> To ensure that the boundary fencing is installed without damage to the roots or rooting environment of retained trees of high amenity value in accordance with LP18 and LP19 of the Loval Plan 2021-2040.
- 12 <u>Condition</u> Prior to commencement of development a detailed Construction Management Scheme (CMS) must be submitted to and approved in writing by the Local Planning Authority. The CMS shall include the conditioned timescales and hours of the construction phase, deliveries/collections and any piling, the location of any fixed machinery (including their sound power levels), drawings NEO01453\_051I\_A and NEO01453\_0631\_A, and all proposed attenuation and mitigation methods to protect residents from noise, dust, vibrations and lighting. Additionally, it should include a full assessment of noise and vibration impacts from piling. The scheme shall be implemented as approved.
- 12 <u>Reason</u> In order that the Local Planning Authority may retain control over the construction activities in the interests of the amenities of the locality in accordance with LP21 of the Local Plan 2021-2040 and the NPPF.
- Condition Construction or development work on site shall only be carried out between the hours of 08.00 and 18.00 Monday to Saturday, with no work allowed on Sundays and Bank/Public Holidays. Piling shall only be carried out weekdays between the hours of 08.00-18.00.
- 13 <u>Reason</u> In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with LP21 of the Local Plan 2021-2040 and the NPPF.
- Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 15 <u>Condition</u> Development shall not commence until a scheme detailing provision for onsite parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

- Reason To ensure adequate off-street parking during construction in the interests of highway safety in accordance with LP13 and LP21 of the Local Plan 2021-2040. This needs to be a pre-commencement condition as it deals with the construction period of the development.
- Condition Prior to the commencement of development, a Construction Traffic Management Plan and Access Route, which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities, shall be submitted to and approved in writing by the Local Planning Authority (together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic).
- Reason In the interests of maintaining highway efficiency and safety in accordance with LP13 and LP21 of the Local Plan 2021-2040. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 17 <u>Condition</u> For the duration of the construction period all traffic associated with (the construction of) the development shall comply with the Construction Traffic Management Plan approved under condition 16 and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing by the Local Planning Authority.
- 17 Reason In the interests of maintaining highway efficiency and safety in accordance with LP13 and LP21 of the Local Plan 2021-2040. T
- 18 <u>Condition</u> Prior to the commencement of development, the Applicant shall submit to the Local Planning Authority for their approval in writing, a HGV Management Plan for the routing of HGVs to and from the site. The Plan shall thereafter be implemented with the details approved and make provision for: -
  - Monitoring of the approved arrangements during the life of the site.
  - Ensuring that all drivers of vehicles under the control of the Applicant are made aware of the approved arrangements.
  - The disciplinary steps that will be exercised in the event of a default.
  - Appropriate signage, details to be approved by the Local Highway Authority and erected advising drivers of the vehicle routes agreed with the Local Highway Authority.
  - Wheel cleaning facilities and their use/retention.
- 18 <u>Reason</u> In the interests of maintaining highway efficiency and safety in accordance with LP13 and LP21 of the Local Plan 2021-2040. This needs to be a pre-commencement condition as it deals with safeguards.
- Condition Notwithstanding the submitted details, prior to the operation of the development hereby approved, full details of both hard and soft landscape works must be submitted to and approved in writing by the Local Planning Authority. Soft landscape works must include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants and trees noting species, sizes and proposed numbers and densities where appropriate.
- 19 <u>Reason</u> To ensure that the landscaping is properly maintained in accordance LP19 and LP21 of the Local Plan 2021-2040 and with the NPPF.

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- 20 <u>Condition</u> All hard and soft landscape works must be carried out in accordance with the approved details. The works must be carried out prior to the operation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted.
- 20 Reason To ensure that the landscaping is properly maintained in accordance LP19 and LP21 of the Local Plan 2021-2040 and with the NPPF.