

Item No 05:-

13/00578/FUL (CD.8866/L)

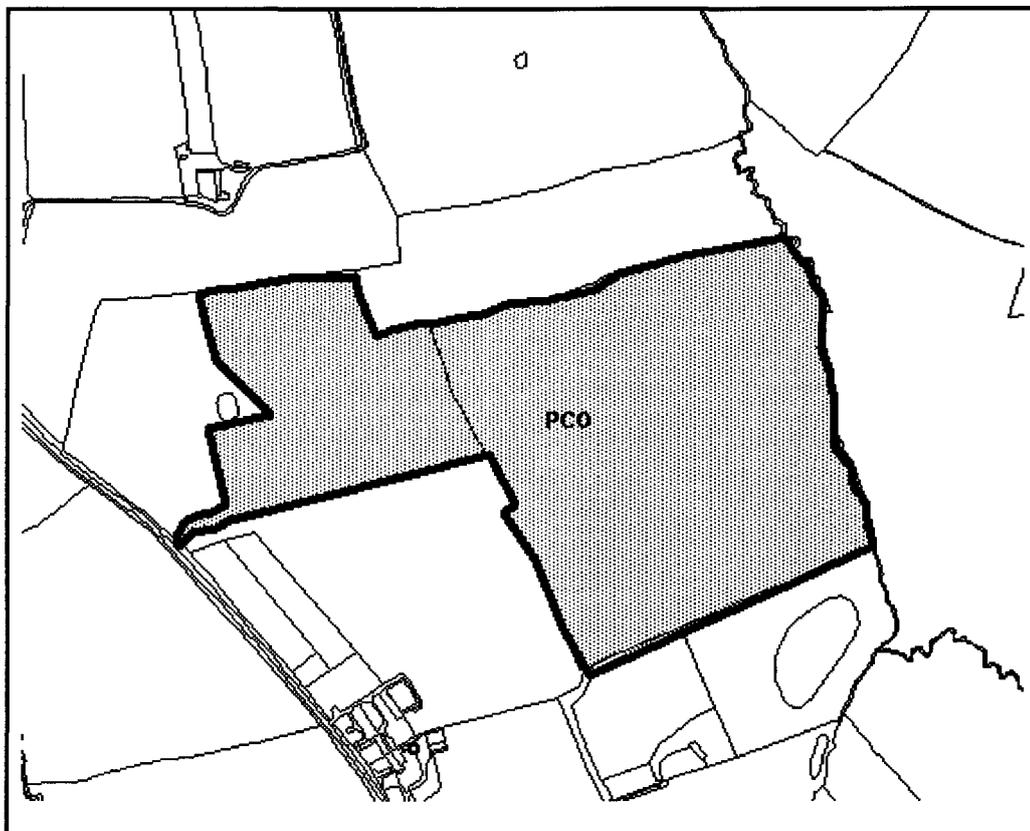
**Land Parcel To The North Of The Byre
Badsey Lane
Willersey**

Item No 05:-

Development of a ground mounted solar farm to generate up to 4MW of electricity, with associated infrastructure including inverter platforms, transfer station, collecting station, underground cable for connection to the local electricity distribution network, temporary construction compound, security fencing and ecological and landscape enhancement measures at Land Parcel To The North Of The Byre Badsey Lane Willersey

Full Application 13/00578/FUL (CD.8866/L)	
Applicant:	BELECTRIC Solar Ltd
Agent:	
Case Officer:	Martin Perks
Ward Member(s):	Councillor LO Stowe Councillor Mrs SL Jepson Councillor MF Annett
Committee Date:	12th June 2013

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- a) Provision of Renewable Energy
- b) Impact on Character and Appearance of the Landscape
- c) Flooding and Drainage
- d) Traffic Generation and Highway Safety
- e) Ecological Impact
- f) Archaeological Impact
- g) Impact on Residential Amenity

Reasons for Referral:

This application has been referred to Planning Committee at the request of Cllrs Stowe, Jepson and Annett due to the size of the proposed development and its potential impact on the character and appearance of the area.

1. Site Description:

The application site is located approximately 1.5km to the north of the centre of the village of Willersey. The site lies outside the Cotswolds Area of Outstanding Natural Beauty (AONB). The northern boundary of the AONB lies approximately 1.2km to the south of the application site. The proposed solar panels will be located on a parcel of arable agricultural land extending to approximately 9.35 hectares (22.4 acres) in area. The overall site area when access tracks, temporary construction compound and underground cabling are included extends to approximately 11 hectares (26.4 acres). The site has a flat to gently undulating character and consists of open arable fields bordered by native species hedgerows. The land falls within the Grade 3b agricultural land classification.

2. Relevant Planning History:

None

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR02 Renewable Energy
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR19 Develop outside Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code

4. Observations of Consultees:

Gloucestershire County Council Highways: No objection

Gloucestershire County Council Archaeology: No objection

Environment Agency: No objection

Wychavon District Council: Response to original submission is as follows;

'Thank you for consulting this council on the application. I have sought the views of local members as well as the council's landscape officer on the proposal. In light of their responses I make the following comments on behalf of the council.

Whilst appreciating the government's advice in NPPF relating to meeting the challenge of climate change, we have concerns over the impact of the proposed development on the landscape and visual amenities of the area. The main concern is potential visual impact when viewed from elevated land within the AONB. The nearest views are from above Willersey and Saintbury, however there may be more distant views from near Farncombe House, Fish Hill and Broadway Tower. Whilst some distance from any elevated point in Wychavon the panels will face south and directly face the elevated AONB. We suggest that clarification is sought from the manufacturer on whether glare may be an issue, even with the application of anti-reflective coating. We trust that the Cotswolds Conservation Board will also comment on the proposals.

On specific planting plans and landscape strategy we offer the following comments:-

- the plans identify the public footpath on higher land to the north (which extends into Wychavon). We suggest that the hedge to the northern boundary, both existing and proposed, is allowed to grow taller than the 3.5-4m specified and also include the planting of native trees e.g. oak. This would create a more effective 'softening' of the panels from this aspect and, being to the north, should not affect the operation of the panels.

- we suggest that *Ulex europaeus* is deleted from the hedge mix 'gorse is not really typical of this area' but the mix would need to be agreed with Cotswolds landscape officer.

- the hedge planting mix to the eastern boundary and the southern boundary of the westerly part of the site includes a number of oak trees. I wonder whether these are to be allowed to grow above the 3.5-4m height specified for the hedge and reach maturity as I would have thought their canopies would interfere with the functioning of the panels. Trees would, however, help to mitigate any adverse visual impact from the south/east. '

Worcestershire County Council: No objection

English Heritage: No objection - 'Do not think that the development will impact significantly on various Historic Assets close to the site. The presence of nursery glasshouses, other agricultural buildings and the proposed hedge planting will limit the impact of the development on the landscape'.

Natural England: No objection on ecological or landscape grounds. In terms of landscape impact Natural England state that 'whilst the site is visible from the AONB, it is possible to mitigate for this impact through planting. It is important to screen the development from public viewpoints, particularly the network of public footpaths around the site.'

5. View of Town/Parish Council: Response to original submission -Object

'Following a meeting of the Parish Council at which this application was submitted the following comments and observations were presented:

There have been a number of strong objections raised by parishioners and local residents. On the grounds of the visual impact on this huge development from Saintbury Hill, Broadway Golf Course, Willersey Hill, Broadway Tower, and surrounding high ground. There will also be tremendous impact on the residents of Badsey Lane who already have the traffic to the industrial estate to cope with. Furthermore as the road these heavy vehicles will be travelling on has no provision for parking or passing as it is by its very nature of being a country road, it is narrow and therefore totally unsuitable for lorries that currently used for access to the trading estate, never mind the increased traffic which both the construction of the solar farm and servicing the same will bring. The overhead bridge on Badsey Road has a height and width restriction on it as we are sure you are aware.

The Parish Council is mindful of the fact that it has been offered no opportunity to avail itself of any information on solar panel farms and their installation. Therefore cannot calculate their impact on the environment now and in years to come. Nor does it have any idea as to the life of a solar panel or its infrastructure and how it is disposed of when they expire. There are too many unanswered questions and the Parish Council feels that they are in the dark, but are again mindful of the fact that the Government is very anxious to install this type of energy saving project. However it would appear that there has been little or no thought for the impact on the lives of those who live and work in the area, but more over a total disregard for our countryside heritage.

The Parish Council is at a loss to understand how you can support this application when a smaller solar farm at Mickleton has recently been refused.

We would respectfully urge you to have a site inspection at which members of the Parish Council would appreciate being present, purely as interested bystanders. We strongly urge you to reject this application on the grounds of being in an area of outstanding natural beauty.'

6. Other Representations:

94 letters of objection and 12 letters of support received:

Main grounds of objection are;

- i) Detrimental effect on agricultural land which is viewed from the Cotswold escarpment
- ii) Proposed solar farm development is significant and will have a major impact on the appearance of the area, not only from adjacent site and from the roadside but hugely from the hillside.
- iii) Spoil view from their house, desecrate the land and obscure views from all the escarpments around.
- iv) Impact on wildlife
- v) Impact on flooding by having panels on the land as land is difficult to drain
- vi) Visual impact from Broadway Tower, Dovers Hill and Saintbury Hill will be tremendous.
- vii) No benefit to local community
- viii) Road is not suitable for HGVs.
- ix) Unsuitable location for such development
- x) No brownfield or industrial sites have been considered before taking this farmland
- xi) Adverse impact on tourism
- xii) Adverse impact on Cotswolds Area of Outstanding Natural Beauty
- xiii) Out of character with all surrounding countryside
- xiv) Loss of agricultural land

Comments on reduced scheme;

- i) It will be an eye sore from land and surrounding hills and ruin beautiful Cotswold countryside forever.
- ii) Location is still wrong and will be a blot on the landscape
- iii) Believe that this kind of development should be on brownfield land
- iv) Wildlife will be affected through loss of habitat
- v) Ground is subject to flooding
- vi) Wheat has successfully been grown on the field in the past

Main grounds of support are:

- i) Supportive of the proposal for this form of renewable energy in the area subject to river/stream to east of site being maintained in good condition, maintenance and development of the hedging on eastern boundary and that disruption of electricity supply will be minimised and that they are pre advised of any such work.
- ii) Looked at view from Broadway Tower and Dover's Hill. Views are over flat country dominated by large areas of white plastic polytunnel installations. Panels would be less intrusive than plastic.
- iii) Not convinced that alleged threat to AONB is a substantial one. Believe that renewables are a vital part of this country's necessary effort to meet both national and European targets for reducing greenhouse emissions and that scheme will be singularly unobtrusive compared with many existing structures in the Vale.

Wickhamford Parish Council: *'Whilst Wickhamford Parish Council have no objection to solar energy the following objections are,*

1. *There is insufficient landscaping on the application.*
2. *The glare from the panels on a site this large is quite unacceptable*
3. *There is a 7.5 tonne limit on roads through Wickhamford & Badsey to access this site.*
4. *The Parish Council feel that as this is a Gloucestershire planning application all proposed access to and from the site should be directed from the Gloucestershire side and not through Worcestershire.*

Cotswold Conservation Board: General Observation - *'The Cotswolds Conservation Board notes that this proposal is outside the Cotswolds AONB and therefore does not in itself have any direct impact upon the Cotswolds AONB. There may however be local landscape impact and biodiversity issues to be considered by the Council.*

However, the development would be visible from elevated public viewpoints in the AONB and therefore if the Council were minded to grant consent the Board would wish to see measures required to mitigate this impact by appropriate tree planting to the south of the site.'

Council to Protect Rural England: Objection received to original submission. In summary they state:

Scale of proposed development is out of proportion within the context of the surrounding countryside. While local landscape does have a mix of arable land and market gardens, some of which include glasshouses and poly tunnels these areas are on a small scale and less intrusive in the landscape. The development site is very obvious from a number of points along the Cotswold escarpment AONB. Proposed site is much closer to the AONB escarpment than other areas of agricultural buildings and is on a much larger scale. The NPPF gives great weight to the protection and enhancement of the visual impact of the landscape. No amount of screening would prevent a development on this scale being clearly seen from the escarpment and having such a significant and detrimental impact.

7. Applicant's Supporting Information:

Planning, Design and Access Statement
 Desk Study and Extended Phase 1 Habitat Survey
 Flood Risk Assessment
 Archaeological Desk Based Assessment
 Geophysical Survey
 Landscape and Visual Assessment

8. Officer's Assessment:

Proposed Development

The proposed solar array will comprise approximately 42,000 Photo Voltaic (PV) modules which will be installed on a number of timber/metal frame supporting tables. Each table will house approximately 100 PV modules and will measure approximately 6.3m in depth. The maximum height of the tables will be 3m-3.5m above ground level. The bottom of the modules will be approximately 0.85m above ground level. The tables will be aligned in an east west direction so that the modules face south. A spacing of approximately 8.2m will be maintained between the rows of tables and they will be sited with a 20 degree inclination. The method of construction means that modules will be frameless in appearance. The metal frame that typically forms the edge of solar panels will not be evident in this particular proposal.

The land between modules will be left to return to grass. The lifespan of the panels is anticipated to be 25 years following which the panels and associated development will be removed and the land restored to agricultural use.

The solar panels are designed to have a dull finish to reduce solar glare and to maximise the amount of light they absorb thereby improving their efficiency.

In addition to the panels the applicant is also seeking to erect four inverters (which will be situated on two platforms), a collecting station and a transfer station. The inverters are required to convert the Direct Current (DC) created by the panels into an Alternating Current (AC) so that the electricity can be transferred safely into the National Grid. The double inverter platforms (including inverters) will measure 5.4m long by 3.5m wide by 2.8m high. The collecting station will house the electrical safety switchgear and will measure 5.4m long by 3m wide by 2.78m high. It will be painted dark green. An underground cable will then be laid from the site to the point of connection to the National Grid which is in a woodland plantation approximately 650m to the south east of the application site. A single transfer station building will be erected at the point of connection measuring 5.4m long by 3m wide by 3.38m high. The transfer station will regulate the electrical current flow from the site into the 11kV Broadway/Long Marston overhead line which serves the local area.

The solar farm will be surrounded by a 2m high mesh fence. CCTV cameras will also be placed at intervals around the site boundary for security purposes. No external lighting is proposed at the site.

In order to accommodate construction traffic the applicant is also proposing to create a temporary compound in a field adjoining the western boundary of the proposed solar farm. The compound will be accessed directly from Badsey Lane via an existing field entrance. Access to the main body of the application site will also be gained via the proposed compound. Once the construction phase of the development has been completed the field will be restored to agricultural use. It is anticipated that the construction phase of the development will last 8-10 weeks.

The proposed development is anticipated to generate up to 4MW of electricity. At full capacity the applicant advises that panels could potentially generate power for approximately 1000-1200 houses.

The proposed development has been amended following discussions with Officers and as a result of comments received from local residents during the course of the application. In response to local concerns the applicant undertook a further public engagement exercise and exhibition in April. The size of the development has been reduced in response to the feedback of Officers and the local community. The number of solar PV modules has been reduced from 67,050 to 42,000. The area to be occupied by the proposed PV modules has also been reduced from 14.71 hectares (35.3 acres) to 9.35 hectares (22.4 acres). This equates to a 36.4% reduction in site area. The original submission sought to site the PV modules across two fields. The applicant has now withdrawn the modules from the more open western field leaving the focus of the development on the more contained eastern field.

a) Provision of Renewable Energy

The Government is committed to reducing carbon emissions and sees renewable energy as a means of moving the UK's power supply away from carbon based sources. The Climate Change Act 2008 sets a legally binding target to reduce greenhouse gas emissions by at least 80% by 2050 and reductions in CO₂ emissions of 20% by 2020 against a 1990 base. The UK Low Carbon Transition Plan produced in July 2009 aims to cut UK emissions by 34% by 2020 and by at least 80% by 2050. It also seeks to secure around 30% of UK electricity from renewable sources by 2020.

National planning guidance set out in Section 10 of the National Planning Policy Framework (NPPF) reinforces the Government's in principle support of renewable energy projects. One of the core planning principles of the NPPF is that planning should '*support the transition to a low carbon future in a changing climate*' and '*encourage the use of renewable resources*'.

Paragraph 93 of the aforementioned document states that '*Planning plays a key role in helping shape places to secure reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development*'.

Paragraph 97 of the NPPF states that '*to help the use and supply of renewable and low energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.*'

Paragraph 98 goes on to state that *when determining planning applications, local planning authorities should; i) not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse emissions and; ii) approve the application if its impacts are (or can be made) acceptable.*

Cotswold District Local Plan Policy 2: Renewable Energy also states that *proposals for renewable energy installations will be permitted provided that the proposed development does not, by its visual impact, significantly harm the character or appearance of the Cotswolds AONB, Special Landscape Areas, historic landscapes, archaeological sites, or have an adverse noise, amenity or ecological impact and is justified in terms of national energy policies.*

It is evident that the above development plan policy broadly accords with the aspirations of the NPPF and, in accordance with Paragraph 215 of the NPPF, can therefore still be given weight when determining this application.

The Regional Strategy for the South West (Revocation) Order 2013 came into force on the 20th May 2013. This means that both the Regional Spatial Strategy for the South West and policies in the Gloucestershire County Council Structure Plan Second Review have now been revoked. Structure Plan policies no longer carry weight when determining planning applications.

b) Impact on Character and Appearance of the Landscape

The application site is located in a largely flat agricultural landscape comprising large arable fields, hedgerows and scattered woodland. The landscape also includes a number of individual dwellings and farmsteads as well as villages such as Willersey and Badsey which are located approximately 1.5km and 2.8km respectively from the application site. Large commercial and horticultural developments are also visible in the surrounding area including numerous glasshouses.

In policy terms Paragraph 17 of the NPPF states that planning should recognise the *'intrinsic character and beauty of the countryside and support thriving rural communities within it.'* Paragraph 109 states that the planning system should protect and enhance valued landscapes.

Cotswold District Local Plan Policy 42 states that *'development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, streetscene, proportion, simplicity, materials and craftsmanship.'*

The extant document 'Planning for Renewal Energy A Companion Guide to PPS22' states *'local planning authorities should recognise that the landscape and visual effects will only be one consideration to be taken into account in assessing planning applications, and that these must be considered alongside the wider environmental, economic and social benefits that arise from renewable energy projects'*.

The application site is not located within a nationally or locally designated landscape. The northern boundary of the Cotswolds Area of Outstanding Natural Beauty (AONB) lies approximately 1.2km to the south of the application site with rising ground forming part of the northern edge of the Cotswold escarpment being located over 2km from the application site.

The landscape abutting the northern boundary of the AONB was analysed as part of a study by White Consultants on behalf of Cotswold District Council in June 2000. The study entitled 'Assessment of Landscapes Outside the Cotswolds Area of Outstanding Natural Beauty' identified the northern fringe of the district as 'Clay Vale of Evesham' Landscape Character type. Within this classification the application site was identified within the CVE1 classification. CVE 1 of the study states that the locality is *'an area of gently undulating vale of predominantly arable farmland with blocks of poorly-integrated industrial premises'*. In terms of sensitivities the study states that *'improvements required to industrial developments include entrances and screening.'*

In addition to the above landscape study Worcestershire County Council also produced their own 'Landscape Character Assessment (Supplementary Guidance)' in October 2011. Whilst the application site does not extend into Worcestershire it is considered pertinent to have regard to the guidance produced in the document due to the site's proximity to the County boundary. The land to the north of the site falls within the Principal Village Farmlands and Village Claylands classifications. Both of these areas are characterised by hedgerow boundaries to fields, rolling lowland topography and a nucleated settlement pattern usually of small rural villages. The guidance seeks to conserve and enhance hedgerow structures, tree cover along water courses, areas of permanent pasture and to retain the pattern of strongly nucleated villages with associated low dispersal of settlement between. The promotion and encouragement of wide field margins and the planting of tree groups is also supported.

The proposed solar array will be located within a single agricultural field. The field is square in shape, largely flat in form and is bordered to its west, south and north by native species hedgerows. The eastern boundary of the field is bordered by a well established tree and hedgerow belt and a small watercourse. A large poplar plantation lies to the south east of the application site. The land to the north and east of the field is used for agricultural purposes. The land to the south is also used for agricultural purposes. However, it does also contain a man made irrigation reservoir.

The field is located approximately 270m to the east of Badsey Lane. It is separated from the lane by a large open grassed field and native species hedgerows.

Short and medium range public views of the site are limited to Badsey Lane which runs in a north south direction to the west of the application site and to two Public Rights of Way which lie to the east and north of the proposed development. In the case of views from Badsey Lane it is evident that a tall hedgerow runs alongside the eastern edge of the aforementioned highway. This provides significant screening of the application site for much of its length. The only views towards the application site that are readily available from Badsey Lane are those from the existing field entrance serving the field immediately to the west of the application site and from a break in vegetation adjacent to the dwellings located to the south west of the proposed development. In both instances views of the site are further screened by existing hedgerows extending around the perimeter of the application site. The applicant is also proposing to introduce further landscaping around the site in order to enhance existing hedgerows and further soften the impact of the development.

With regard to the Public Footpaths in the immediate area it is noted that one Right of Way extends in a north south direction along the eastern boundary of the application site. The second footpath runs along the southern edge of Willersey Barn located approximately 100m to the north of the proposed development. In relation to the easternmost footpath it is evident that the proposed development will be readily visible to users of the Right of Way where it runs alongside the site boundary. This represents a distance of approximately 330m. However, due to the flat nature of the landscape and existing vegetation it is evident that views of the site from beyond the aforementioned length of path will be far more limited. With regard to the northern footpath the application site is separated from the Right of Way by a field and hedgerows. Whilst there will be views of the site from the footpath they will be partly screened by existing vegetation. The proposed development will also be viewed in conjunction with the existing horticultural buildings and glasshouses at The Rainbows to the south of the application site. In both cases the extent of any public views will be limited to relatively short sections of footpath. In combination with existing and proposed landscaping the impact of the proposal on short and medium range public views is considered not to be significant. It is considered that the site can accommodate the proposed development without having a significant adverse impact on short and medium range public views.

With regard to longer range views it is evident that the application site forms part of a large lowland plain on the edge of the Vale Of Evesham. Extensive views of the Vale are available from higher land forming part of the northern edge of the Cotswolds AONB to the south of the application site. Whilst the site is visible from public footpaths on this higher land it is also seen in the context of a wide, expansive landscape interspersed with existing agricultural, commercial and residential development. The site therefore forms only a small part of a wider landscape view. The scale and impact of the development is therefore diminished by the distance of the views and the wide, expansive nature of the landscape. The proposal will also not obstruct or obscure views back to the AONB from the north.

Mention has been made of views from public vantage points within the AONB. Following discussions with Officers and responses from third parties the applicant has provided a further landscape analysis of the proposal and supplied additional photo montages. Views from sites such as Saintbury Church, Broadway Tower and Willersey Hill are attached to this report.

With regard to the public footpath crossing the field next to the church at Saintbury it is noted that the footpath is located over 2.2km from the application site. The footpath in question is also relatively low on the hillside with the result that the existing woodland plantation to the south of the application site screens a large part of the proposal. In combination with other existing and proposed landscaping the proposed development will not be unduly conspicuous when viewed from this area.

Views of the Vale of Evesham are also visible from the public footpath as it extends westwards towards Farncombe Estate. However, it is of note that the village of Willersey is clearly visible in the foreground with the application site seen in the distance beyond the aforementioned settlement. Views from this area therefore already reveal a partly developed landscape. From this location the proposal will be seen in context with existing development rather than as a large new development in an undeveloped agricultural landscape.

The site will be more visible from a section of Public Footpath extending along the hillside to the north of Broadway Golf Club on Willersey Hill. The footpath is located approximately 2.8km from the application site. Whilst the proposed development will be visible it will also be seen in context with the village of Willersey and a large number of horticultural and commercial operations within the wider landscape. It is considered that the introduction of a large area of solar panels is not incompatible with a landscape that has a well established horticultural tradition. Glasshouses and polytunnels have been characteristic features of the landscape in this area for many years.

Broadway Tower is over 5km from the application site. The tower is a Grade II Listed Building and therefore the Council is statutorily required to have special regard to the desirability of preserving the building or its setting in accordance with Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Whilst the application site is partly visible from the base of the tower it is seen as a very small part of a very large and open landscape. Moreover, it is noticeable that the wider landscape already contains a large number of glasshouses and similar commercial type development. The introduction of the solar panels is considered not to represent a significant departure from the large numbers of glasshouses that are already seen across the area. Given the distance of the application site from the tower, existing and proposed vegetation and the existing character of the landscape it is considered that the proposed development would not have an adverse impact on the setting of the Listed Building or its special interest. English Heritage also raises no objection to the proposal in terms of the impact of the proposal on the setting of Heritage Assets.

In relation to the use of brownfield sites as an alternative to the current site it must be noted that there is no explicit policy requirement for the applicant to undertake a formal sequential analysis of the site and its surroundings prior to the selection of the current site. Paragraph 111 of the NPPF does state that '*planning policies and decisions should encourage the effective use of land by re-using land that has previously been developed (brownfield land), provided that it is not of high environmental value.*' This relates to all forms of development and not just renewable energy projects. Whilst Paragraph 111 encourages the re-use of brownfield land it does not preclude development on greenfield land. In this instance there is no brownfield land within the landowner's ownership that could be used as an alternative to the currently proposed site. In addition, no other brownfield land in the area has been brought forward by any other parties as an available alternative location for the solar farm.

Overall, it is evident that the proposal will result in the introduction of a large man made development into the open countryside. It is acknowledged that the proposal will have an impact on the character and appearance of the landscape. However, public views of the site are limited and the height of the proposed development is modest. The landscape is also characterised by a number of horticultural and commercial developments. The distance of the majority of the site from Badsey Lane, combined with existing and proposed landscaping, will also mitigate the impact of the development on its surroundings. It is therefore considered that the impact is not so significant as to outweigh the strong support for the provision of renewable energy at both national and local level. The proposal is considered not to contravene Local Plan Policies 2 and 42 and guidance in the NPPF, in particular Paragraphs 17 and 109.

c) Flooding and Drainage

The application site is predominantly located within a Flood Zone 1 as designated by the Environment Agency. This the lowest designation of Flood Zone and one which has an annual probability of flooding of less than 1 in 1000. The eastern edge of the site falls within Flood Zone 2 (between 1 in 100 and 1 in 1000 annual probability of flooding) and Flood Zone 3 (1 in 100 or greater annual probability of river flooding). The proposed solar panels and associated plant and fencing will be located in the Flood Zone 1 area outside the more sensitive Zones 2 and 3. The document 'Technical Guidance to the National Planning Policy Framework' advises that solar farm development is acceptable in principle within a Flood Zone 1.

The application site and its surroundings consist of agricultural fields, hedgerows, woodland and small watercourses. The existing agricultural use of the site means that the land has a permeable surface which is capable of absorbing rainfall and limiting surface water run off. The vast majority of the site surface will remain undisturbed. The permeable nature of the existing site will therefore largely remain unaltered by the proposed development. Rainwater will still be absorbed on site as at present and there will be no discernible displacement of surface water. The Environment Agency has raised no objection to the proposed development. It is therefore considered that the scheme can be undertaken without increasing the risk of flooding in the locality in accordance with Paragraphs 100 and 103 of the NPPF.

d) Traffic Generation and Highway Safety

The majority of traffic arising from the project will occur during the site preparation and construction phases of the proposed development. This is expected to last 10 weeks of which 2 weeks will be site preparation and 8 weeks will be for the construction of the solar farm. During the first two weeks the applicant indicates that an average of 8 HGV movements will take place per day. This will reduce to 6 HGV movements per day during the course of the construction period.

Construction and delivery vehicles will park in a temporary compound located in the agricultural field lying between Badsey Lane and the solar farm. This will minimise potential incidences of parking on the highway. Deliveries will be limited to a period between 9am and 3pm and 4pm and 6pm each day. The temporary compound and access track across the field will be constructed using an 'Eve Trakway' which is a non dig aluminium jigsaw surface. The surface will simply be laid on top of the existing field. Once construction is complete the surfacing can be removed and the land reinstated to its former use more quickly than if hard core surfaces had been laid down.

On completion of the development it is anticipated that the site will be subject to periodic inspection and maintenance. Visits will be limited to a few times a year and undertaken using light vans.

Construction traffic will access the site from the south via Badsey Lane. Vehicles will not need to pass through the centre of Willersey as they will approach the mini roundabout at the north of the village via Collin Lane to the west. Collin Lane joins on to the A44 south of Evesham.

The application has been assessed by the Highway Section at Gloucestershire County Council. They are satisfied that the road network can accommodate the level of proposed traffic and that access and visibility arrangements are acceptable. Given the minimal need for on site supervision or maintenance it is considered that the proposed development will have a negligible impact on the local highway network once it is in operation. Overall, it is considered that the proposal is acceptable in traffic generation and highway safety terms and accords with Local Plan Policies 38 and 39 and guidance in Section 4 of the NPPF.

e) Ecological Impact

The application site consists of two large arable fields which are currently covered by a mix of dense scrub, scattered scrub, semi-improved grassland, tall ruderal vegetation and short perennial vegetation. The boundaries of the site are occupied by species rich hedgerows and hedgerow trees. The eastern boundary of the application site is defined by a hedgerow, semi mature and mature trees and a small watercourse.

The solar panels and associated development will be sited on the existing open areas within the fields and will be set in from existing hedgerows, watercourses and trees. No trees or hedgerows will be removed as part of the development proposal. The applicant has submitted a Habitats Survey with the application which has been assessed by the Council's Bio-Diversity Officer. Natural England has also reviewed the application. There are no statutory or non statutory designated nature conservation sites within the application site.

The Habitats Survey identified that the fields are species poor in terms of bio-diversity due to their previous use as arable land and for strawberry production. The siting of the solar panels and associated equipment within the fields is therefore considered not to pose an unacceptable risk to any rare or protected species. The presence of existing hedgerows together with the watercourse to the east, the irrigation lake to the south and a former bomb crater to the west of the site were also taken into account during survey work. With regard to the hedgerows the applicant is proposing to plant up existing hedgerow gaps and introduce new hedgerow planting around the edge of the site. New native species planting will be used to enhance existing field boundary habitats and improve wildlife corridors. Field margins will also be allowed to grow more than at present and vegetation will also grow under the solar panels. The proposal therefore has the potential to improve wild flower, invertebrate and small mammal populations thereby benefiting other species such as bats or owls. The species poor nature of the existing field means that the proposal solar array will not be removing any habitat that has good ecological value. It will also not prevent species utilising existing hedgerow or streams for foraging. The site is also bordered by a number of other open agricultural fields which will continue to be accessed by existing wildlife. The proposed development does not generate levels of light, noise or pollution that would be likely to have an unacceptable impact on local flora and fauna. The application has also included mitigation measures as part of their proposal to ensure that species such as Great Crested Newts (if found), reptiles and birds are protected during construction works.

The Council's Bio-Diversity Officer and Natural England have not raised any objections to the proposed development. It is considered that the proposal will not have an unacceptable harm on any protected species or habitat and by virtue of the new landscaping proposed could represent an ecological enhancement of the site. The proposal therefore accords with Local Plan Policy 9 and guidance contained in Paragraphs 100 and 118 of the NPPF.

f) Archaeological Impact

The application site is located in the North Cotswolds which is notable for its high concentrations of early prehistoric monuments and Roman settlements. In addition, records indicate that the proposed development area and its locality formerly contained ridge and furrow earthworks indicative of medieval ploughing. In light of the potential archaeological sensitivity of the site the applicant has undertaken a field evaluation. The results of the evaluation have been assessed by the Senior Archaeologist at Gloucestershire County Council. The evaluation found no evidence that any significant archaeological remains are present within the application site. He is therefore satisfied that no further archaeological investigation or recording is required in connection with this scheme. The proposal is therefore considered to accord with guidance in Section 12 of the NPPF.

g) Impact on Residential Amenity

The proposed solar modules will be located over 200m from the nearest residential property. The removal of the modules from the western field means that there is now a far greater degree of separation between Willersey Barn to the north and the proposed development. The aforementioned property will now lie approximately 260m from the solar modules rather than 110m as originally shown.

The next closest dwellings, of which there are four, are located approximately 210-250m to the south west of the application site. The only other dwelling within 400m of the application site is located to the east of the site and separated by a row of trees and vegetation. The site is therefore located in a relatively discrete location that will only be evident from a very small number of properties in the immediate vicinity of the application site.

All of the neighbouring dwellings will be separated from the proposed development by an existing field and hedgerows. These features will provide a buffer and visual screen between the development and the properties as well as providing a degree of separation between the two sites. New and additional landscaping will also mitigate the long term visual impact of the proposal. Moreover, solar development does not generate unacceptable levels of noise, odour or pollution and is considered to represent a form of development that can operate without posing an unacceptable risk to residential amenity or a rural environment. The proposal is therefore considered to accord with Local Plan Policy 5 and paragraph 123 of the NPPF.

The main impact on surrounding residents will occur during the construction phase. It is noted that a number of large vehicles will visit the site over the 8-10 week period. However, this period is relatively short and the applicant has also confirmed that construction work will only take place between the hours of 8am to 6pm on Monday to Saturday, 8am to 1pm on Saturdays and at no time on Sundays or Bank Holidays. Delivery traffic will also be limited to the hours of 9am to 3pm and 4pm to 6pm daily. Given the distance of the site from surrounding residents and the relatively short construction period it is considered that the proposed development can be undertaken without having a significant deleterious impact on the amenities of nearby residents.

The loss of view from a private dwelling or the devaluation of a property as a result of development are not material considerations that can be taken into account in the determination of this application.

Other Matters

The application site falls within the Grade 3b agricultural land use classification. Paragraph 112 of the NPPF states that '*local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*' A definition of 'best and most versatile agricultural land' is set out in Annex 2 of the NPPF. It states that land falling within the Grade 1 to Grade 3a classifications falls within this category. In the case of this proposal the application site falls into the 3b classification and is therefore outside the 'best and most versatile' category referred to in Paragraph 112. The proposal does not therefore conflict with the guidance in the NPPF in relation to the loss of agricultural land. Moreover, it must be noted that the development is temporary in nature. The land will therefore be returned to agricultural use in the longer term and will remain available for the grazing of livestock during its operational phase. The temporary loss of the field also has to be balanced against the wider benefits of renewable energy production. In this light it is considered that the proposal can be justified when assessed against the guidance in Paragraph 112 of the NPPF.

9. Conclusion:

Overall, it is considered that the proposed development will result in the creation of a large renewable energy project that will make a notable contribution to the supply of green electricity to the local area. The proposal accords with the aspirations of national and local planning policy objectives that seek to reduce dependence on carbon based power sources and to limit carbon emissions. The generation of electricity from a renewable/low carbon source therefore weighs significantly in favour of the scheme. It is noted that the proposal will introduce a large development into the countryside. However, public views of the site are relatively limited and can be mitigated by additional landscaping. The proposed development is also not dissimilar to the large areas of greenhousing that are characteristic of the Vale of Evesham. The proposal is also considered not to have a detrimental impact on the setting of the Cotswolds AONB or the surrounding landscape and issues relating to drainage and archaeology can be satisfactorily addressed. Paragraph 8 of the NPPF advises that the economic, social and environmental roles of the planning system should not be taken in isolation because they are mutually dependent. It is therefore necessary to balance the social and environmental benefits of providing a source of renewable energy against the other impacts of the proposed development. In this instance it is considered that the benefits associated with the provision of renewable energy outweigh the other limited impacts arising from the proposal. The proposed scheme therefore accords with the presumption in favour of sustainable development as set out in Paragraph 14 of the NPPF. It is therefore recommended that the application is granted.

10. Proposed conditions/Reasons for Refusal:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 5157/ASP1, 5157/ASP2, 5157/ASP3 B, 5157/ASP4 C, 00-00-0000_130520_V01, Location Plan Edition 2 Page 1/1, Figures 5.1-5.15 in Planning and Design & Access Statement,

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the guidance provided by Circular 11/95.

The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

All development works shall be carried out fully in accordance with the timescales and recommendations set out in Section 7 of The Desk Study and Extended Phase One Habitat Survey (Thomson Ecology January 2013) with the ecological enhancements maintained for the duration of the development thereafter.

Reason: To ensure that birds, reptiles, Great crested newts and their habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, In line with the National Planning Policy Framework (in particular Section 11), Cotswold District Local Plan Policy 9 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

The development hereby approved shall be carried out fully in accordance with the details set out in the submitted 'Construction Traffic Management Plan May 2013'.

Reason: To reduce the potential impact on the public highway in the interests of highway safety

No works shall commence on site (other than those required by this condition) until access facilities necessary to serve the site are laid out and constructed in accordance with the submitted details provided in the Design and Access statement. This will include the proposed access road, the junction with the existing public road and associated visibility splays, which are to be completed to at least binder course level.

Reason: To reduce potential highway impact by ensuring that there is a satisfactory access at the commencement of construction works.

Prior to the decommissioning of the site, a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority and the site shall only be decommissioned in accordance with the approved details.

Reason: To ensure that the panels and associated equipment are removed from the site in a manner that will not have an adverse impact on highway safety.

Within six months of the cessation of their use for electricity generating purposes the solar modules together with any supporting apparatus, mountings, cabling, foundations, inverters, platforms, collecting stations, transfer station, fencing and other associated equipment shall be removed from the land and the land restored to agricultural use or to a condition to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the landscape is restored to a condition appropriate for its location in the open countryside in accordance with Local Plan Policy 42.

Within three months of the first use of the solar panels hereby approved the temporary construction compound shall be removed, its use ceased and the land restored to agricultural use or to a condition to be agreed in writing by the Local Planning Authority.

Reason: The compound is considered not to represent an appropriate permanent form of development in the open countryside and permission is granted solely to meet the needs of the development during its construction phase in the interests of highway safety and to preserve the character and appearance of the landscape in accordance with Local Plan Policies 38 and 42.

Prior to, or within one month of, their installation the collecting station, transfer station and fencing shall be finished in a dark green colour and shall be permanently retained as such thereafter.

Reason: To ensure that the development is finished in a manner that will minimise its impact on the character and appearance of the landscape in accordance with Local Plan Policy 42.

No external lighting shall be installed within the application site unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To prevent light pollution in accordance in accordance with Cotswold District Local Plan Policy 5.

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 No Dimensions to be stated from this drawing.



Key:

-  Site Boundary
-  Existing Structural Vegetation
-  Settlements
-  Industrial Estate
-  Public Footpaths
-  Ridgeline
-  A44
-  Badsey Lane
-  Cotswolds AONB
-  SLA Norton Hall (Special Landscape Area)

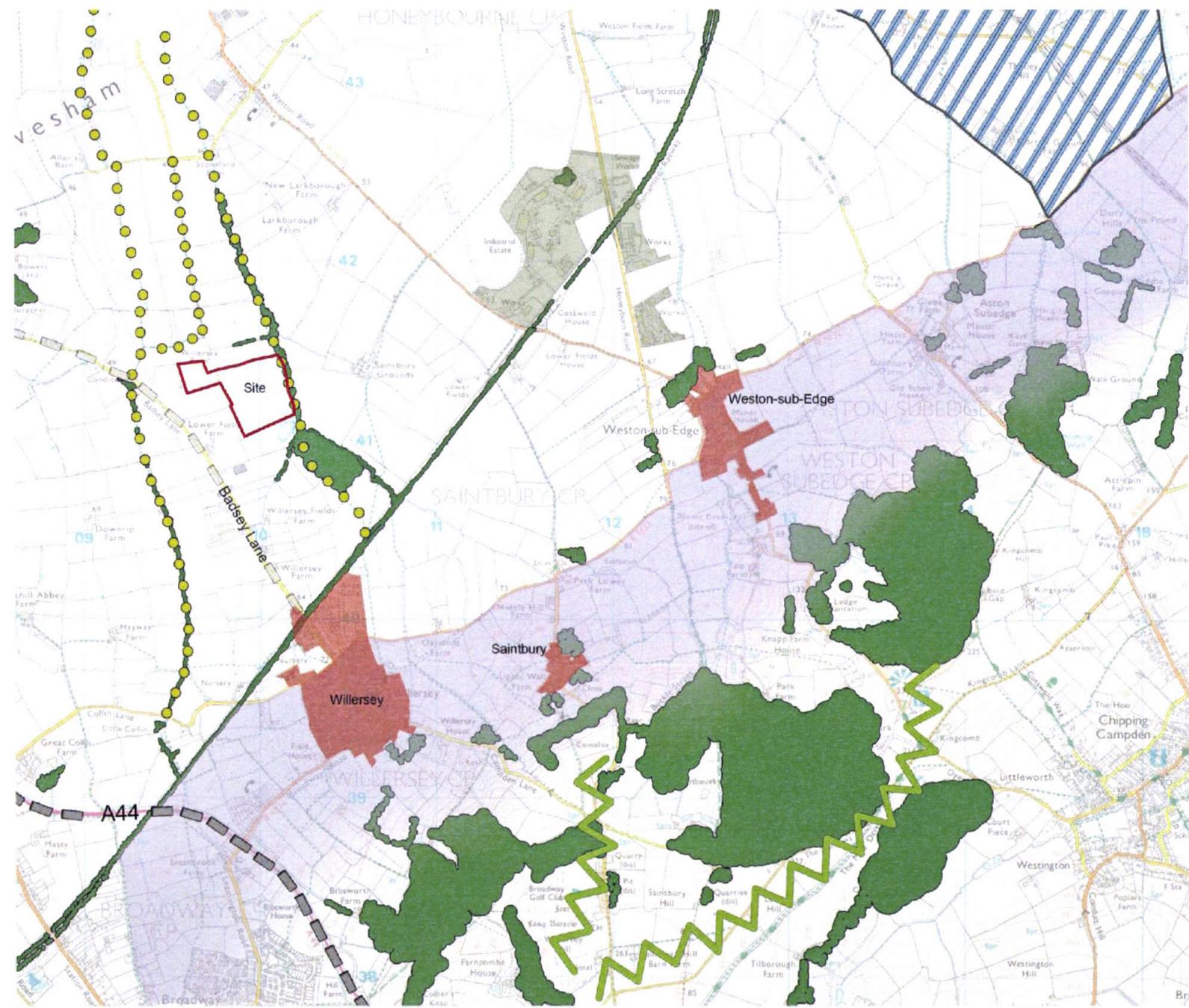
REV	DATE	NOTE	Drawn/Ck'd
REVISIONS			

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TITLE
**Willersey, Solar Farm
 Context Analysis**

CLIENT
Belectric

SCALE	DATE	DRAWN
Not to Scale	NOV 2012	CW
DRAWING NUMBER	REVISION	
5157/ASP2		



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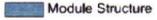
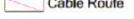
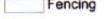
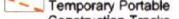
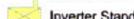
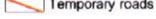
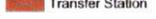
13100578/AvL

Proposed Site Layout The Rainbows

Coordinates 52°04'09" N 01°51'30" W

Country - United Kingdom
Region - Gloucestershire
Municipality - Willersey

Key

-  Module Structure
-  Application Boundary
-  Cable Route
-  Fencing
-  Temporary Portable Construction Tracks
-  Inverter Stand
-  Collecting Station
-  Temporary roads
-  Transfer Station
-  Electric pole
-  Inverter Stand single

Project Data

Area: (about) application site - approx. 17.90 ha

number of structures [10 x 10] : 653 - 65,300 modules
number of structures [10 x 5] : 35 - 1,750 modules

number of modules - 67,050 modules
type of module / power - FS385 / 85 W
number of rows - 60

Inverter - 5 x SC 900CP XT Outdoor

= 2 (Double) + 1 (Single) Inverter Stands

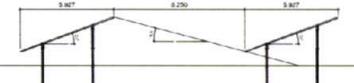
Collecting stations - 1

Solar Farm Output (approximately) - 5.69925 MWp

Row Spacing

Construction Series / Wiring - FS 20° - 10x10 / 15string (hz)
Shadow / Safety distance - no / no
Sun Angle / Shadow Angle - 14.5° / 14.5°

not scaled



S

N

Parameters

	considered	not considered
Shadow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ground Inclination North / South	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Inclination East / West	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	about ...%	

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Plan Approval	drawn by	approved by	date
V04			
V03			
V02			
V01			
V04	Change		
V03	Change		
V02	Change		
V01	Design created by	J.Q.A.	08.02.13

Proposed Site Layout
1:5000 A 3
Drawing Number 00-00-0000_130208_V01



Date, Signature	Date, Signature	Date, Signature	Belectric GmbH
Christian Fries	Stephan Weppert	Florian Borchardt	Wadenbrunner Str. 10
COO	Dipl.-Ing. (FH)	Dipl.-Ing. (FH)	97509 Kolitzheim
BELECTRIC	Electrical Engineering	Project Planning	Tel. 09385 / 980 410
			Fax. 09385 / 980 4190

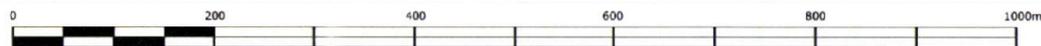


genes: 4/30/2007

52°04'05.15" N 1°51'19.70" O elev. 59 m



1:5000



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ORIGINAL SUBMISSION

Proposed Site Layout The Rainbows

Coordinates 52°04'09" N 01°51'30" W

Country - United Kingdom
 Region - Gloucestershire
 Municipality - Willersey

Key

Module Structure	Collecting Station
Application Boundary	Transfer Station
Cable Route	Electric pole
Fencing	Watersensitive Area
Temporary Portable Construction Tracks	Inverter Stand

Project Data
 Area: (about) application site - approx. 17.90 ha

number of structures [10 x 10] : 272 - 27,200 modules
 number of structures [10 x 8] : 185 - 14,800 modules

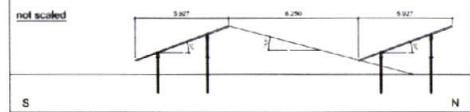
number of modules - 42,000 modules
 type of module / power - FS392 / 92.5 W
 number of rows - 44

Inverter - 4 x SC 800CP XT Outdoor
 = 2 (Double) Inverter Stands

Collecting stations - 1

Solar Farm Output (approximately) - 3.885 MWp

Row Spacing
 Construction Series / Wiring - FS 20° - 10x10 / 14string (hz)
 Shadow / Safety distance - no / no
 Sun Angle / Shadow Angle - 14.5° / 14.5°



Parameters

	considered	not considered
Shadow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ground Inclination North / South	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Inclination East / West	<input type="checkbox"/> about ...%	<input checked="" type="checkbox"/>

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Plan Approval	drawn by	approved by	date
V04			
V03			
V02			
V01			
V04	Change		
V03	Change		
V02	Change		
V01	Design created by	J.Q.A.	20.05.13

Proposed Site Layout
 1:5000 A 3
BELECTRIC™
 Drawing Number 00-00-0000_130520_V01

Date: Signature Christian Fries COO BELECTRIC	Date: Signature Stephan Welppert Dipl.-Ing. (FH) Electrical Engineering	Date: Signature Florian Borchardt Dipl.-Ing. (FH) Project Planning	Belectric GmbH Wadenbrunner Str. 10 97509 Kollitzheim Tel. 09385 / 980 410 Fax. 09385 / 980 4190
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de las imágenes 4/30/2007 52°04'05.15" N 1°51'19.70" O elev 59 m

1:5000

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REVISSED LAYOUT



NOTES
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- KEY:**
- Site Boundary
 - Existing Trees
 - Existing Hedge maintained at 3.5m-4m high
 - Proposed Hedge maintained at 3.5m-4m high
 - Proposed tree planting (Mix of Standard & Select Standard)
 - Proposed Meadow Grassland

PLANTING SCHEDULE

NATIVE HEDGE MIX 1

Number	Species	Specification	Height	Density
59 No.	Acer campestre	Transplant 1+1 BR	60-80cm	2m ²
117 No.	Betula pendula	Transplant 1+1 BR	60-80cm	2m ²
234 No.	Crataegus monogyna	Transplant 1+1 BR	60-80cm	2m ²
175 No.	Ilex aquifolium	Transplant 1+1 BR	60-80cm	2m ²
117 No.	Viburnum opulus	Transplant 1+1 BR	60-80cm	2m ²
465 No.	Prunus spinosa	Transplant 1+1 BR	60-80cm	2m ²
59 No.	Acer campestre	Whip 1+2 BR	125-150cm	2m ²
117 No.	Corylus avellana	Whip 1+2 BR	125-150cm	2m ²
175 No.	Ilex aquifolium	Whip 1+2 BR	125-150cm	2m ²
117 No.	Ligustrum vulgare	Whip 1+2 BR	125-150cm	2m ²
117 No.	Quercus robur	Whip 1+2 BR	125-150cm	2m ²
117 No.	Viburnum lantana	Whip 1+2 BR	125-150cm	2m ²
465 No.	Prunus spinosa	Whip 1+2 BR	125-150cm	2m ²
Total: 2334 No.				

NATIVE HEDGE MIX 2

Number	Species	Specification	Height	Density
80 No.	Acer campestre	Transplant 1+1 BR	60-80cm	1m ²
80 No.	Cornus sanguinea	Transplant 1+1 BR	60-80cm	1m ²
234 No.	Crataegus monogyna	Transplant 1+1 BR	60-80cm	1m ²
80 No.	Euonymus europaeus	Transplant 1+1 BR	60-80cm	1m ²
110 No.	Ilex aquifolium	Transplant 1+1 BR	60-80cm	1m ²
80 No.	Prunus spinosa	Transplant 1+1 BR	60-80cm	1m ²
80 No.	Rosa canina	Transplant 1+1 BR	60-80cm	1m ²
80 No.	Ulex europaeus	Transplant 1+1 BR	60-80cm	1m ²
80 No.	Viburnum opulus	Transplant 1+1 BR	60-80cm	1m ²
80 No.	Corylus avellana	Whip 1+2 BR	125-150cm	1m ²
234 No.	Crataegus monogyna	Whip 1+2 BR	125-150cm	1m ²
80 No.	Ligustrum vulgare	Whip 1+2 BR	125-150cm	1m ²
127 No.	Ilex aquifolium	Whip 1+2 BR	125-150cm	1m ²
80 No.	Sorbus aucuparia	Whip 1+2 BR	125-150cm	1m ²
80 No.	Viburnum lantana	Whip 1+2 BR	125-150cm	1m ²
Total: 1987 No.				

REV	DATE	DESCRIPTION	BY	CHKD
C	21.05.13	Updated to latest layout		
B	20.02.13	Additional planting included to LPA / client comments		
A	12.11.12	Species amended to LPA comments		
		NOTE		

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Willersey Solar Farm Planting Plan

CLIENT
 Belectric Solar Ltd

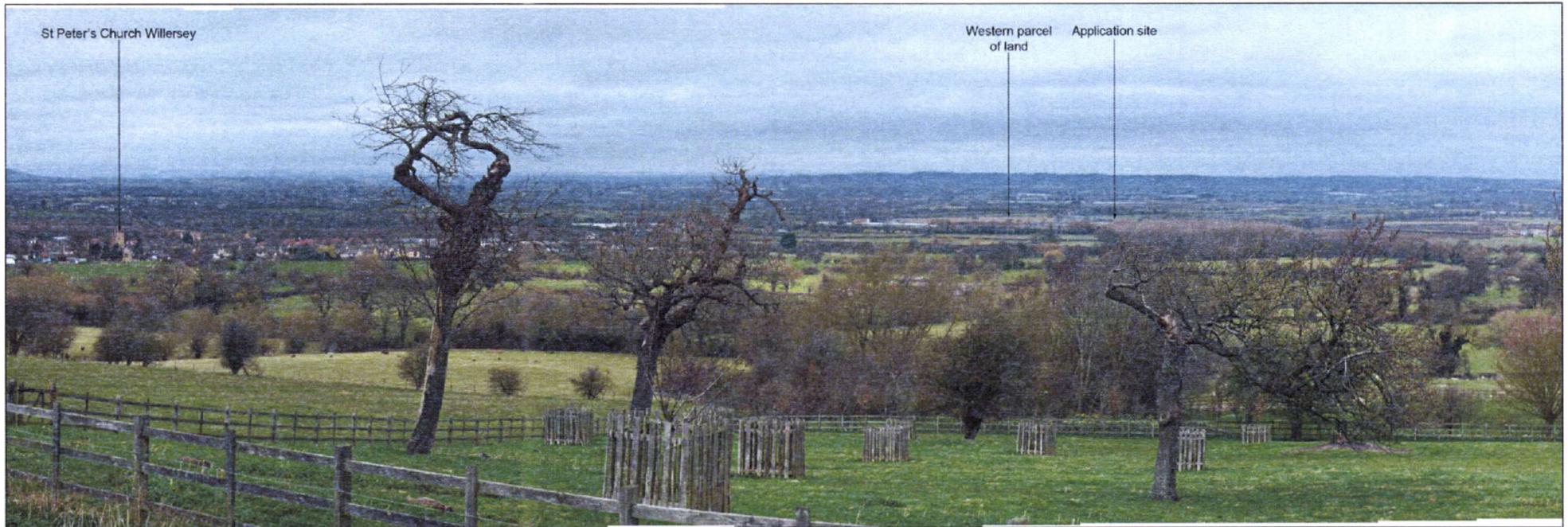
SCALE 1:2500@A3
DATE NOV 2012
DRAWN CW
DRAWING NUMBER 5157/ ASP4
REVISION C

Based on Architects drawing no. 130520_BSL_The Rainbows

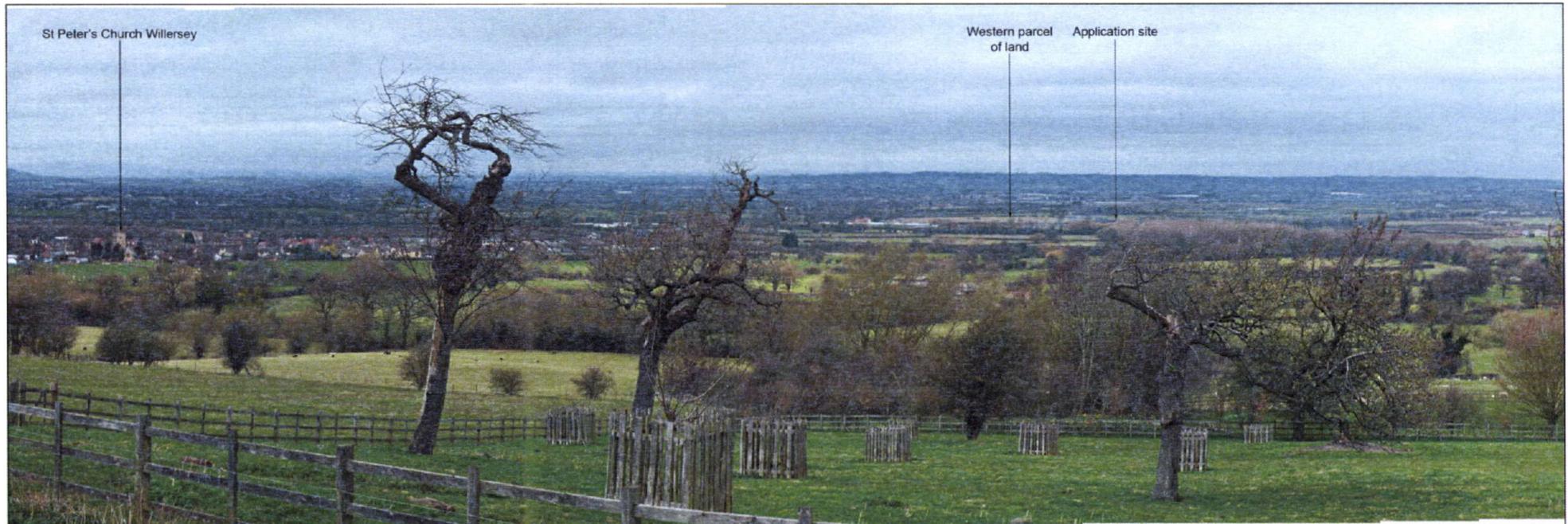
PLANTING NOTES
 All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS5936. Delivery and handling of all plant material to be in accordance with BS4429:2010 LUCPSE Code of Practice for Handling and Establishing Landscape Plants Parts I, II and III. All excavated areas to be backfilled with other site won topsoil or imported topsoil to be BS3883-General purpose grade. All topped areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. Free sites in soft landscape to be excavated to 1m x 1m in depth prior to topsoiling and all shrub planting areas excavated to 600mm depth. All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. All hedges shall be planted in a double staggered rows and hedgerow areas shall be planted in groups of 7, 9 & 13 at densities indicated on the schedule. All strip planting to be evenly spaced amongst transplants throughout native hedgerow. Additional species may be required for spot planting into existing hedgerow - exact extent to be confirmed on site. All plants shall be watered in a field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. All planting to include rabbit protection as necessary. Appropriate meadow/maesture grass seed mix to be incorporated across site where soil is disturbed through construction stages - species mix to be agreed with ecologist/contractor. Planting and associated operations shall comply with BS4543, BS4429 and BS9657. Root barriers (ProRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be supplied with container grown stock. All Prunus species to be UK grown specimens from healthy, disease free stock and from reputable suppliers and HTA certified nurseries.

PROTECTION OF EXISTING VEGETATION TO BE RETAINED
 Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

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Viewpoint 1 - Existing View



Proposed Solar Farm - The Rainbows, Willersey - Western parcel of Solar farm removed

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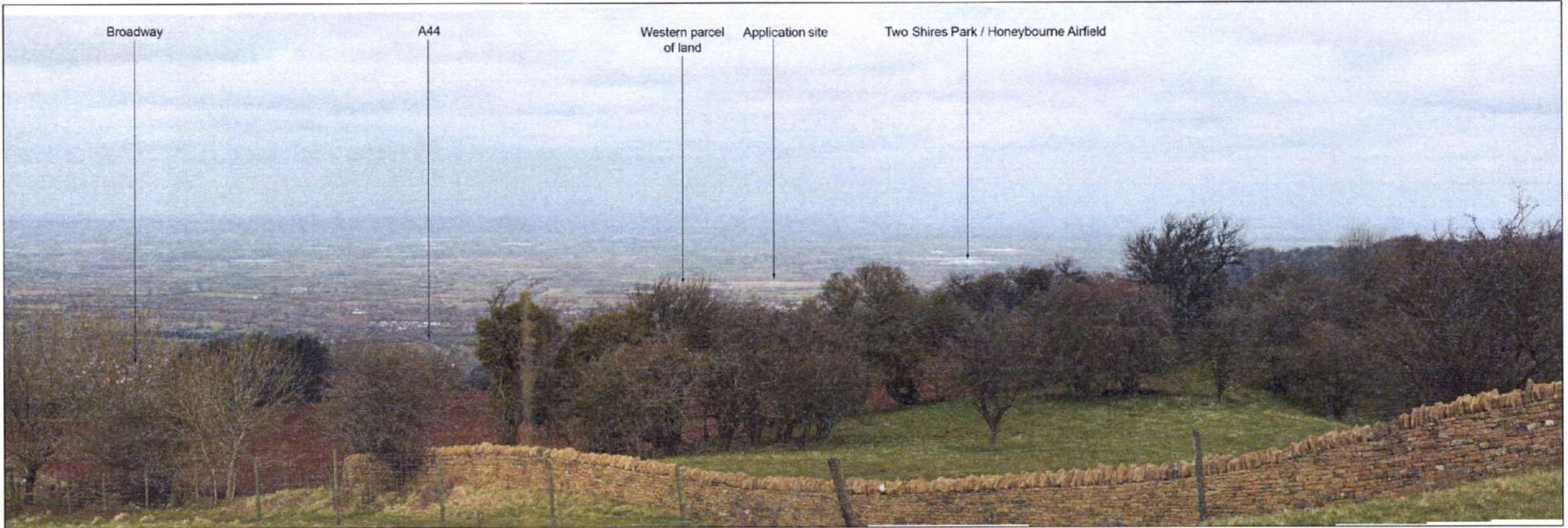
Viewpoint Coordinates: E 411635, N 239477
 Date & time of photograph: 17/04/2013 09:45
 Distance from site: 2.56 km

Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens. An interpretation of monocular perspective could be obtained by viewing from a distance of between 300mm and 400mm at A3 or between 400mm and 500mm at A2, curved through the same radius.

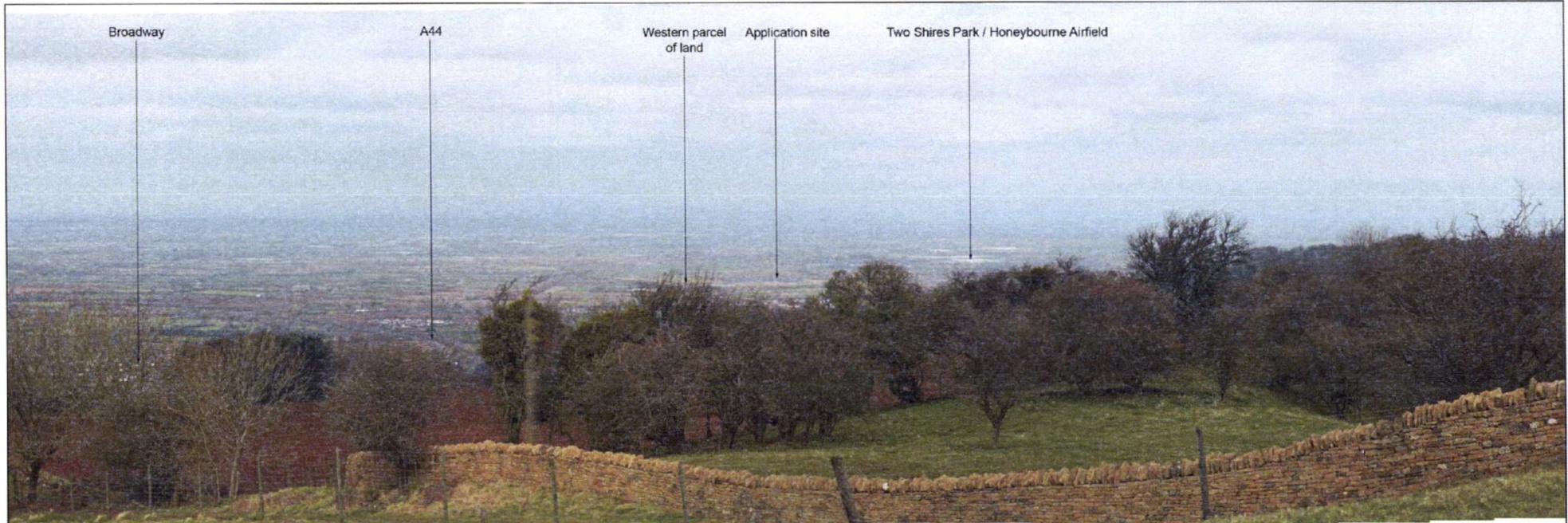
Viewpoint 1 - Proposed View

Public footpath to north west of Saintbury Church

INDICATIVE VISUAL REV A



Viewpoint 2 - Existing View

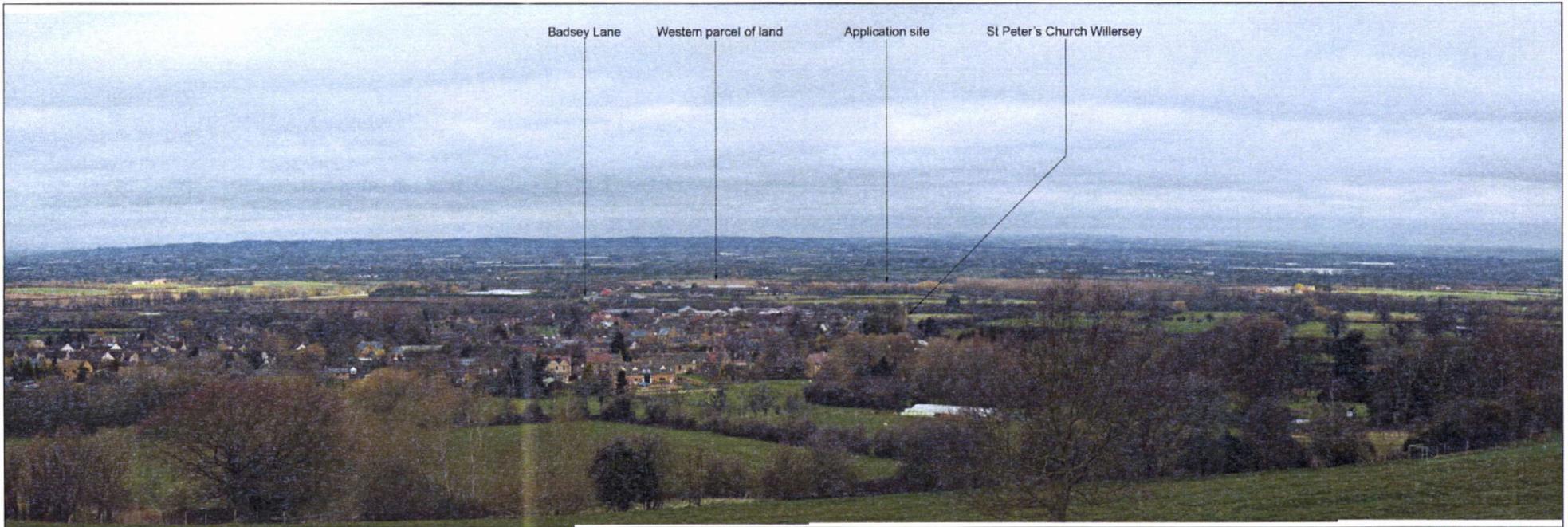


Viewpoint 2 - Proposed View
Base of Broadway Tower

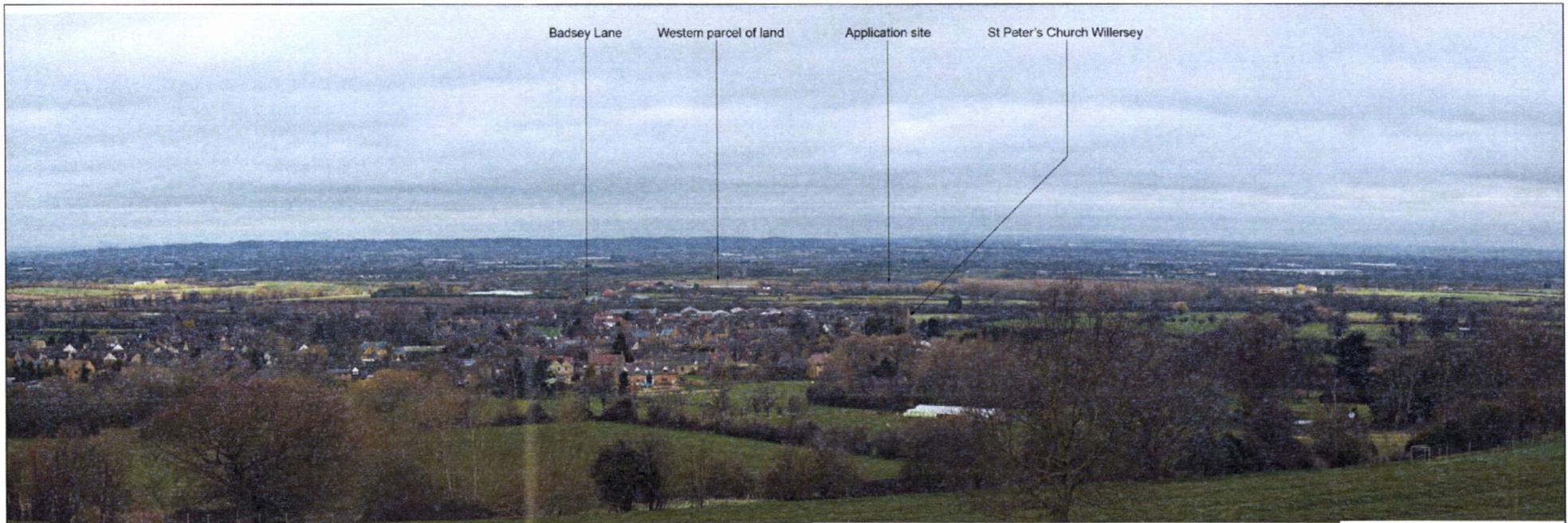
Proposed Solar Farm - The Rainbows, Willersey - Western parcel of Solar farm removed

Viewpoint Coordinates: E 411354, N 236231
Date & time of photograph: 17/04/2013 12:00
Distance from site: 5.25 km

Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens. An interpretation of monocular perspective could be obtained by viewing from a distance of between 300mm and 400mm at A3 or between 400mm and 500mm at A2, curved through the same radius.



Viewpoint 3 - Existing View



Viewpoint 3 - Proposed View

Public footpath / private road leading to
Foxhil Manor / Farncombe estate

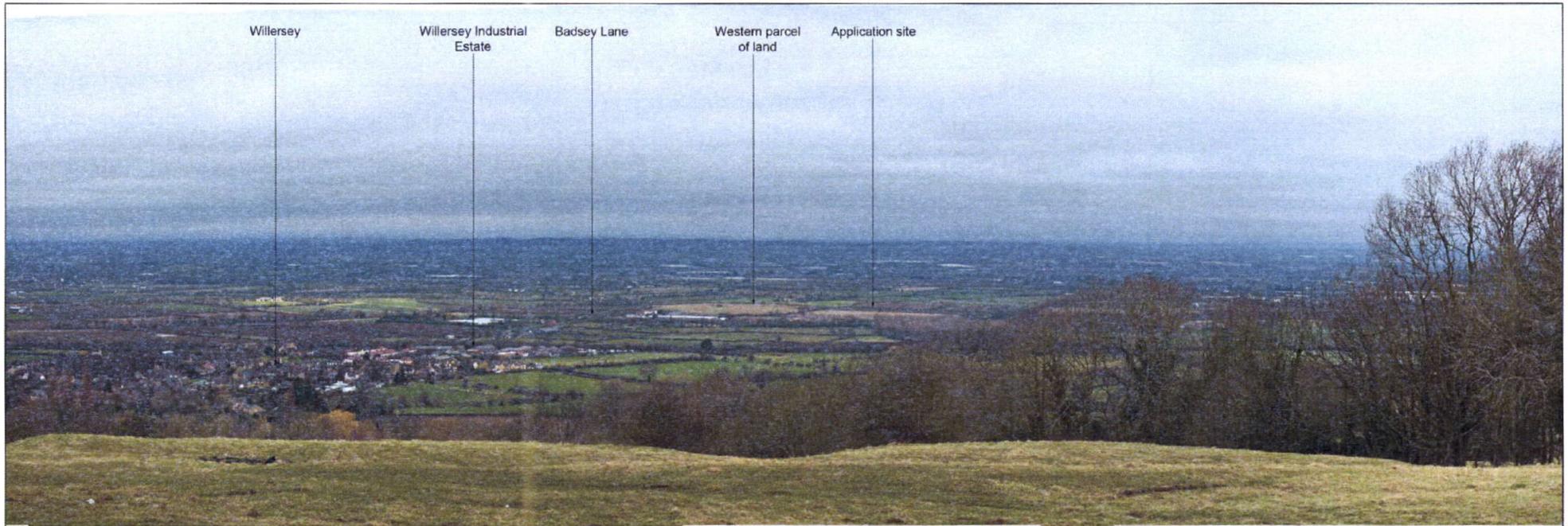
INDICATIVE VISUAL REV A

Proposed Solar Farm - The Rainbows, Willersey - Western parcel of
Solar farm removed

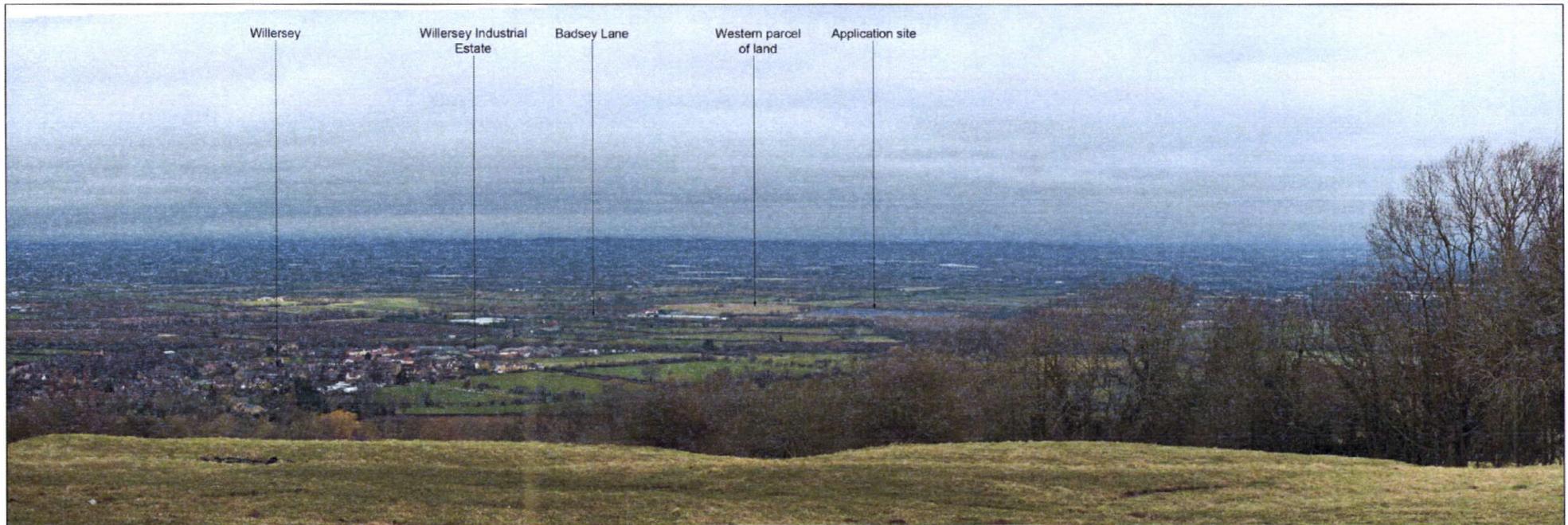
aspect landscape planning

Viewpoint Coordinates: E 411049 N 238882
Date & time of photograph: 17/04/2013 10.35
Distance from site: 2.71 km

Panorama created from multiple photographs taken using a digital equivalent of
a 35mm camera with 50mm lens. An interpretation of monocular perspective
could be obtained by viewing from a distance of between 300mm and 400mm at
A3 or between 400mm and 500mm at A2, curved through the same radius.



Viewpoint 4 - Existing View



Viewpoint 4 - Proposed View
Bridleway to the west of Buckle Street /
Campden Lane crossroad junction

Proposed Solar Farm - The Rainbows, Willersey - Western parcel of
Solar farm removed

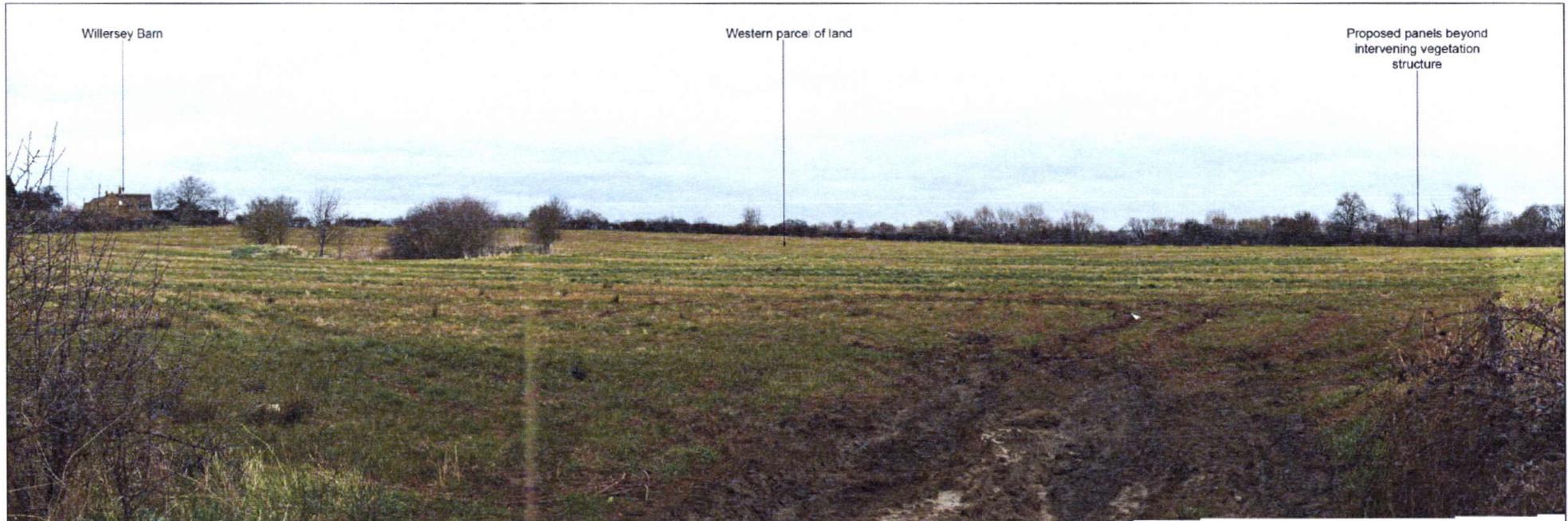
aspect landscape planning

Viewpoint Coordinates: E 411811, N 238879
Date & time of photograph: 17/04/2013 09:50
Distance from site: 3.15 km

Panorama created from multiple photographs taken using a digital equivalent of
a 35mm camera with 50mm lens. An interpretation of monocular perspective
could be obtained by viewing from a distance of between 300mm and 400mm at
A3 or between 400mm and 500mm at A2, curved through the same radius.



Viewpoint 5 - Existing View



Viewpoint 5 - Proposed View
Field access from Badsey Lane

Proposed Solar Farm - The Rainbows, Willersey - Western parcel of Solar farm removed

aspect landscape planning

Viewpoint Coordinates: E 409499, N 241146
Date & time of photograph: 17/04/2013 09:00
Distance from site: 0.16 km

Panorama created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens. An interpretation of monocular perspective could be obtained by viewing from a distance of between 300mm and 400mm at A3 or between 400mm and 500mm at A2, curved through the same radius.

INDICATIVE VISUAL REV A

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Figure 5-7: Image of the BELECTRIC double inverter platform

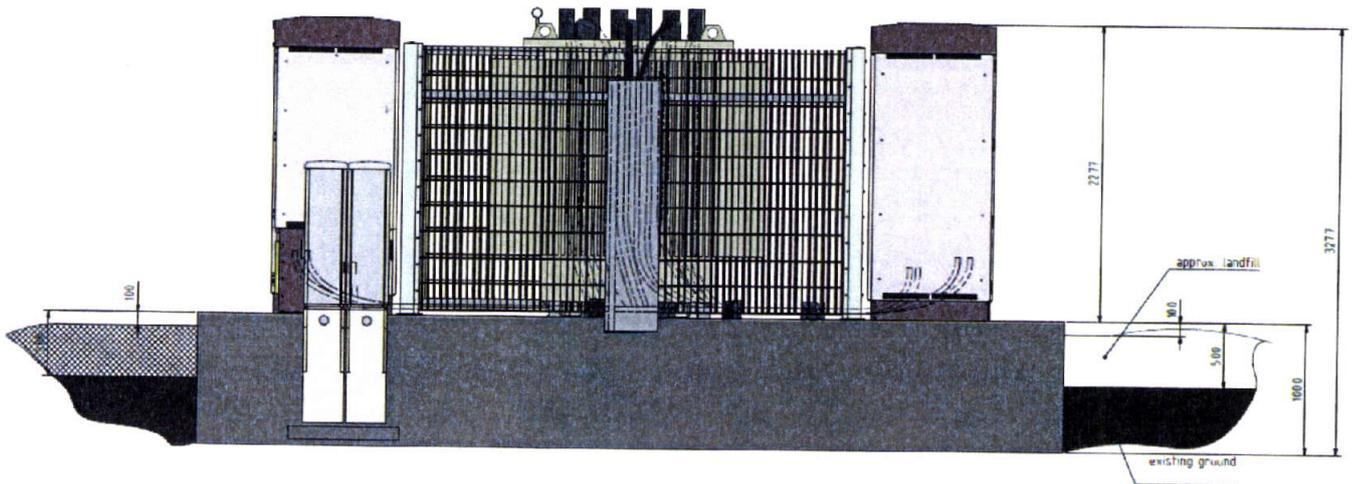


Figure 5-8: Double inverter platform elevation

