

# Agenda

## Planning Committee

Wednesday, 13 December 2023 at 7.30 pm

New Council Chamber, Town Hall, Reigate



This meeting will take place in the Town Hall, Castlefield Road, Reigate. Members of the public, Officers and Visiting Members may attend remotely or in person.



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### Members:

#### S. Parnall (Chair)

M. S. Blacker  
J. S. Bray  
P. Chandler  
Z. Cooper  
P. Harp  
K. Fairhurst  
J. Hudson

S. A. Kulka  
S. McKenna  
K. Sachdeva  
C. Stevens  
J. Thorne  
D. Torra  
M. Tary

### Substitutes:

**Conservatives:** J. Baker, G. Buttironi, J. Dwight and B. Green

**Residents Group:** G. Adamson, R. Harper, N. D. Harrison and G. Hinton

**Green Party:** J. Booton, V. Chester, J. C. S. Essex, S. Khan, A. Proudfoot, R. Ritter and S. Sinden

**Liberal Democrats** M. Elbourne

**Mari Roberts-Wood** Managing Director

For enquiries regarding this agenda;

**Contact:** 01737 276182

**Email:** [democratic@reigate-banstead.gov.uk](mailto:democratic@reigate-banstead.gov.uk)

Published 05 December 2023

**Reigate & Banstead**  
**BOROUGH COUNCIL**  
Banstead | Horley | Redhill | Reigate

**1. Minutes** (Pages 5 - 8)

To confirm as a correct record the Minutes of the previous meeting.

**2. Apologies for absence**

To receive any apologies for absence.

**3. Declarations of interest**

To receive any declarations of interest.

**4. Addendum to the agenda** (To Be Tabled)

To note the addendum tabled at the meeting which provides an update on the agenda of planning applications before the Committee.

**PLANNING APPLICATIONS:**

**NOTES:**

1. The order in which the applications will be considered at the meeting may be subject to change.
2. Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.

To consider the following applications :

**5. 22/02783/F - Land Parcel at 525627 145487 Reigate Road, Sidlow** (Pages 9 - 70)

The proposed development comprises the installation and operation of a ground-mounted solar farm and energy storage system. The solar farm will broadly comprise a series of linear rows (also known as arrays) of photovoltaic (PV) solar modules, together with inverter platforms; control room; DNO station; storage containers; battery storage; security fencing & CCTV; temporary construction compound; and enhanced landscaping & ecological management.

**6. 23/02202/F - 64 Massetts Road, Horley**

(Pages 71 - 80)

Installation of 20 no. solar panels to the east (15no.), and west (5no.), roof surfaces of an existing residential house of multiple occupation (HMO) in Horley to provide all electrical power to the building.

**7. Any other urgent business**

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.



### **Our meetings**

As we would all appreciate, our meetings will be conducted in a spirit of mutual respect and trust, working together for the benefit of our Community and the Council, and in accordance with our Member Code of Conduct. Courtesy will be shown to all those taking part.



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**Notice is given** of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 22 November 2023** at **7.30 pm**.

**Present:** Councillors S. Parnall (Chair); M. S. Blacker (Vice-Chair), P. Chandler, Z. Cooper, P. Harp, K. Fairhurst, J. Hudson, S. A. Kulka, K. Sachdeva, C. Stevens, J. Thorne, D. Torra, M. Tary and J. C. S. Essex (Substitute)

**Attended remotely:** Councillor Bray

**Visiting Members present:** S. T. Walsh

**53 Minutes**

**RESOLVED** that the Minutes of the meeting held on 1 November 2023 be signed as an accurate record.

**54 Apologies for absence**

An apology for absence was received from Councillor Mckenna with Councillor Essex substituting.

**55 Declarations of interest**

There were no declarations of interest.

**56 Addendum to the agenda**

**RESOLVED** to note the addendum to the agenda.

**57 23/01653/F - 2 and 4 Fairfield Avenue, Horley**

The Committee considered an application for the demolition of No. 2 Fairfield Avenue and the erection of one No detached four-bedroom dwelling and a pair of semi-detached two storey, three-bedroom family dwellings with associated parking and landscaping.

Cllr Walsh spoke as a Visiting Member. Conditions making sure that the development was honed were welcomed. It was asked if the development was out of keeping with the building line and if other properties in the area were similarly car dominated. The Planning Officer commented that the properties were on a bend in the road and only minimally in front of the building line. Other properties in the area were also noted as car dominated.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation.

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## 58 23/02199/HHOLD - 42 Dovers Green Road, Reigate

The Committee considered an application to remove the existing rear conservatory UPVC frame and glazing and build-up the existing walls to create a new single storey rear extension with flat roof, parapet wall and lantern.

Councillor Walsh spoke as a Visiting Member with regard to fire. It was asked if the applicant should be made aware about the fire hazard of having a door from a garage into a habitable room. The Head of Planning responded that it would need to be considered by building control and was for the enforcement rather than the planning regime.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and the addendum.

## 59 Development Management Quarter 2 2023-24 Performance

The Head of Planning introduced the second quarter performance report.

The following were highlighted:

- There had been a gradual decline in the number of applications received since the height a few years ago with the remaining needing to be determined declining.
- 83% of major and 93% of non-major applications were determined within the required period.
- The number of days for an application to be determined was a local target which tended to be missed. This was often due to additional information being required.
- Twenty-two appeals were received overall. This included two major appeals with one allowed and one dismissed which was now being challenged with the Secretary of State. This has been quashed and would be redetermined by the Planning Inspectorate. Of the 15 non-major appeals, 11 were dismissed. The authority was meeting its statutory appeals targets.
- Enforcement cases were slightly lower than they were historically with a decline in those outstanding.
- The time period for registrations to be completed in Quarter 2 was slightly longer than it had been previously, which reflected this being a holiday period.
- Two posts were being recruited: a Tree Officer and a Planning Technician. It was noted that the Tree Officer role was quite specialist.
- An increase in fees was announced on 14 November to be implemented from 6 December 2023: respectively 35% and 25% for major and minor applications. There had been no indication of a change in performance measures linked to the increase in fees. These changes also included an annual indexation but this would take effect from 1 April 2024. The 12 month “free” period after the rejection of a Planning Application or to amend an application would be removed from December 2024.
- A Planning Guarantee would mean that the planning fee would be refunded when undetermined within 16 weeks, revised down from 24 weeks.

In response to Member questions, it was clarified:

- That the main changes in the Autumn statement were different from those detailed in the report. Planning authorities would be able to allow the full fee when major commercial applications were determined within the requisite time. Segregation of

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houses into two flats without requiring planning regulation. Both would be subject to consultation.

- Planning application fees were set nationally and had not changed since 2016 hence the larger increase. Pre-application fees were locally set and were anticipated to increase by 7%.
- A relatively large number of applications would be over the new Planning Guarantee of 16 weeks (approximately 10%). A vast majority would be subject to an extension of time agreed with the applicants meaning that they would not be subject to the Planning Guarantee. Where it has not been possible to agree an extension of time, it would be for the Planning Authority to determine the application. However, this would be likely to result in refusal because technical information remained missing.

The Committee requested that a briefing be provided on the Building Control and Enforcement Process including recent changes.

### **60 Any other urgent business**

There was none.

The meeting finished at 8.17 pm


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# Agenda Item 5

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22/02783/F

	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	13 <sup>th</sup> December 2023
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	5	<b>WARD:</b> <i>Horley West and Sidlow</i>

<b>APPLICATION NUMBER:</b>	22/02783/F	<b>VALID:</b>	05/01/2023
<b>APPLICANT:</b>	Luminous Energy (Rh) Limited	<b>AGENT:</b>	Atmos Consulting Limited
<b>LOCATION:</b>	<b>LAND PARCEL AT 525627 145487 REIGATE ROAD SIDLOW SURREY</b>		
<b>DESCRIPTION:</b>	<p>The proposed development comprises the installation and operation of a ground-mounted solar farm and energy storage system. The solar farm will broadly comprise a series of linear rows (also known as arrays) of photovoltaic (PV) solar modules, together with inverter platforms; control room; DNO station; storage containers; battery storage; security fencing &amp; CCTV; temporary construction compound; and enhanced landscaping &amp; ecological management.</p>		
<p><b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b></p>			

## SUMMARY

The application is for the installation and operation of a ground-mounted solar farm and energy storage system. The solar farm will broadly comprise a series of linear rows (also known as arrays) of photovoltaic (PV) solar modules, together with inverter platforms; control room; DNO station; storage containers; battery storage; security fencing & CCTV; temporary construction compound; and enhanced landscaping & ecological management.

The application site covers an area of 33.86 hectares centred around National Grid Reference (NGR) TQ 25517 45420. The is located approximately 1km to the south of Sidlow and north of Duxhurst Farm House and Sidlow Manor, located off Crutchfield Lane/Duxhurst Lane. To the west and north of the site is Ironsbottom Road and to the east is Reigate Road (A217). The boundary with Mole Valley District Council is along Ironsbottom Road.

The application site is an irregular shaped parcel of land. The southern area of the Site is approximately 800m east to west at its longest point and consists of a series of interlinked agricultural fields separated by hedgerows and trees. The southern

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area of the site is bounded by Ironsbottom Road to the west and by Reigate Road to the east. The northern area of the Site consists of interlinked agricultural fields and consists of hedgerows, trees and intersected by a footpath. The site is used for agricultural purposes with an Agricultural Land Classification Grade of 3b (moderate quality agricultural land).

The site is designated as Metropolitan Green Belt (MGB).

The submission advises that the proposed solar farm will generate approximately 25,000 MWh of electricity per annum, enough renewable electricity to meet the needs of approximately 6,500 homes per annum. The proposed development is temporary for up to 35 years and will allow land to rest for the period of operation and the land use will be reversed back to agricultural use at the end of the project life.

The principle of acceptability in this case rests upon considering the conflicting pressures of harm to the green belt, visual, heritage and landscape impacts and the benefits associated with the provision of renewable energy and other very special circumstances put forward. The following report sets out the key considerations.

The proposal represents inappropriate development within the Metropolitan Green Belt. Paragraph 147 of the NPPF states: "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." Paragraph 148 of the NPPF states: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations." Substantial weight is therefore afforded to green belt harm.

On balance the proposal is also considered to result in moderate harm to the landscape character and visual harm to the area. But no harm to national or locally designated landscape character was identified. The impact will become low as the scheme and associated landscaping matures. The temporary nature of the proposal, albeit over a 35 year period, also means that the impact is not permanent. This is therefore considered to carry moderate weight which weighs against the scheme.

In terms of heritage matters whilst there would be no direct impact on heritage assets the proposal was found to result in less than substantial harm to the setting of a small number of designated heritage assets and moderate to low impact to the setting of a number of non-designated heritage assets. This harm was considered to be at the low end and was considered to be outweighed by the public benefits of the scheme. However, for the purposes of the overall planning balance the impact is considered to weigh against the scheme, albeit it limited weight.

The site would also result in the loss of agricultural land however the land is not classified as best and most versatile agricultural land and therefore the proposal, whilst it results in the loss of agricultural land, would not conflict with policy NHE1 of the DMP as the best agricultural land would not be affected. The applicant comments that the proposal would allow the dual use of sheep grazing and solar

farm, so allowing an agricultural use to continue. However, this is unlikely to replace the existing agricultural operations and so could not be considered a benefit of the scheme. The merits of farm diversification also seem limited in their value. Therefore it is considered that the loss of the agricultural land be given only very limited weight against the proposal.

In support of the application the benefits of the renewable energy scheme, which would be enough to power up to 6500 homes per year, would be substantial in favour of the proposal. Further the site selection is limited by the need to connect the proposal to the national grid, of which there are limited options in the borough. Officers are satisfied that the applicant's approach is sound and that the site location has been carefully chosen as one that is available and one where the impact on the character of the area and wider landscapes can be mitigated.

The site would be linked to the national grid rather than to power local sources and therefore there is no direct benefit to the borough's own aims to reduce carbon emissions. There is also no way to ensure that the energy produced will be used locally. However, the applicant does advise that the Leigh Grid (where the farm would be connected) has forecast demand of 42MW in 2023/2024. The scheme would therefore contribute to meeting this local demand.

The Biodiversity Net Gain (BNG) assessment concludes that the proposed LEMP will result in a 15.16% net gain in habitat units and 11.59% in hedgerow units which is above the 10% biodiversity net gain (BNG) requirement of the Environment Act 2021, which is yet to come in to force and planning BNG guidance. This would be of significant benefit to the wildlife within the area and therefore carries significant weight in favour of the application.

Accordingly, it is considered that the sustainability and public benefits of the proposal are of sufficient magnitude to outweigh the substantial harm found to the Green Belt and all other harm identified above. These benefits identified attract very substantial weight in favour of the scheme. In this context, the harm to the Green Belt and other harms identified would be clearly outweighed by the other considerations identified and therefore the very special circumstances necessary to justify the development exist. The application is therefore recommended for approval. However, the weight to be attributed to the relevant benefits and harms, and whether or not these combine to form very special circumstances, are matters for the decision maker.

## **RECOMMENDATION**

Planning permission is **GRANTED** subject to conditions.

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## Consultations:

Surrey County Council Highway Authority (CHA): No objection on highway safety, capacity or policy grounds subject to conditions.

Surrey County Council Archaeology: no objection subject to condition to secure implementation of a programme of archaeological works

Surrey County Council Minerals and Waste Authority: No objection subject to conditions securing waste storage and recycling facilities and a waste management plan.

Surrey County Council Lead Local Flood Authority (LLFA): no objection subject to conditions

Surrey Wildlife Trust: – requested additional information prior to determination in relation to:

- Tree removal and a ground level tree assessment
- Skylark habitat compensation
- Clarification of likely impacts on dormice
- Clarification on Ancient woodland and 15m buffer of semi-natural habitat.

See the 'Trees and Ecology' Section for more information on this matter

If approved further information required in relation to bat mitigation, reptiles, sensitive lighting, CEMP and LEMP.

Mole Valley District Council (MVDC): No objection but requests that the environmental benefits are weighed in the planning balance when addressing the inappropriateness of the development in the Green Belt and any other identified planning harm such as biodiversity.

RBBC Sustainability Team: supports the principle of increasing renewable energy generation in the borough including from solar, to aid transition to Net Zero. Solar is recognised as an effective renewable technology and a key part of the UK's future energy mix. While the proposal in question appears to export all energy generated to the National Grid, and therefore would not directly contribute to the delivery of local carbon reduction targets; it would contribute to the overall delivery of national strategy objectives.

Salfords and Sidlow Parish Council (SSPC): Objects to the application on the following basis: "The site is Green Belt. The proposal fails to maintain the openness of the area. The scale and dominance of the proposed development is excessive - the size of the development will materially affect the nature of the area. It's impact on the character of the area- despite the efforts of the developers the proposed development will irrevocably alter the character of the area from rural to commercialised."

Nature Space: no objection subject to conditions to secure the agreed Great Crested Newts District Licence

Surrey Hills Area of Outstanding Natural Beauty [Now Surrey Hills National Landscape] Planning Adviser: “The AONB issue is whether this proposed extensive solar panels would spoil the setting of the Surrey Hills AONB by harming views into or from the AONB.

The site is located a considerable distance from the Surrey Hills AONB. I consider it unlikely there would be any clear views from even the higher ground of the Surrey Hills AONB. This would be because not just the considerable distance but the existence of intervening tree cover, possibly development and the land forms. The submitted LVIA concurs with this conclusion.

With regard to views into the AONB I consider it would only occur when viewed from close and to the south of the solar panels. But, I do not consider they would be significant public viewpoints or sufficient to warrant expressing concern.

In conclusion, I do not consider I could raise concern that the setting of the Surrey Hills AONB would be spoiled.”

Woodland Trust: following submission of additional information their objection was withdrawn. It was requested that the root protection areas were increase for T18, T21 and T43. This has been addressed, see the ‘Trees and Ecology’ Section of the report for more information on this matter.

NATS Safeguarding: advise that the proposal does not conflict with their safeguarding criteria

Gatwick Airport: advise that the scheme could conflict with safeguarding criteria unless a landscaping scheme condition and Suds (drainage) condition is included in any subsequent permission.

Heathrow Airport: advise that they have no safeguarding objections to the proposal.

Thames Water: advised they had no comments to make

Contaminated land officer: no concerns raised. Recommends informative to address the potential for a degree of ground contamination to be present beneath part(s) of the site.

Consultees who have not responded:

- Natural England
- Environment Agency
- UK Power Networks
- Redhill Aerodrome
- Surrey County Council Rights of Way

### **Representations:**

To date 160 responses have been received. 36 in support, 121 objections and 3 neither objecting or supporting.

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The following issues have been raised in the objection:

<b>Issue</b>	<b>Response</b>
Alternative location/ proposal preferred	Each case has to be considered on its own merits
Concern about where the solar panels are being manufactured due to religious beliefs	This is not a material planning consideration
Drainage and sewage capacity	See paragraphs 6.61 to 6.62
Flooding	See paragraphs 6.61 to 6.62
Harm to Green Belt/Countryside	See paragraphs 6.24 to 6.27 and 6.43 to 6.49
Harm to wildlife habitat	See paragraphs 6.68 to 6.75
Hazard to highway safety	See paragraphs 6.50 to 6.53
Health fears	See paragraphs 6.54 to 6.60
Heritage impacts	See paragraphs 6.29 to 6.42
Inconvenience during construction	See paragraph 6.58
Increase in traffic and congestion	See paragraphs 6.26 to 6.29
Interference with electronic signals and communication	See paragraph 6.59
Impact on neighbouring amenity	See paragraphs 6.54 to 6.60
Loss of agricultural land	See paragraphs 6.1 to 6.4
Loss of/harm to trees	See paragraphs 6.63 to 6.67
Loss of private view	This is not a material planning consideration
Noise & disturbance	See paragraphs 6.54 to 6.60
No need for the development	Each case has to be considered on its own merits
Out of character with surrounding area	See paragraphs 6.28 to 6.49
Overbearing relationship	See paragraphs 6.54 to 6.60
Overdevelopment	See paragraphs 6.54 to 6.60
Overlooking and loss of privacy	See paragraphs 6.54 to 6.60
Poor design	See paragraphs 6.28 to 6.49
Property devalue	This is not a material planning consideration
Crime	See paragraphs 6.85 to 6.86
Objection from CPRE Surrey:	

Whilst CPRE supports renewable and solar energy objects on following grounds:

1. Harm to Green belt
2. Impact on landscape
3. Flooding
4. Loss of agricultural land
5. No very special circumstances

The following points in support have been raised by other representations:

- Benefit to housing need
- Adds to the net reduction in utilising harmful energy sources
- Vital at time of energy shortage, cost of living and climate emergency
- Community/regeneration benefit
- Economic growth / jobs
- Visual amenity benefits
- Site is currently poor quality, and low productivity, agricultural grazing land
- This proposed development is less environmentally damaging than a housing estate or industrial complex
- Support from Dorking Climate Emergency who consider on balance positive
- Support from Energy Action Redhill and Reigate as follow:
  - Significant production of renewable
  - Low quality agricultural land
  - Biodiversity benefits
- Support from the South East Climate Alliance (SECA)

## **1.0 Site and Character Appraisal**

- 1.1 The application site covers an area of 33.86 hectares centred around National Grid Reference (NGR) TQ 25517 45420. The is located approximately 1kw to the south of Sidlow and north of Duxhurst Farm House and Sidlow Manor, located off Crutchfield Lane/Duxhurst Lane. To the west and north of the site is Ironsbottom Road and to the east is Reigate Road (A217). The boundary with Mole Valley District Council is along Ironsbottom Road.
- 1.2 The application site is an irregular shaped parcel of land. The southern area of the Site is approximately 800m east to west at its longest point and consists of a series of interlinked agricultural fields separated by hedgerows and trees. The southern area of the site is bounded by Ironsbottom Road to the west and by Reigate Road to the east. The northern area of the Site consists of interlinked agricultural fields and consists of hedgerows, trees and intersected by a footpath. The site is used for agricultural purposes with an Agricultural Land Classification Grade of 3b (moderate quality agricultural land).
- 1.3 The site is designated as a Rural Area, Metropolitan Green Belt (MGB), area at risk of Surface Water Flooding.

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- 1.4 There are no statutory ecological designated sites within 2 km of the Proposed Development. The site is within the red and amber impact zones for Great Crested Newts. There are no ancient woodlands within the proposed development boundary. There are 21 Ancient Woodland sites and one conservation verge within 2 km of the Site. But one area of ancient woodland is in close proximity to the site. There are seven non-statutory designated sites within 2km of the Site. Three Sites of Nature Conservation Importance (SNCIs) and four Potential Sites of Nature Conservation Importance (pSNCIs).
- 1.5 There are a number of Locally Listed Properties near to the site including:
- Wolver Home Farm (number of buildings within site), Ironsbottom, Sidlow
  - Duxhurst Farm complex, Duxhurst Lane, Sidlow (multiple locally listed buildings within site)
  - Sidlow Barn, Ironsbottom, Sidlow
  - Outbuilding East of South Lodge, Ironsbottom, Sidlow
  - Milestone West Side, Reigate Road, Sidlow
  - The Old Rectory, Ironsbottom, Sidlow
  - The Cottage, 3 Duxhurst Lane, Sidlow
  - Tudor Barn, Ironsbottom, Sidlow (and Cart Shed at)
- 1.6 The site does not lie within an Area of Outstanding Natural Beauty (AONB) nor an Area of Great Landscape Value. The Surrey Landscape Character Assessment (2015) characterises the landscape in which the Site is located as 'Low Weald Farmland, Dorking to Hookwood Low Weald Farmland'. The Local Character & Distinctiveness Design Guide SPD defines the area as Low Weald and states:
- "The Weald was once one vast Oak forest, which stretched westward from the Downs behind Folkestone and Dover for 200km into Hampshire. Though much of the dense forest that gave the region its name of Weald has vanished, woodland is still abundant. By the thirteenth century, most of the woodland within the Weald was managed as coppice with standards or as wood pasture.
- Many of the Wealden fields were cut directly from the wood, leaving narrow strips of woodland known as shaws. A number of richly varied ancient woodlands remain where ash, small-leaved lime and wild service tree occur in distinct communities. Hazel coppice is common. The enclosures of the seventeenth to nineteenth centuries led to new plantations of oak."

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was provided under application PAM/21/00560 which set out the main considerations and technical documents required
- 2.2 Improvements secured during the course of the application: amended highway information and access plans, additional ecology, arboricultural and landscape information.



- 2.3 Further improvements could be secured: Conditions would control the time period of the development (temporary permission), access, ecology, trees and landscaping.

### 3.0 Relevant Planning and Enforcement History

22/02334/SCREEN	Environmental Impact Assessment to be undertaken as part of a planning application for a solar farm, on land near Ironsbottom, Reigate RH2 8QG.	EIA not required 22/12/2022
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### 4.0 Proposal and Design Approach

- 4.1 This is full application for the installation and operation of a 25 MWp (MWp is the maximum power output of a solar PV system under ideal conditions) ground-mounted solar photovoltaic panels and associated infrastructure over an area of approximately 33.86ha.
- 4.2 The submission advises that the proposed solar farm will generate approximately 25,000 MWh of electricity per annum, enough renewable electricity to meet the needs of approximately 6,500 homes per annum. The proposed development is temporary for up to 35 years and will allow land to rest for the period of operation and the land use will be reversed back to agricultural use at the end of the project life.
- 4.3 The solar farm will broadly comprise a series of linear rows (also known as arrays) of photovoltaic (PV) solar modules, together with eight transformer/inverter platforms, a customer sub-station, a Distribution Network Operator sub-station, energy storage containers and enhanced landscaping. The proposed solar arrays will be static and will not use a solar tracking system (where solar panels move from east to west to follow the sun).
- 4.4 Each array of modules is approximately 12m wide as shown in Figure 4. Typically, there are 36 modules per array. In order to avoid shading by adjacent rows and to ensure optimum energy yield in the winter months the rows will be spaced approximately 3-7m apart, depending on local variations in topography. The rows would be aligned east to west and south facing. There will be a stand-off around the end of each array to allow for facility maintenance, access and ecological and landscape enhancements. The supporting structure is pile driven vertically into the ground to a depth of approximately 1.5m. When the modules are fixed to the supporting frame, the modules will reach a typical height of 2.5m above the ground level. The lowest point of the modules is approximately 0.80m above ground and designed to allow sheep to graze underneath the arrays. The applicant advises that this means agricultural processes can continue in conjunction with the solar farm operations.

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- 4.5 For security and safety purposes the solar farm will be closed to the general public throughout the construction and operation phases via security fencing and a locked access gate. A 2m high security fence will be installed around the perimeter of the solar farm. The fence will be placed around the site at the start of the construction programme and will remain for the duration of the operation of the solar farm. The fence will be designed to allow small animals to pass through the site and will be placed behind existing and proposed hedges to ensure it blends into the natural setting and existing environment.
- 4.6 In terms of access, vehicle access into the site will be taken at two locations: The main site access point will be on the west side of A217 Reigate Road, 60m south of the access to Fontigarry Farm. This will provide access into Field 1-7. The proposed junction in at the site of an existing field entrance, with good visibility in both directions; and On the east side of Ironsbottom Road, 230m to the north of Deanoak Lane, where a secondary access point, which will be used less frequently, will be constructed. This will provide vehicle access to Field 8 only. At both locations, new simple priority access junctions will be formed into the site which will be designed to accommodate both construction and operational traffic.
- 4.7 The largest vehicles that would access the site will be 16.5m articulated vehicles that will bring the battery storage containers onto site during the construction stage. The main site entrance would be accessed directly from the A217. Construction traffic will travel to and from the secondary site access point on Ironsbottom via the A217 to the north of the site, to maximise the distance travelled on the main road network. Construction vehicles would not be allowed to use Crutchfield Lane / Duxfield Lane.
- 4.8 The proposed landscaping and habitat enhancement/creations proposed are calculated to result in an overall biodiversity net gain of 15.16% habitat units and 11.59% hedgerow units.
- 4.9 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.
- 4.10 In this case the applicant has submitted a Planning, Design and Access Statement (PDAS). Evidence of the applicant's design approach is set out below:

Assessment	The PDAS at Section 2.1, 2.2 and 2.3 an assessment of the site, surrounding area and planning designations
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Involvement	According to the submission a public exhibition was held on the 6 July 2022 with the objective of informing the local community about the proposal and to provide the opportunity to talk to representatives from the Applicant. The applicant also engaged with Salfords and Sidlow Parish Council.
Evaluation	At section 3 the PDAS consider site selection and characteristics. 3.3 specifically deals with design evolution and sets out how the scheme has been designed taking into consideration survey work, consultation and the need to maximise the output of the solar farm
Design	The PDAS concludes that “Proposed Development represents an increase in sustainable energy generation with the potential to displace fossil fuel generation and provide enough clean energy to power 6,500 homes per annum” and further advises that “Careful site selection and design has produced a scheme that maximises the potential to capture solar energy whilst minimising impacts on the environment and local landscape. There are an extreme lack of suitable sites with grid capacity for connecting solar farms in Reigate and Banstead. The Applicant strongly views the Proposed Development Site as the best site for a solar farm within the district.”

4.11 Further details of the development are as follows:

Site area	33.86 ha
Existing use	Agricultural land (Grade 3b)
Proposed use	Solar Farm/agriculture

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt  
Parking accessibility score – 1 (low)

### 5.2 Reigate and Banstead Core Strategy 2014 (CS)

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment)  
CS3 (Green Belt)

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CS5 (Valued People/Economic Development),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),

## 5.3 Reigate and Banstead Development Management Plan 2019 (DMP)

DES1 (Design of new development)  
DES8 (Construction Management)  
DES9 (Pollution and contamination land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
CCF2 (Flood Risk)  
NHE1 (Landscape protection)  
NHE2 (Protecting and Enhancing Biodiversity)  
NHE3 (Protecting trees, woodland areas and natural habitats)  
NHE4 (Green and blue infrastructure)  
NHE5 (Development within the Green Belt)  
NHE9 (Heritage Assets)

## 5.4 Other Material Considerations

Surrey Waste Local Plan 2019

National Planning Policy Framework  
2023 (NPPF)

National Planning Practice Guidance  
(NPPG)

National Planning Policy for Waste  
(NPPW)

National Policy Statement for  
Overarching Energy EN-1 (NPS EN-1)

National Policy Statement for  
Renewable Energy EN-3 (NPS EN-3)

Supplementary Planning  
Guidance/Documents

Surrey Landscape Character  
Assessment (2015)  
Local Character and Distinctiveness  
Design Guide SPD 2021  
Climate Change and Sustainable  
Construction SPD 2021

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010  
Climate Change Act 2008  
Reigate and Banstead Borough  
Council's Environmental

## Sustainability Strategy 2020

### 6.0 **Assessment**

#### EIA Screening

- 6.1 The proposed development falls within Schedule 2, 3 (a) (Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)) of the EIA Regulations. The site is not located within a "sensitive area" as defined in Regulation 2(1). The development of the site is above the relevant thresholds in Schedule 2 as the overall area of development exceeds 0.5 hectare. As set out above a screening opinion for the proposal was submitted under reference 22/02334/SCREEN.
- 6.2 The Council considered the proposal against the Schedule 3 criteria and determined that a statutory Environmental Impact Assessment for the proposed development would not be required because it was not likely to have a significant effect on the environment.

#### Existing use and policy context for solar farms

##### *Existing use*

- 6.3 The site is made up of agricultural land. In line with paragraph 174 of the NPPF Policy NHE1 of the DMP requires that development proposals seek to protect the best and most versatile agricultural land. Best and most versatile agricultural land is defined as 'Land in grades 1, 2 and 3a of the Agricultural Land Classification.'
- 6.4 In this case the application is accompanied by an Agricultural Land Classification report carried out by Soil Environment Services. The report states that the survey was carried out on the 19<sup>th</sup> May 2022. The report concluded that the land has an Agricultural Land Classification of 3b. This means that the site is not considered to be best and most versatile agricultural land. Therefore the proposal, whilst it results in the loss of agricultural land, would continue to protect the best agricultural land in the borough in line with policy NHE1. There is no planning policy which prevents the loss of 3b land. However the loss will be considered in the final balancing exercise at the end of the report.

##### *Green Belt*

- 6.5 The site is within the Green Belt where the construction of new buildings and other forms of development should be regarded as inappropriate unless the development meets the exceptions set out in the NPPF. This is a key consideration which will be looked at in more detail below.

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## *Policy context for solar farms*

- 6.6 In terms of the context for solar farms starting at a national level the UK Government has declared a climate emergency and has continued to commit to meeting the country's renewable energy targets, which are set out in national policy through the Climate Change Act of 2008. The Climate Change Act 2008 established a target for a reduction in the UK's greenhouse gas emissions of at least 80 per cent by 2050, over 1990 levels, which has subsequently been revised to a 100% reduction. Section 13 of this Act states that there is a duty for the Secretary of State to prepare proposals and policies for meeting carbon reduction targets.
- 6.7 Surrey's Climate Change Strategy 2020 notes that the county requires approximately 880MW of installed renewable energy capacity. However, in 2018, Surrey's Districts and Boroughs had a combined total capacity of only 82.6 MW of renewable energy installed, from 11,271 sites, over 70% of this capacity is from solar photovoltaics (PV). Surrey's Climate Change Strategy 2020 set a target for 15% of energy from solar PV by 2032. This is also reflected in their Strategic Priority 1 –  
“Expand renewable energy generation capacity across the county with a focus on solar PV installations as the greatest carbon reduction potential.” (page 29).
- 6.8 It is of note that Reigate and Banstead Borough Council's Environmental Sustainability Strategy 2020, which is not a planning document but aims for carbon neutrality from Council operations by 2030 and borough wide by 2050. This 2050 target also aligns with SCC's county-wide target.
- 6.9 In 2011 the Department of Energy and Climate Change published the UK Renewable Energy Roadmap, which was updated in 2013. This presents the framework for the delivery of renewable energy deployment in the UK; it reiterates the Government's commitment to meeting our renewable energy targets. 2013 also saw the publication of the UK Solar PV Strategy Roadmap which states that ‘Solar photovoltaic (PV) technology is a mature, proven technology and is a reliable source of renewable energy with an important role to play in the UK energy generation mix.’
- 6.10 Paragraph 13 of this Strategy notes that presently solar PV accounts for 12% of renewable electricity capacity in the UK. There are a raft of other National guidance documents relating to energy and renewable energy more specifically which support the Government's aim to significantly increase the amount of electricity generated in the UK from renewable sources.
- 6.11 For instance, the Overarching National Policy Statement for Energy (EN-1) and for Renewable Energy Infrastructure (EN-3) note that: ‘In England and Wales this NPS is likely to be a material consideration in decision making on applications that fall under the Town and Country Planning Act 1990 (as amended)’.
- 6.12 EN-1 sets out the Government's overall commitment to increasing renewable energy capacity (paragraph 3.3.10): ‘As part of the UK's need to diversify and

decarbonise electricity generation, the Government is committed to increasing dramatically the amount of renewable generation capacity.’

- 6.13 EN-3 goes on to clarify in paragraph 2.1.2 that there is an assumed need for renewable energy projects: ‘EN-1 Section 3.4 includes assessments of the need for new major renewable energy infrastructure. In light of this, the IPC should act on the basis that the need for infrastructure covered by this NPS has been demonstrated.’
- 6.14 It is noted that there are draft updates to the NPS however at this time these have not replaced the current NPS documents.
- 6.15 In terms of national planning policy the National Planning Policy Framework (NPPF) was last updated in September 2023.
- 6.16 Central to the NPPF is the presumption in favour of sustainable development as detailed in Paragraph 11. For decision-taking this means:
- ‘c) approving development proposals that accord with an up-to-date development plan without delay; or
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.’
- 6.17 Part 14 of the NPPF is of direct relevance to the current proposal, within it Paragraph 152 states that:
- ‘The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk 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.’
- 6.18 At paragraph 158 the NPPF states that:
- ‘When determining planning applications for renewable and low carbon development, local planning authorities should:
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions;
  - b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to

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demonstrate that the proposed location meets the criteria used in identifying suitable areas’

- 6.19 In relation to renewable energy schemes and the Green Belt paragraph 151 of the NPPF states that:  
‘When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.’
- 6.20 Paragraph 013 of the NPPG advises that The deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.
- 6.21 In terms of relevant local planning policy for solar farms the Reigate and Banstead Core Strategy 2014 (CS) policy CS10 says that development will ‘Encourage renewable energy/fuel production whilst ensuring that adverse impacts are addressed, including on landscape, wildlife, heritage assets and amenity’. The Reigate and Banstead Development Management Plan 2019 (DMP) only refers to solar farms on a handful of occasions. Policy NHE1 requires that ‘Proposals for renewable energy developments, in particular wind turbines and solar farms, will only be permitted where their impact (visual and noise) would not harm the landscape or undermine the intrinsic character and beauty of the countryside.’ DES1 requires that new development ‘Respects aerodrome safeguarding requirements’ with reference to solar installations in the explanatory text.
- 6.22 The Reigate and Banstead Borough Council Climate Change and Sustainable Construction SPD was adopted in September 2021 which aims ‘to support development, including residential and business, to be accountable to the challenges of mitigating and adapting to climate change, and to address other sustainability issues, some of which overlap and provide additional gains.’
- 6.23 Therefore the main issues to consider are:
- Impact upon the Metropolitan Green Belt
  - Character, heritage and landscape considerations
  - Access and traffic implications
  - Effects on the amenity of neighbouring properties
  - Flooding and surface water drainage matters
  - Trees and ecology
  - Glint and glare and aerodrome safeguarding considerations
  - Waste management
  - Crime
  - Very Special Circumstances and Balancing Exercise



## Impact upon the Metropolitan Green Belt

- 6.24 The Green Belt is a land use designation whose primary purpose is to prevent urban sprawl by keeping land permanently open. As set out above the NPPF states that the local planning authority should regard the construction of new buildings and other forms of development as inappropriate in the Green Belt unless they meet the exceptions within paragraph 149 and 150. The proposal would not meet any of the exceptions set out within policy NHE5 of the DMP or paragraphs 149 and 150 of the NPPF. Given the nature of the proposal and the greenfield nature of the site it is clear that the proposal would, during its lifespan of 35 years, result in a reduction in the openness of the green belt. The proposal would, given its alteration of the appearance of the fields result in encroachment, in contradiction of one of the five key purposes of the Green Belt.
- 6.25 The proposal would therefore constitute inappropriate Green Belt development. Paragraph 147 of the NPPF states that 'Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 148 states that 'Very special circumstances will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'
- 6.26 Paragraph 151 of the NPPF states that: 'When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.'
- 6.27 The application will therefore be assessed against the other planning considerations before an assessment of whether 'very special circumstances' exist which outweigh the harm caused by reason of inappropriateness and any other harm identified, at paras 6.87 onwards.

## Character, heritage and landscape considerations

- 6.28 The proposal would clearly result in a significant change to the appearance of the fields which have a rural character albeit have no formal landscape designation. However, such a change does not automatically make it unacceptable. It must be remembered that change has always occurred to the countryside and solar farms are now a feature of rural landscapes across the Country. As set out above paragraph 158 of the NPPF says that Local Planning Authorities should 'approve the application if its impacts are (or can be made) acceptable'. The consideration in this case is the impact on the immediate character of the surrounding area, the impact on the historical patterns of the farm, impact on heritage assets and the impact on the wider landscape.

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## *Heritage considerations*

- 6.29 As set out above the site is not located in close proximity to any statutory listed buildings or historic parks and gardens. The site is however nearby to a number of locally listed buildings which are non-designated heritage assets. The historic use of the site as a farm and the pattern of the fields is also of interest. To consider the potential impact the application is accompanied by a Heritage and Archaeological Impact Assessment. The report identifies a number of statutory listed and locally listed properties. The report also identifies that the western part of the site may represent areas of medieval enclosure or wasteland and fields 3-4 and 5-7 are located within areas that are likely evidence of woodland clearance during the later medieval periods (c. 1485-1603). The report also describes the historic of the Duxhurst Farm Village, an industrial farm colony set up by Lady Henry Somerset. The estate was subsequently used first as a training centre and then as a prisoner of war camp for Italian prisoners during the Second World War.
- 6.30 The County Archaeological Officer (AO) has assessed the submitted information and can confirm that the report has consulted all available sources. The report concludes that the site appears to have a moderate potential for prehistoric, Roman and post medieval remains with a lower potential for other periods and suggest that further archaeological investigations are required to clarify the archaeological potential for the site.
- 6.31 Whilst the overall impact across the site is limited to 3% due to the low invasive nature of the solar arrays the proposed ground works still have potential to destroy any currently unknown assets as such the County AO agrees with the need for further investigation. This should include a comprehensive geographical survey, followed by trial trench evaluation..
- 6.32 On the basis that any remains are unlikely to be on national significance requiring preservation in situ the County AO advises that the programme of archaeological investigation and recording can be secured by a pre-commencement condition rather than being provided at this stage. A pre-commencement condition is therefore recommended to secure the agreement of an appropriate Written Scheme of Investigation and its implementation.
- 6.33 In terms of the impact on statutory and locally listed properties the report concludes that there would be no direct impact to any of the identified heritage assets. At section 4.2 the report does however identify some limited harm to the setting of a small number of the identified heritage assets. The report advised that the proposed development would be located beyond those elements of setting of the statutory listed buildings which contribute to the assets' significance and would not affect the ability of the viewer to understand or appreciate the assets in their current setting. The report therefore concludes that the impact on heritage assets is negligible to low adverse. As such the report concludes that there is less than substantial harm to the setting of the identified statutory heritage assets but this harm would be at the lower end of the scale. In terms of locally listed buildings, the majority are either no material impact or low adverse impact with only six

assets (asset 111, 112, 123, 124-126) being assessed as having a medium adverse impact to their setting.

- 6.34 The report does not recommend any further mitigation beyond what is proposed already in terms of retention of the existing vegetative screening including historic woodland, hedgerows, and field boundaries and the proposed additional planting along the A217.
- 6.35 The Council's Conservation Officer has assessed the report and has not raised any concerns with the conclusions of the assessment. The Conservation Officer's initial concerns revolved around the impact on the historic landscape due to the lack of additional tree planting along the boundaries of fields 1, 4, 6, 7 and 8. With a request for 10m deep belts of screening shaws. The updated scheme provides additional planting along the edge of all of these boundaries. The majority are 10m as requested, some are 5m due to operational reasons. The Conservation Officer is now satisfied that the additional planting and proposed species have addressed the majority of his concerns. Ideally he would like to see some additional planting to the north of field 6 and east of field 7 to provide even more screening. This could be secured by condition.
- 6.36 Therefore, to conclude, the applicant's heritage assessment has identified that there would be negligible to low adverse impact on the setting to some of the identified heritage assets (Asset 2, 6, 7, 8, 23 and 38). The report determines that this harm is less than substantial. Given the level of harm identified to only the setting this harm is considered to be at the low end of the scale.
- 6.37 In terms of the impact on the setting of the listed buildings policy NHE9 (criteria 3) states: "In considering planning applications that directly or indirectly affect designated heritage assets, the Council will give great weight to the conservation of the asset, irrespective of the level of harm" and at 3(c); "Where less than substantial harm to a designated heritage asset would occur as a result of a development proposed, the harm will be weighed against the public benefits of the proposal." This policy is in line with the requirements set out in the NPPF at paragraph 202.
- 6.38 Therefore, the starting point is that great weight is given to the protection of designated heritage assets. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also applies a legal obligation to all decisions concerning statutory listed buildings. When making a decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged."
- 6.39 In terms of the impact on the setting of the locally listed buildings the applicant's heritage assessment identifies low adverse impact to assets 117, 118, 129, 130, 131, 134 and 135 and medium adverse impact to six assets

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(111,112, 123 and 124-126). In terms of the impact of the setting of the non-designated heritage assets. Policy NHE9 (5.) of the DMP states: “In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.” This test follows that set out in the NPPF at paragraph 203.

- 6.40 The level of weight afforded to the harm identified to locally listed building is not set out within local policy, national policy or legislation. Therefore it is “a judgement for the decision maker to determine the level of harm attributed to the significance of the non-designated heritage asset.” In this case as the proposal is found to have mainly having low adverse impact to the setting with some medium adverse impact to setting I considered that this should be given only low to moderate weight in the balancing exercise.
- 6.41 In this case the benefits are renewable energy generation and biodiversity enhancements. The proposal would provide a significant contribution towards the UK Governments target of reaching net zero carbon emissions by meeting the needs of approximately 6,500 homes per annum. The scheme also proposes net gain of over 15% habitat units and over 11.5% in hedgerow units. Both of these factors are considered to carry significant weight. Other benefits out forward include farm diversification and social and economic benefits which are given neutral to limited weight.
- 6.42 Based on the above assessment, where there is no direct impact to designated and non-designated heritage impacts and the impact on setting of designated heritage assets is limited and at ‘worst medium adverse’ for non-designated heritage assets and consideration of the public benefits I do consider that the benefits would outweigh the great and considerable weight afforded to the identified harm to the designated heritage assets and the moderate to low weight given to the harm to the setting of the non-designated heritage assets. The proposal would therefore comply with policy NHE9 of the Development Management Plan and the requirements of the NPPF.

### *Landscape and visual impact*

- 6.43 The application is accompanied by a Landscape and Visual Assessment. In terms of the impact on the landscape character the report finds that during construction there would be a moderate adverse effect and moderate to minor adverse effect during decommissioning.
- 6.44 During operation the report concludes that the ‘The magnitude of effect on landscape character within LCA WF1 Dorking to Hookwood Low Weald Farmland would be Medium - Low on completion and in the short term, reducing to Low – Very Low in the medium to long-term as the mitigation planting matures and the site is more heavily screened from the surrounding landscape. Given the medium sensitivity of the LCA, the extent of effect would be on balance Moderate - Minor Adverse on completion and in the short term and Minor in the medium to long-term.’ It considers that there would be no direct or indirect effect to the locally designated AGLV and

nationally designated Surrey Hills National Landscape (formerly Surrey Hills AONB).

- 6.45 The Surrey Hills Planning Advisor provided the following comments which backs up the report's conclusions: "The AONB issue is whether this proposed extensive solar panels would spoil the setting of the Surrey Hills AONB by harming views into or from the AONB.

The site is located a considerable distance from the Surrey Hills AONB. I consider it unlikely there would be any clear views from even the higher ground of the Surrey Hills AONB. This would be because not just the considerable distance but the existence of intervening tree cover, possibly development and the land forms. The submitted LVIA concurs with this conclusion.

With regard to views into the AONB I consider it would only occur when viewed from close and to the south of the solar panels. But, I do not consider they would be significant public viewpoints or sufficient to warrant expressing concern.

In conclusion, I do not consider I could raise concern that the setting of the Surrey Hills AONB would be spoiled."

- 6.46 In terms of the visual impact the report concludes that "geographically, the extent of notable visual effect would be relatively low. It would be restricted principally to infrequent, intermittent points on site boundaries and in isolated views beyond the Site boundaries within 0.3km to the north. The visual change would, therefore, be experienced by a relatively small number of people". The report concludes that there would be no Major effects or effects or Major to Moderate. While there would be some potential for short term Moderate effects at three isolated residential properties on or close to the Site boundaries, this effect would reduce quickly after completion with the management of existing field boundary vegetation. For the remaining viewpoints and receptors identified no notable effects are anticipated. When considered together with the effects on all relevant key receptor groups present and the limited geographical extent of the ZTV across the area, the overall effect on visual amenity is considered to be acceptable given the nature and relatively contained context of the existing setting.
- 6.47 The report also considers cumulative impact. No other solar farm schemes are currently in planning or approved in the area and so no further assessment is required.
- 6.48 It is also of note that at the end of the Proposed Development's lifespan, the predicted effects are reversible as the land would be returned to its former agricultural use, similar in form to its current state.
- 6.49 Therefore it is concluded that the proposal would have a direct impact on the character of the fields, due to the change from arable to renewable energy generation. However based on the above findings and due to the low level

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nature of the solar panels and associated buildings and infrastructure and the fact that the overall field scale that is characteristic of the site and the surrounding landscape would remain and views to surrounding features including hedgerows and wooded skylines would be retained it is considered that the landscape and visual impact would on balance be moderate, reducing to minor once the proposed landscaping is implemented and matures. This moderate to minor impact must be considered in the overall planning balance.

## Access and traffic implications

- 6.50 Policy TAP1 of the Development Management Plan 2019 requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off-street parking in accordance with published standards and that it would constitute development in a sustainable location
- 6.51 As set out in Section 4 the vehicle access into the site will be taken at two locations. The main site access point will be on the west side of A217 Reigate Road, 60m south of the access to Fontigarry Farm. This will provide access into Field 1-7. A secondary access point, on the east side of Ironsbottom Road, 230m to the north of Deanoak Lane, will provide vehicle access to Field 8 only. At both locations, new simple priority access junctions will be formed into the site which will be designed to accommodate both construction and operational traffic.
- 6.52 The Transport Statement shows that the construction phase (approx. 20 weeks) will have the most impact on the highway network with 20 car and 14 LGV two-way vehicle trips daily, 8 two-way tipper or small articulated vehicles trips per day and an additional 30 larger articulated vehicles will visit throughout the development. During the operational phase there is expected to be very limited vehicle movements with a small number of regular trips to site comprising of oil deliveries, maintenance visits and associated parts deliveries. Therefore, the impact on traffic levels on the road network once operational would be negligible.
- 6.53 Surrey County Council Highway Authority (CHA) initial raised queries regarding turning overlays for vehicles likely to use the proposed access points, surfacing information and turning information for vehicles once they have entered the site. Following additional information the CHA has raised no objection to the proposal. The CHA is therefore satisfied that the scheme would not have an adverse impact on highway safety or the free flow of traffic. Conditions are recommended to secure the implementation of the accesses and their visibility splays, modification of the access once the construction period has finishes, further details of the internal access road system and a Construction Transport Management Plan.

## Effects on the amenity of neighbouring properties

- 6.54 DMP Policy DES1 requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.55 The solar panels themselves would be low in height at approximately 2.5m high. The perimeter fencing would be 2m high and would be rural in character with wooden posts and wire fencing. The other proposed structures such as the cabins, storage containers and inverters would be between 2.4 and 2.8m high. The largest building, the Distribution Network Operator (DNO) substation would be no higher than 4m in height however this would be located in field 8, well away from any nearby properties. Given the height of the buildings and equipment proposed, the fact the equipment is proposed to be screened by landscaping and trees along its boundaries and the separation distances to the nearest residential properties surrounding the site it is considered that the proposal would not result in an adverse impact on the occupants of nearby properties by way of overbearing impact, obtrusiveness of overshadowing. The nature of the scheme would also ensure that there is not an overlooking impact or loss of privacy.
- 6.56 It is noted that from a number of the nearest properties such as Coomers Cottage 6 Reigate, those located on the eastern side of the A217, those located on Duxhurst Lane, Duxhurst Cottages and the Wolvers Home Farm properties there will be views of the solar panels. However as is well established in planning the impact on views is not a material planning consideration. As set out above the equipment, solar panels and buildings will be low level, behind boundary planting and located far enough away as to not adversely impact on the outlook or appear overbearing from these properties.
- 6.57 Policy DES9 seeks to ensure that the development does not result in significant adverse or unacceptable impact due to factors such as fumes, smoke, dust, noise or light. In terms of lighting the application documents advise that during the operation of the development there will be no external artificial lighting, with the exception of security lighting on some buildings which will only be on when detecting motion and so would not be on permanently. This could be controlled by condition. A noise assessment has been provided by the applicant which considers the likely impact during the operation of the solar farm, namely the noise from the inverters and power conditioning unit. As solar farms are only actively generating electricity during daylight hours the report concerns the impact on daytime noise levels. This concludes that with the inclusion of enclosures or acoustic barriers around the inverter in Section 1 and 6 of the solar farm the impact from the proposed development is considered to be low. A condition is recommended to provide finalised details of the acoustic mitigation taking in to account the agreed inverter. Given the nature of the proposal it is not expected to result in any other forms of pollution that would result in significant adverse or unacceptable impact during its operation.

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- 6.58 In terms of impact during construction the proposal may cause some disruption to the nearby properties due to increase road traffic and on site activities however this is not a reason to refuse the application. The site is more than capable of containing all construction parking and activities within it and a Construction Management Statement can be secured by condition to ensure that adequate mitigation is provided to limit the impact from construction activities and also restrict construction hours.
- 6.59 It is noted that some representation have raised concerns about the Health issues around production and operation of solar farms. It is not known that there are any potential health impacts beyond the ones already discussed above. The potential impact from glare and glint is considered later on in the report. There is also no evidence available to demonstrate that there is any impact on electronic communications or signals.
- 6.60 On this basis, the proposal would not have an unacceptable impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1, DES8 and DES9.

## Flooding and Surface Water Drainage matters

- 6.61 The site according is located within Flood Zone 1 and is therefore at the least risk of fluvial flooding. The submitted site specific Flood Risk Assessment did identify the northern edge of section 3 to be at risk from fluvial flooding as well as risk from surface water flooding. However no buildings are proposed within the flood extent and all PV Solar modules will be set on piles which would allow free movement of flood water below, ensuring flow routes are not affected. All associated infrastructure will be located outside the area at risk of surface water flooding. As a precautionary measure the inverter platforms, control room, substations, storage and batter compounds are recommended to be placed a minimum of 300mm above the surrounding ground levels. To minimise overland flow and associated erosion risk, and to provide a betterment over the existing greenfield runoff volume in extreme events the strategy proposed to sustainable drainage features such as swales or filter drains will be place at regular intervals between the rows of panels and small earth bunds immediately downstream.
- 6.62 No comments have been received from the Environment Agency but the Surrey County Council LLFA has assessed the submitted Flood Risk Assessment and Drainage Strategy and concluded that it meets the requirements of national technical standards. They therefore raise no objection subject to a condition securing finalised details of the drainage strategy and implementation

## Trees and Ecology

- 6.63 The application is supported by an Arboricultural Impact Assessment prepared by Tree Solutions. There are no protected trees within the site or near to the site but there are pockets of ancient woodland located to the south and north-east of the application site. No trees are proposed to be



removed in order to accommodate the proposed works. A small section of hedgerow (H8) is the only vegetation that will need to be removed to facilitate vehicular access off Reigate Road.

- 6.64 The Council's Tree Officer has considered the submitted information and has advised as follows:

'My comments are based on a desk top of the arboricultural information submitted as part of the application. The report complies with the relevant sections of BS5837:2012 by providing a tree survey, tree location, constraints and impact plan. Based on this layout the individual woodlands will not be affected i.e. fragmentation of individual woodlands, loss of individual/groups of trees. Where there are incursions into the RPA for the installation of underground services these are minor and can be overcome by specialist equipment or the project arboriculturist being on site to oversee this phase of the works.

The report also identifies the woodlands that are designated as Ancient Semi Natural Woodland this is important because of their historical significance, and it also demonstrates a 15 m buffer can be implemented between the solar panels and woodland.

Therefore I raise no objection subject to the following conditions [Tree Protection and landscaping] being attached to the decision notice."

- 6.65 Following the submission of additional information the tree officer has advised that "The additional arboricultural information relates to the individual trees that have been identified as potential veteran trees and in order to they are not affected by the proposed development from incursions into their RPA and other direct/ indirect effects from construction activities."

- 6.66 The Woodland Trust did initially object to the scheme however following amendments to the scheme, including the increase in the buffer zone to the ancient woodland to 15m and alterations to the root protection areas for T18, 21 and 43, the Trust has withdrawn its objection.

- 6.67 It is therefore considered that the proposal would not result in an unacceptable impact to trees within and surrounding the application site. As per the Tree Officer comments a condition is recommended to secure finalised details of the Tree Protection Plan and Landscaping scheme.

- 6.68 In terms of ecology the application is accompanied by an ecological report, Technical Report, Preliminary Ecological Appraisal, Duxhurst Solar Farm Luminous Energy (RH) Ltd, which was updated in August 2023. The report advises that 'Overall, the majority of the habitats on Site are intensively managed as arable and improved grassland fields and are of low intrinsic ecological value. The existing arable farming regime means that the Site as a whole is fairly disturbed, with fragmented pockets of semi-natural habitats. The proposed solar farm will be focused within these fields, avoiding the more sensitive field margins, ditches, ponds and woodland habitats. Two small sections of hedgerow will be removed to install trenches for underground

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cablings at the north of the Site (H9) and access (H8). The trees were generally young hawthorn and ash trees which had been recently flailed, and This will be compensated for via re-planting with 0.59km of hedgerow planting proposed in total across the Site. Field margins, retained hedgerows and woodland will be protected from the works and therefore not impacted. The Site is currently intensively farmed, and the proposed solar site will lead to the cessation of these farming practices. It is therefore considered that the overall biodiversity of the Site will be improved by planting and reduction of run-off from fertilisers and other farming pollutants.'

- 6.69 The report identifies the existence of Great Crested Newts and this is proposed to be dealt with through the NatureSpace District licensing process. It considers that the site is sub optimal for dormice. That there is the possible existing of reptiles and is suitable for invertebrate species. One tree was considered to have potential for bat roosts and there is likely to be foraging. The report concludes that the proposal would not adversely affect bats. No badgers, water vole or otters were identified. Considering the potential for effects on breeding birds, there is a possibility of short-term effects on ground nesting birds, but this is not significant as only one skylark was recorded. Mitigation and enhancement measures are recommended.
- 6.70 In order to mitigate and enhance biodiversity a Landscape and Ecological Management Plan (LEMP) has been created and this is estimated to result in 15.16% net gain in habitat units and 11.59% in hedgerow units which is above the 10% biodiversity net gain (BNG) requirement of the Environment Act 2021, which is yet to come in to force and planning BNG guidance.
- 6.71 Surrey Wildlife Trust (SWT) has considered the submitted report and subsequent clarification letters. SWT is generally happy with the submitted reports and has not recommended any further studies prior to determination. SWT has recommended that the Council confirm, prior to determination, that the development will not result in the loss or deterioration of ancient woodland and of retention of a 15m buffer of semi-natural habitat. Asset out above the Council is satisfied that this is the case.
- 6.72 SWT does however recommend further information is secured prior to commencement of the development including a bat mitigation strategy, reptiles method statement, Construction Environmental Management Plan (CEMP), Sensitive Lighting Management Plan and Landscape and Ecological Management Plan (LEMP)
- 6.73 In terms of the impact on Great Crested Newts NatureSpace has confirmed they agree with the conclusions of the submitted ecology report and that the applicant has now been provided with their District Licensing Scheme report dated 4/10/23 (which the Council now also has a copy of). Therefore as long as the conditions with the licensing scheme report are included the Council can be satisfied that the impact to GNCs has been addressed.
- 6.74 In terms of biodiversity net gain the Development Management Plan requires applications to provide it where practical. As the proposal is providing BNG

above the recommended 10% this is a significant benefit of the scheme which will have to be weighed in the planning balance. The BNG will be secured through a condition requiring a full, finalised, LEMP to be submitted.

- 6.75 Therefore, subject to conditions to secure the further mitigation measures through a CEMP and details of how the scheme will enhance biodiversity and provide BNG the proposal is considered to be acceptable with regard to ecology impacts and biodiversity.

### Glint and Glare considerations and aerodrome safeguarding

- 6.76 Policy DES1 requires that development ‘respects aerodrome safeguarding requirements.’ To address this the application includes a Glint and Glare Study which looks at the potential impact on Gatwick Airport, Redhill Aerodrome, road users and occupants of nearby dwellings.
- 6.77 In the case of Gatwick and Redhill the assessment concluded that no solar reflection was possible towards the air traffic control towers or on approach. Gatwick Airport, NATS and Heathrow Airport have all responded raising no objection to the proposal. Gatwick has recommended conditions to secure further information in relation to suds drainage and landscaping to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and an increase in bird hazard risk. As noted above were the scheme to be approved conditions are recommended in relation to drainage and landscaping.
- 6.78 In terms of the road receptors the report advises that the key considerations for road users along major national, national, and regional roads are:
- Whether a reflection is predicted to be experienced in practice; and
  - The location of the reflecting panel relative to a road user’s direction of travel.
- 6.79 The report continues that where the reflecting panels are predicted to be significantly obstructed from view, no impact is predicted, and mitigation is not required. The assessment shows that the solar reflections from the proposed development towards Reigate Road (A217) and Ironsbottom Road are geometrically possible however the ‘Views of the reflecting panels along these sections of road are predicted to be significantly obscured by screening in to the form of either existing vegetation, reinforcement and management of existing hedgerows or new landscaping. Therefore the report concludes that overall solar reflections are not predicted to be experienced by road users and no further mitigation is required. The required screening can be secured through a landscaping condition.
- 6.80 In terms of the impact on the neighbouring properties and their occupants the report advises that the key considerations are:
- Whether a reflection is predicted to be experienced in practice
  - The duration of the predicted effects, relative to thresholds of 3 months per year; and 60 minutes on any given day.

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- 6.81 The assessment concludes that solar reflections from the development are possible for 37 of the 44 assessed dwellings receptors. Of these it is predicted that views of the reflecting panels from 33 of the dwellings will be obstructed by the screening from the vegetation. For the four remaining dwelling receptors (7, 10, 11 and 14 located to the west and south of the site), the report concludes that the 'solar reflections are predicted to be experienced for more than three months per year but less than 60 minutes per day. However, effects are predicted to be experienced from above the ground floor only, based on the available imagery and site plans. A low impact is therefore predicted upon these dwellings and no further mitigation is recommended.' As above the required screening can be secured through a landscaping condition.
- 6.82 Therefore based on the evidence officers and consultation responses before officers it is considered that No significant impacts are predicted upon road safety, residential amenity or aviation activity associated with Gatwick Airport and Redhill Aerodrome. No further mitigation is recommended beyond the already proposed landscaping.

## Waste management

- 6.83 Firstly it is important to note that the PV modules will generate electricity with no air emissions, no waste production and no water use. So it is not expected that the level of waste from the scheme will be limited once in operations.
- 6.84 The Surrey County Council Minerals and Waste Planning Authority has raised no objection but given that the scheme is likely to give rise to Construction, Demolition, and Excavation Waste (CD&E waste) during construction and some commercial and industrial waste (C&I waste) conditions are recommended to ensure that adequate waste storage and recycling is provided and the submission of a waste management plan to make sure that CD&E waste is limited to minimum quantity necessary.

## Crime

- 6.85 Some concern has been raised by third parties with regard to solar farms being the target of crime such as theft. The proposal proposes 2m high fencing around the perimeter of the fields with solar farms and a number of CCTV cameras will be installed along the fencing.
- 6.86 This approach would appear sensible and proportionate approach. No evidence has been submitted which shows that the proposal would be especially vulnerable to theft or that these measures would be ineffective.

## Very Special Circumstances and Balancing Exercise

- 6.87 The outline of the applicant's case is set out at section 5.4.3 of the submitted Planning, Design and Access Statement (PDAS) and can be summarised as follows:

- Locations with suitable grid capacity for connecting solar farms are extremely difficult to come by. Following significant work to identify a site in the borough the applicant strongly believes that this is the best available site in Reigate and Banstead to develop a solar farm;
- The Proposed Development will meet the policy and legislative imperatives to secure decarbonisation and the commitment to end the UK's reliance on fossil fuels;
- The Proposal Development will contribute to the UK's commitment to net zero carbon emissions by 2050. The Proposed Development will also contribute towards meeting regional and local targets for renewable energy; The
- Proposed Development would have an approximate capacity of 25MWp and generate an estimated 25,000MWh of clean electricity per year. This is equivalent to the annual electricity needs of approximately 6,500 average UK homes;
- The Proposed Development will not require a government subsidy;
- The Proposed Development would contribute towards energy security via the reliable supply of decentralised electrical energy and thus affordable bills for householders and business;
- There is a serious lack of electricity generation in the south east of England relative to demand. Most electricity must be sent from the north of England and Scotland but transmitting electricity over long distances has financial and environmental costs - this project is all the more valuable as the generation will be soaked up by local demand;
- The draft National Policy Statement for Renewable Energy Infrastructure (EN-3) recognises that a significant amount of renewable energy capacity is needed at both the local and national scale.
- The Proposed Development would contribute towards the low carbon economy and provide socio-economic benefits to the locality;
- A community benefit fund of £10,000 every year that the solar farm is in operation will be set up for local initiatives - for example this could be used to help those struggling with their energy bills;
- Business rates will be paid to the council annually;
- The Proposed Development will result in wider environmental benefits including the provision of biodiversity enhancements beyond the 10% biodiversity net gain target;
- The Proposed Development is temporary for up to 35 years and will allow land to rest for the period of operation and the land use will be reversed back to agricultural use at the end of the project life; and
- There will be three land uses where there was previously one – the solar farm can be used for agriculture (sheep), ecological enhancements and for energy production.

*Balancing exercise:*

6.88 As established earlier in the report the proposal is considered to constitute inappropriate development and would cause harm to the openness of the Green Belt. Paragraph 147 of the NPPF states: "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." Paragraph 148 of the NPPF states:

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“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.” Substantial weight is therefore afforded to green belt harm.

- 6.89 The proposal was also found to result in, on balance, moderate harm to the landscape character and visual harm to the area. But no harm to national or locally designated landscape character was identified. The impact will also become low as the scheme and associated landscaping matures. The temporary nature of the proposal, albeit over a 35 year period, also means that the impact is not permanent. This is therefore considered to carry moderate weight which weighs against the scheme.
- 6.90 In terms of heritage matters whilst there would be no direct impact on heritage assets the proposal was found to result in less than substantial harm to the setting of a small number of designated heritage assets and moderate to low impact to the setting of a number of non-designated heritage assets. This harm was considered to be at the low end and was considered to be outweighed by the public benefits of the scheme. However for the purposes of the overall planning balance the impact is considered to weigh against the scheme, albeit it limited weight.
- 6.91 The site would also result in the loss of agricultural land however the land is not classified as best and most versatile agricultural land and therefore the proposal, whilst it results in the loss of agricultural land, would continue to protect the best agricultural land in the borough in line with policy NHE1. There applicant comments that the proposal would allow the dual use of sheep grazing and solar farm, so allowing an agricultural use to continue. However this is unlikely to replace the existing agricultural operations and so could not be considered a benefit of the scheme. The merits of farm diversification also seem limited to me. Therefore I consider that the loss of the agricultural land be given only very limited weight against the proposal.
- 6.92 As set out at the beginning of the report at paragraphs 6.6 to 6.22 the proposal for renewable energy has to be considered in the context of the commitments to meeting net zero by 2050. The benefits of the renewable energy, which as set out above would be enough to power up to 6500 homes per year would be substantial in favour of the proposal.
- 6.93 Further the site selection is limited by the need to connect the proposal to the national grid, of which there are limited option in the borough. I am satisfied that the applicant’s approach is sound and that the site location has been carefully chosen as one that is available and one where the impact on the character of the area and wider landscapes can be mitigated.
- 6.94 Whilst the site will be link to the national grid and therefore there is no direct benefit to the borough’s own aims to reduce carbon emissions. There is also no way to ensure that the energy produced will be used locally.

However the applicant does advise that the Leigh Grid (where the farm would be connected) has forecast demand of 42MW in 2023/2023. The scheme would therefore contribute to meeting this local demand.

- 6.95 It is noted that a community benefit fund has been offered by the applicant. Whilst this would potentially benefit local residents this is not currently considered a planning requirement to make the application acceptable in planning terms.
  
- 6.96 Lastly the Biodiversity Net Gain (BNG) assessment concludes that the proposed LEMP will result in a 15.16% net gain in habitat units and 11.59% in hedgerow units which is above the 10% biodiversity net gain (BNG) requirement of the Environment Act 2021, which is yet to come in to force and planning BNG guidance. This would be of significant benefit to the wildlife within the area and therefore carries considerable weight in favour of the application.
  
- 6.97 The weight to give the various harms and benefits arising from the scheme and whether they amount to very special circumstances is a matter for the decision maker. In general, as there has been an increase in the realisation of the benefits of renewable energy, there has been an increased tendency for planning appeals for solar farms within the green belt to be allowed as greater weight is given to their benefits. Officers consider that the substantial public and environmental benefits of the proposal are of sufficient magnitude to outweigh the substantial harm found to the Green Belt and all other harm identified above. These benefits identified attract very substantial weight in favour of the scheme. In this context, the harm to the Green Belt and other harms identified would be clearly outweighed by the other considerations identified and therefore the very special circumstances necessary to justify the development exist. The application is therefore recommended for approval.

## CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Detailed Technical Plan	GL/HT/01		18.10.2023
Site Layout Plan	GL/VS/02	C	18.10.2023
Other Plan	GL/SPA/01	C	18.10.2023
Other Plan	GL/SPA/02	D	18.10.2023
Site Layout Plan	LUM1008-100	1	04.10.2023
Site Layout Plan	GL/VS/01	C	18.10.2023
Detailed Technical Plan	Figure 4		30.01.2023
Detailed Technical Plan	Figure 3		30.01.2023
Detailed Technical Plan	Figure 9	O	30.01.2023
Detailed Technical Plan	Figure 7		30.01.2023
Detailed Technical Plan	Figure 10		30.01.2023

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Proposed Plans	Figure 6	30.01.2023
Detailed Technical Plan	Figure 11	30.01.2023
Elevation Plan	Figure 8	30.01.2023
Proposed Plans	Figure 5	30.01.2023
Location Plan	30907/BP/002p	19.12.2022

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. The planning permission hereby granted shall be limited to a period of 40 years commencing from the date electricity generated by the solar panels is first exported to the National Grid. At the end of this 40-year period, the development shall be removed, and the land restored to its previous agricultural use in accordance with details that shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the solar farm is only in situ for the lifespan of the solar panels and enable the site to be fully restored to its former agricultural use and appearance. Thereby limiting the impact on Green Belt and character of the area in accordance with policy NHE1, NHE5 and DES1 of the Reigate and Banstead Borough Council Development Management Plan 2019.

4. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme(s) of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to policy NHE9 of the Reigate and Banstead Borough Development Management Plan 2019. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

5. No development shall commence until a Construction Management Statement, to include details of:
  - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.



- b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection
- c) Means of communication and liaison with neighbouring residents and businesses
- d) Hours of work.

Has been submitted to and improved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

6. No development shall commence until an updated Construction Transport Management Plan (CTMP) to also include details of:
- (a) parking for vehicles of site personnel, operatives, and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
  - (e) HGV deliveries and hours of operation
  - (f) vehicle routing
  - (g) measures to prevent the deposit of materials on the highway
  - (h) before and after construction condition surveys of the highway and a commitment to fund or carry out the repair of any damage caused
  - (i) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

7. The development shall not be commenced unless and until the access to Ironsbottom has been constructed and provided with visibility zones in accordance with the approved plan numbered GL VS 01 Rev C and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021.

8. The development shall not be commenced unless and until the access to Reigate Road has been constructed and provided with visibility zones in

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accordance with the approved plan numbered GL VS 02 Rev C and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021.

9. Notwithstanding the approved plans no development shall take place, with the exception of the construction of the two access points until an internal access road system with space for vehicles to turn has been set out for vehicles to enter the site to all areas with solar panels and leave the site in forward gear in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the internal road and turning areas shall be retained and maintained for their designated purpose for the lifetime of the development.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021.

10. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a 'Further Licence') and with the proposals detailed on plan "Duxhurst Solar Farm: Impact plan for great crested newt District Licensing (Version 2)", dated 2nd October 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

11. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

12. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the

District Licence WML-OR112 (or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR112, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

13. Prior to the commencement of the development a Waste Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall demonstrate that (a) any CD&E waste arising from the development is limited to the minimum quantity necessary; and (b) opportunities for re-use and recycling of CD&E waste on the application are maximised. The development shall then be implemented in accordance with the approved Waste Management Plan.

Reason: To ensure that the development limits the amount of CD&E waste arising and maximises opportunities for re-use and recycling of any waste generated in accordance with Policy 4 of the Surrey Waste Local Plan 2019.

14. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:
- a) Map showing the location of all of the ecological features
  - b) Risk assessment of the potentially damaging construction activities
  - c) Practical measures to avoid and reduce impacts during construction
  - d) Location and timing of works to avoid harm to biodiversity features
  - e) Responsible persons and lines of communication
  - f) Use of protected fences, exclusion barriers and warning signs.
  - g) Details confirming the retention and protection of all trees
  - f) Pre-works survey and good building practice for badger
  - g) Consideration of breeding birds
  - h) Measures to protect adjacent deciduous woodland HPI
  - i) Measures to protect nearby SNCIs

It is expected that the CEMP includes the measures provided within the submitted PEA (August 2023) and additional information recommended by Surrey Wildlife Trust in their final consultation response dated 1/12/2023.

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The development shall only be carried out in accordance with the agreed mitigation measures.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

15. No development shall commence until the following further ecology information has been provided:
  - a. Bat Mitigation Strategy
  - b. Precautionary method of working for reptiles

The development shall be carried out in accordance with the agreed documents.

Reason: To ensure that any potential impact to protected bat and reptile species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

16. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP should be based on the proposed impact avoidance, mitigation and Biodiversity Net Gain measures specified in the PEA dated August 2023 and submitted Plan LUM\_018\_04 Rev K, and shall include, but not be limited to following:
  - a) Description and evaluation of features to be managed including reference to the agreed landscaping scheme
  - b) Ecological trends and constraints on site that might influence management
  - c) Aims and objectives of management
  - d) Appropriate management options for achieving aims and objectives
  - e) Prescriptions for management actions, together with a plan of management compartments
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
  - g) Details of the body or organisation responsible for implementation of the plan
  - h) Ongoing monitoring and remedial measures
  - i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
  - j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme
  - k) Biodiversity enhancements (including specific enhancements for hedgehog and brown hairstreak)

- l) Detailed bird mitigation and enhancement strategy (including further detail of measures for skylark)
- m) Hedgerow mitigation and enhancement strategy

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

17. No external lighting shall be installed on the buildings hereby approved or within the site, including lighting required for construction and decommissioning, until the following information has been submitted to and agreed in writing by the Local Planning Authority:
- an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and
  - a sensitive lighting management plan to demonstrate that the lighting meets the latest guidance and recommendations in relation to bats and artificial lighting in the UK.

The external lighting shall be implemented in accordance with the approved details and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities and protect biodiversity with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

18. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance

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of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction

19. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first operation of the development or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction and to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and an increase in bird hazard risk in accordance with policy DES1.

20. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:

- a) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- b) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

- c) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be completed in accordance with the approved details and thereafter maintained in accordance with the agreed details.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF and to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and an increase in bird hazard risk in accordance with policy DES1.

21. Upon completion of the construction and prior to the first operation of the solar farm, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuD and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019 and to avoid endangering the safe movement of aircraft and the operation of Gatwick Airport through the attraction of birds and an increase in bird hazard risk in accordance with policy DES1.

22. After the construction period, the accesses shall be modified by removing the temporary aggregate areas as shown on plans GL VS 01 Rev C and GL VS 02 Rev C in accordance with a scheme to be submitted to and approved in writing the Local, all to be permanently retained.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021

23. A) Prior to installation of any solar panels for the development hereby approved an updated Noise Impact Assessment shall be submitted to and approved in writing by the local planning authority. The assessment shall follow the methodology and noise limits set out in the Noise Impact Assessment dated November 2022 (ref. 30907-03 R8 V1) carried out by

# Agenda Item 5

Planning Committee  
13<sup>th</sup> December 2023

Agenda Item: 5  
22/02783/F

Bureau Veritas and provide an updated assessment of the potential noise impact of all the to be installed inverters and power conditioning unit and include a finalised scheme of attenuation.

B) The use hereby permitted, or the operation of any plant, machinery or equipment, shall not commence until a post-installation noise assessment, including suitable measurements, has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

24. Prior to the first operation of the development full details (and plans where appropriate) of the waste management scheme, including details of waste storage and recycling and collection for the commercial and industrial waste and details of how the facilities will be maintained and managed for the life of the development, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall operate in accordance with the agreed waste management scheme for the duration of its operation

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage recycling in accordance with the Development Management Plan 2019 policy DES1 and policies within the Surrey Waste Local Plan 2019.

25. The solar panels, buildings, structures, containers, fencing, security cameras and access track hereby approved shall be constructed/installed and finished in accordance with the details set out on the approved plans prior to the first operation of the development. Any variation in material and/or finish of the approved infrastructure shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To preserve the visual amenity of the area with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1, NHE1 and requirements of the NPPF.

## INFORMATIVES

1. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway



surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

2. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
3. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
4. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-andlicences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
5. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. You are advised that the Council will expect the following measures to be included in the required Construction Management Statement to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

# Agenda Item 5

Planning Committee  
13<sup>th</sup> December 2023

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22/02783/F

- (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.
- Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

7. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.
8. NatureSpace Partnership informatives:
  - It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.
  - It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.
  - It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.
  - It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the

District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

9. Cranes – please refer to the consultation response from Gatwick Airport Limited in relation to the use of cranes during construction.
10. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against the relevant development plan policies set out in the report and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

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

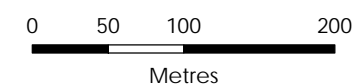
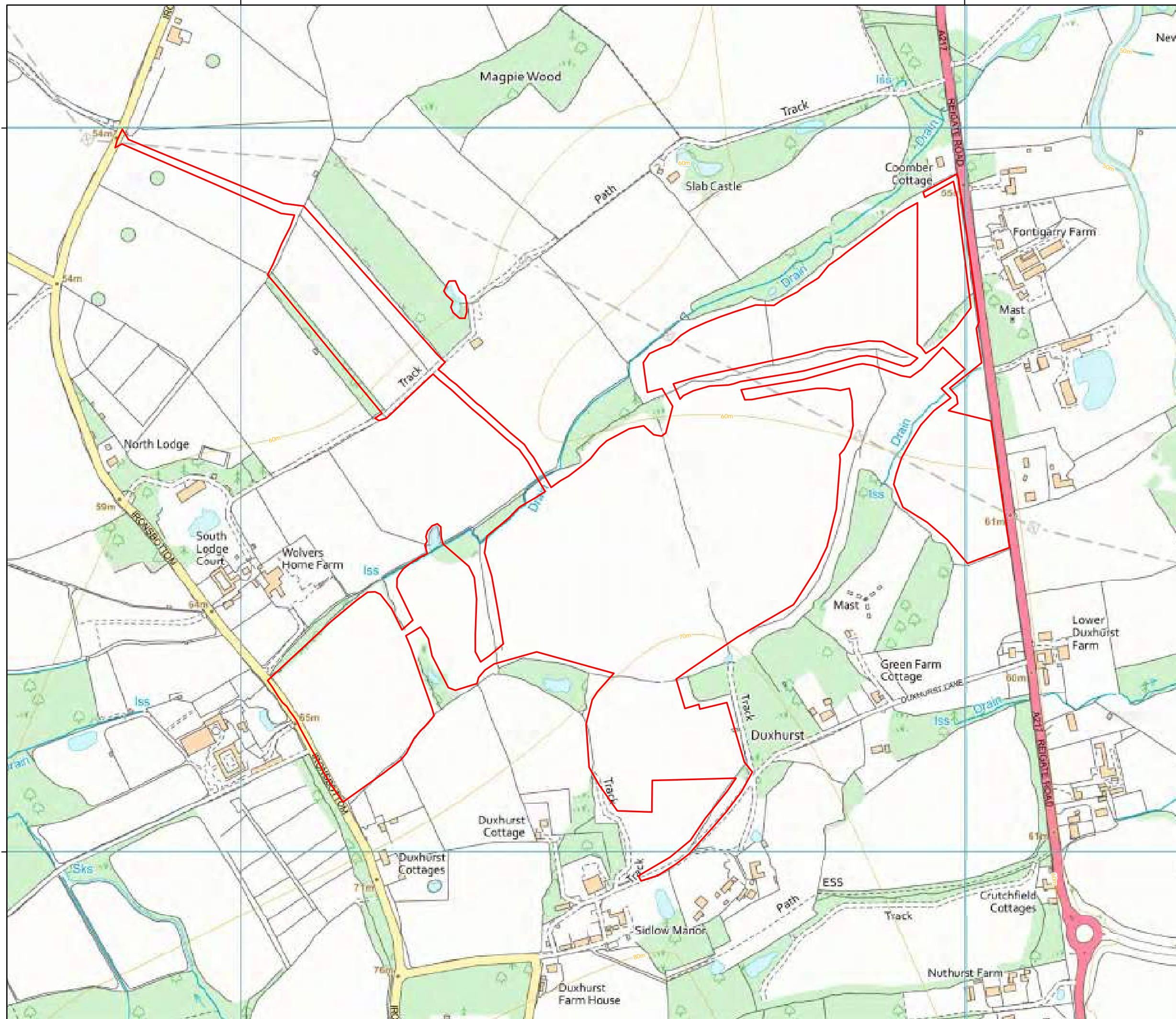
# Duxhurst Solar Farm



Figure 1  
Site Location

Key

 Site boundary

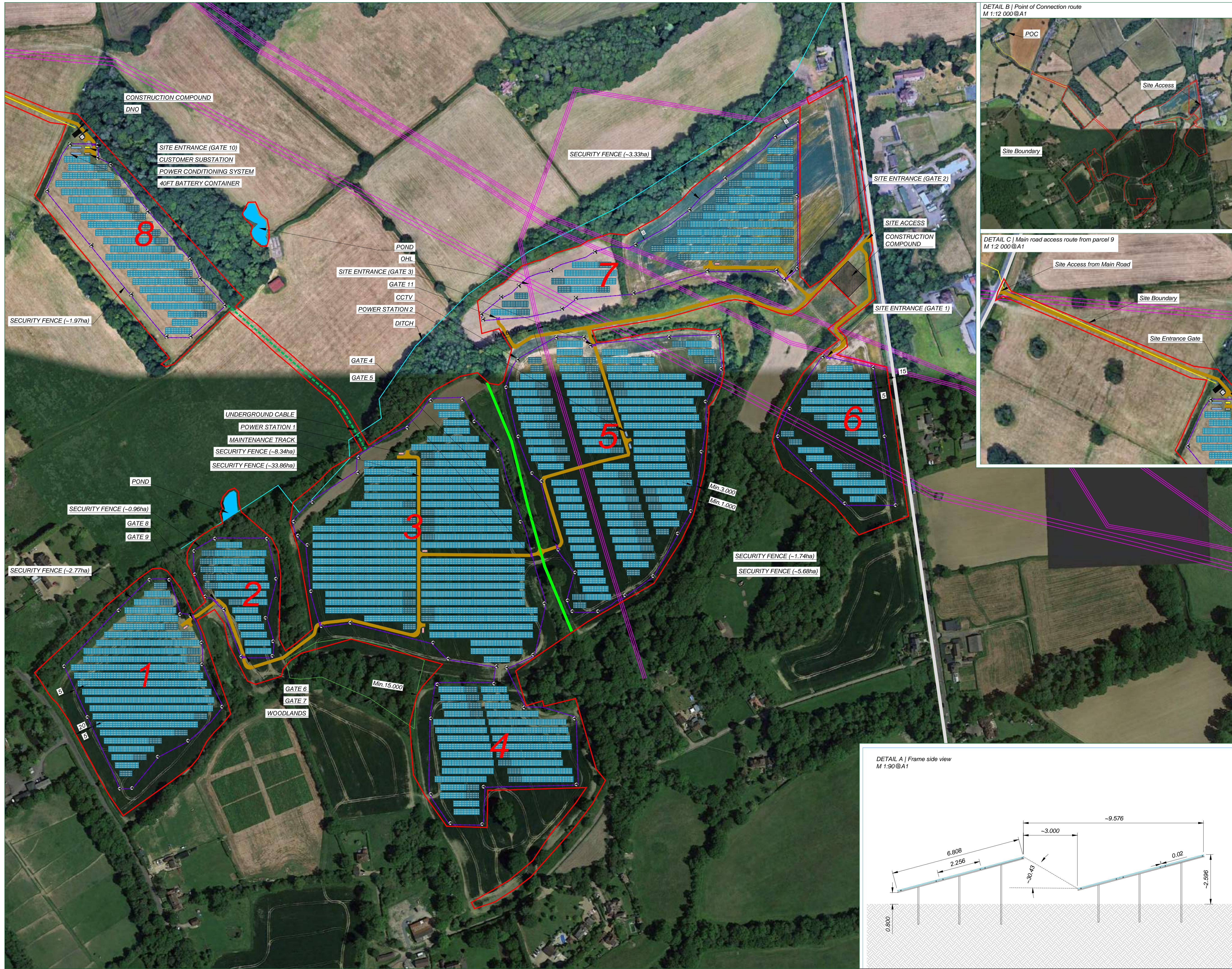


Scale @ A3:  
1:5,000



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Ordnance survey licence number 100031673.





Notes:

- All dimensions to be confirmed on site prior to installation.
- All dimensions are indicative only and in m unless otherwise specified.
- Drawing based on satellite data: Imagery date: 06/09/21

Reference drawings:

Drawing name	Rev	Date
Innovation 2D site boundary - 09 acres.mxd	-	25-02-22
30007_001_0001_Figures 1 Site Location (for panels).pdf	-	23-09-22
ET&C_CTL30370002_LP 100000_TEP&A GA REV A (1)	-	23-08-22
Landmarks and Ecological Management Plan.pdf	-	21-01-22
Luminous Energy Innovation Solar Farm - AIA - June 2022.dwg	-	27-07-22
Duxhurst Solar Farm - Access SP4.pdf	-	20-10-22
30007_001_0001_Site Layout Plan.pdf	-	03-11-22
Site Infrastructure.DWG	-	03-11-22
Site boundary.DWG	-	03-11-22

Legend:

- Site boundary (-33.86ha)
- Perimeter fence (-5.869m)
- Overall fenced area (-24.79ha)
- Main road
- POND
- Proposed permissive right of way
- Ditch
- Underground cable
- OHL
- Maintenance track
- Customer substation
- DNO
- 40ft Battery storage container
- Power conditioning system
- 20ft. Power station (2x2 500 kVA)
- 20ft. Power station (5x3 000 kVA)
- Table of 3P26 modules (518 pcs.)
- Table of 3P13 modules (124 pcs.)
- Gate

System description:

DC Power kWp:	24 538.80
AC Power kVA:	20 000.00
No. of modules:	44 616
Module type:	Longi LRS-72HPH-550M
Dimensions:	2266x1133x35
Substructure type:	3 modules in portrait
Modules per string:	26
Number of strings:	1 716
Tilt angle:	15°
Shading angle:	~30.43°
Azimuth from South:	0°
Inverter model:	SMA SC3000EV / SC2500EV
Inverter power, kVA:	3000 / 2500@Pmax
No. of inverters:	7
DC / AC ratio:	1.24 (@Pmax)

Area	Module #	Capacity, kWp
1	5793	3196.150
2	1794	996.700
3	3246	1736.300
4	4212	2316.600
5	9672	5319.600
6	2388	1313.400
7	4446	2446.300
8	3822	2102.100

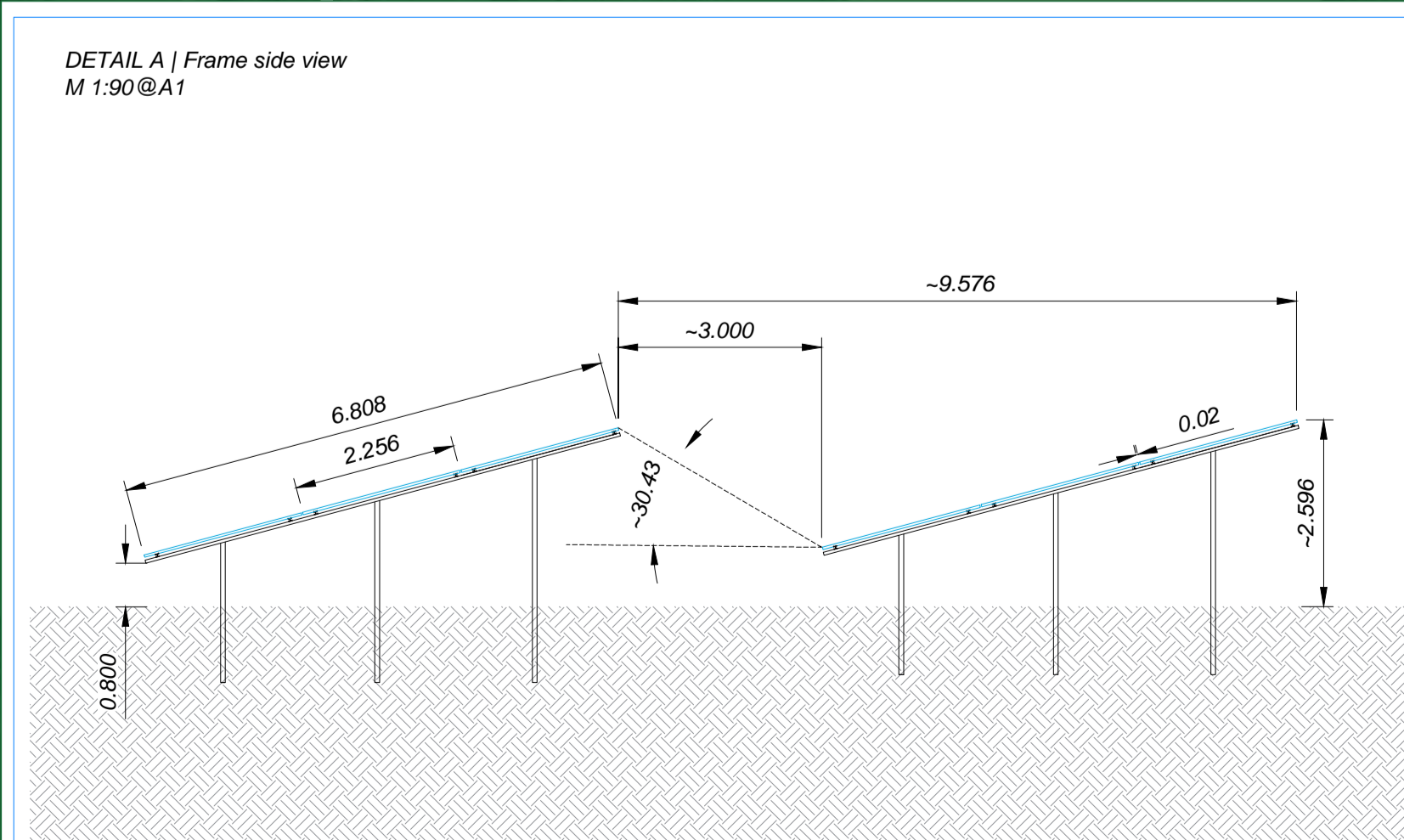


Revisions:

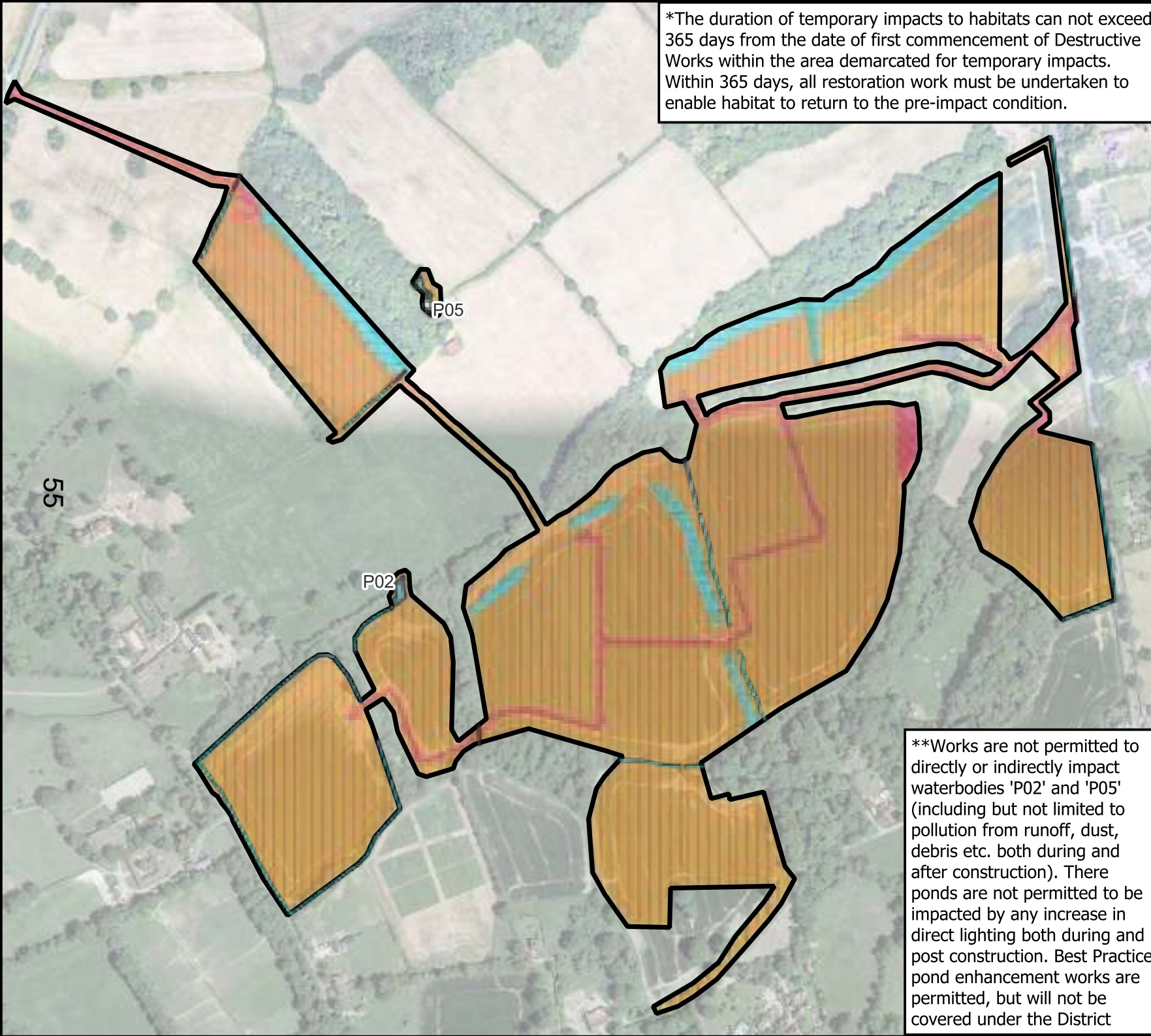
Rev	Date	Comments	Drawn	Approve

Project: Duxhurst Solar Farm  
 Location: Salfords and Sidlow, Reigate County, UK  
 51°11'49.60"N 0°11'52.31"W  
 Title: PV Layout  
 Drawn: Deta Solar / AAP Checked: ALI  
 Scale: 1:2000@A1 Date: 06/09/2023  
 Drawing No: LUM1008-100 Rev: 1

**LUMINOUS ENERGY**  
 Company name: Luminous Energy  
 Address: Hartman Park, Corsham, Wiltshire  
 Zipcode: SN13 0RP UK  
 Telephone: +44 333 577 0190  
 Website: www.luminous-energy.com



\*The duration of temporary impacts to habitats can not exceed 365 days from the date of first commencement of Destructive Works within the area demarcated for temporary impacts. Within 365 days, all restoration work must be undertaken to enable habitat to return to the pre-impact condition.



**LEGEND:**

- Development Boundary
- Terrestrial impacts**
  - Permanent impacts permitted
  - Temporary impacts permitted\*
  - Impacts prohibited
- Aquatic impacts**
  - Impacts prohibited
- Linear impacts**
  - Permanent impacts permitted
  - Impacts prohibited\*\*

0 100 200 m  
 1:5,500 at A4

Central GR: TQ 25517 45420  
 Projection: OSGB 36 BNG - ESPG 27700



**TITLE: Duxhurst Solar Farm: Impact Plan for great created newt District Licensing**

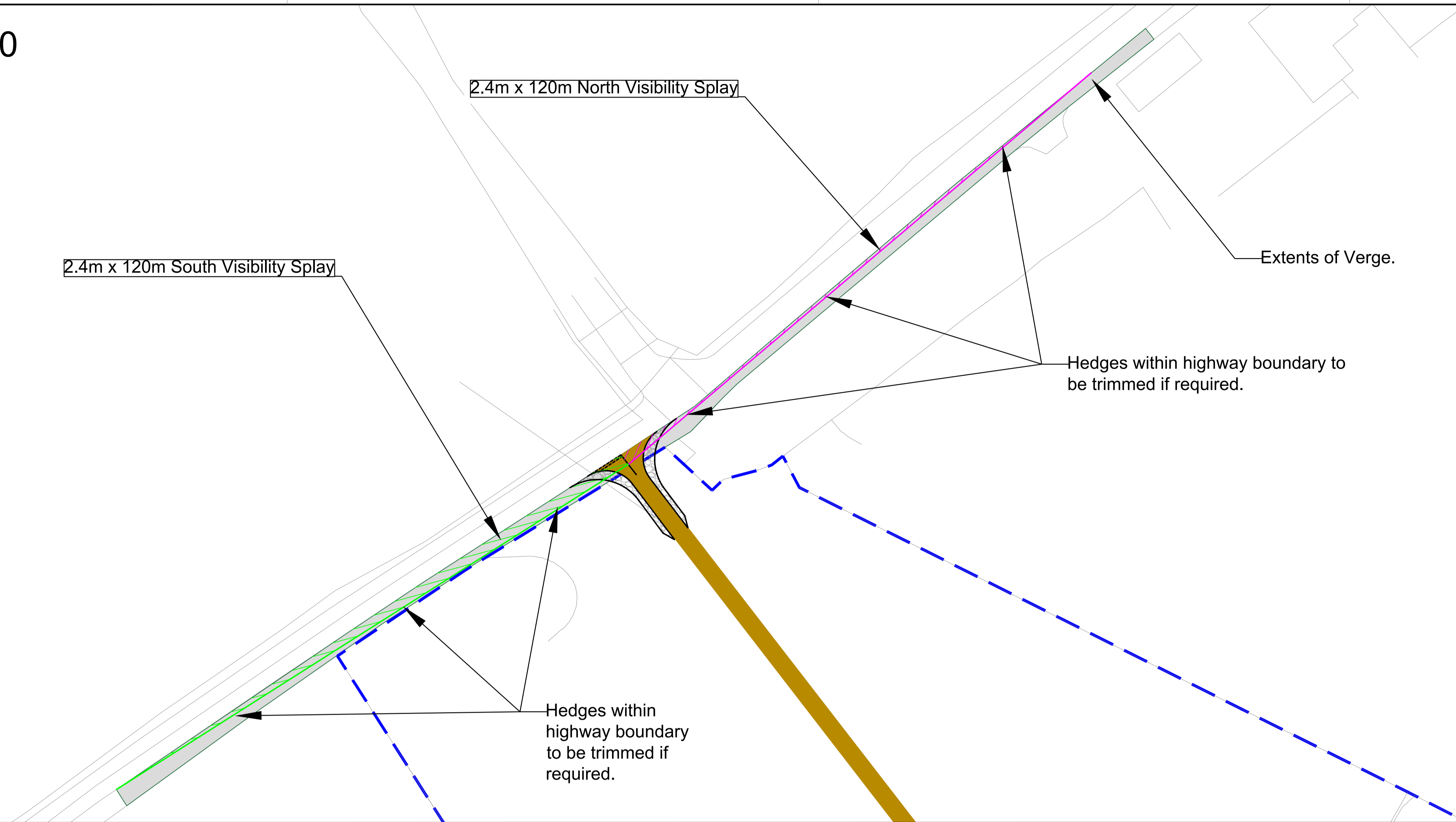
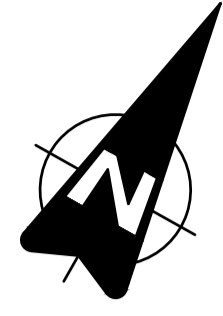
2nd October 2023      VERSION 2

Map data: © Google, Maxar Technologies

\*\*Works are not permitted to directly or indirectly impact waterbodies 'P02' and 'P05' (including but not limited to pollution from runoff, dust, debris etc. both during and after construction). There ponds are not permitted to be impacted by any increase in direct lighting both during and post construction. Best Practice pond enhancement works are permitted, but will not be covered under the District

Agenda Item 5

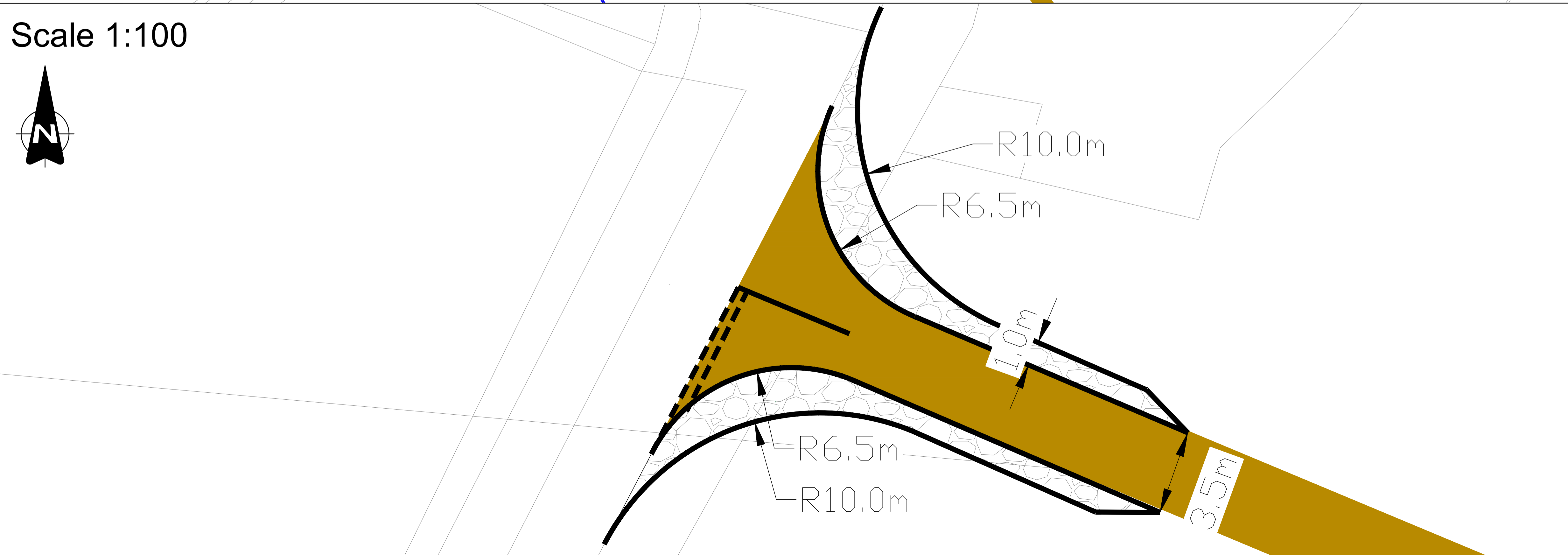
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- Notes:**  
 1. Do not scale from this drawing.  
 2. All dimensions in metres unless stated otherwise.
- Key:**
- Access Track
  - Temporary Aggregate Areas
  - North Visibility Splay 2.4m
  - South Visibility Splay 2.4m
  - North Visibility Envelope 2.4m
  - South Visibility Envelope 2.4m
  - Land Ownership Boundary
  - Extents of Verge

Agenda Item 5

Scale 1:100



C	Oct23	General Revision.	RD	GM	GM
B	June23	General Revision.	RD	GM	GM
A	May23	General Revision.	RD	GM	GM
Rev.	Date	Revision details	Drawn	Checked	Approved

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Centrum House,  
38 Queen Street  
Glasgow, G1 3DX

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F 0800 066 4367  
E UK\_Scotland@systra.co.uk

Client: Atmos Consulting

Project: Duxhurst Solar Farm

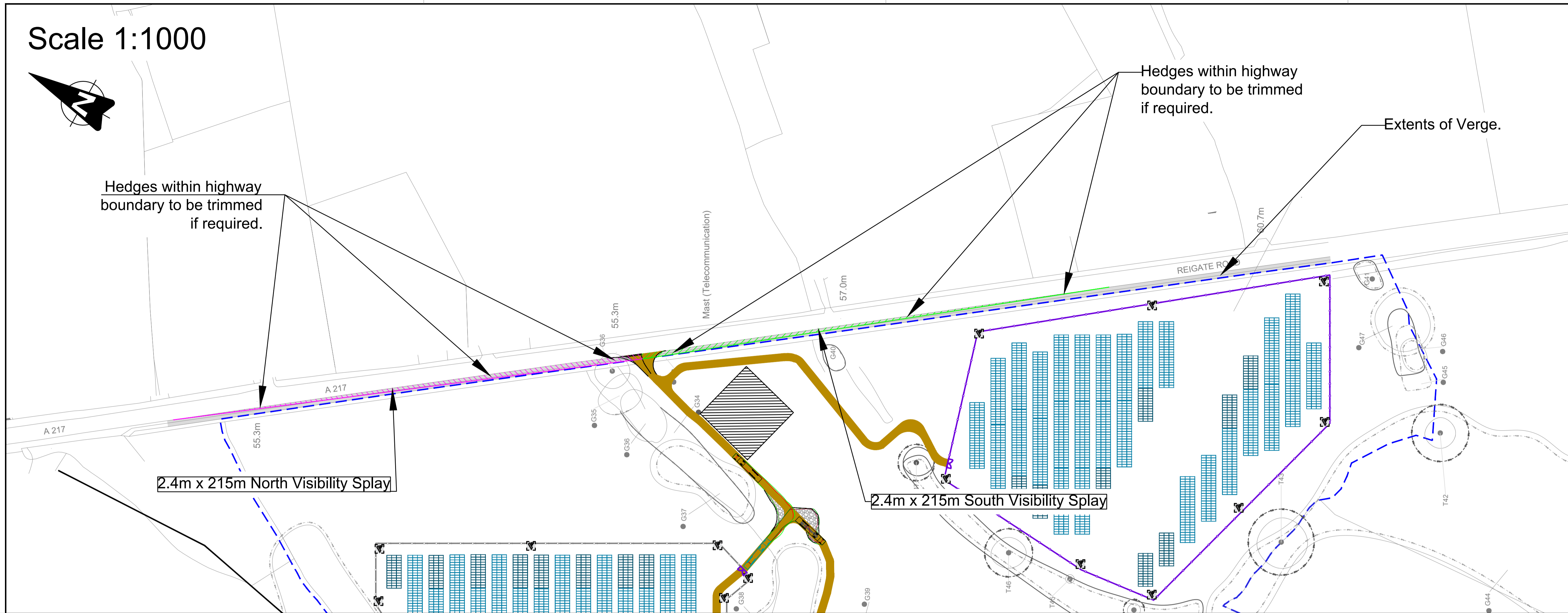
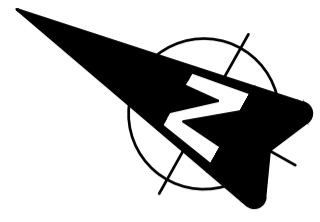
Title: Visibility Splay & Preliminary Junction Design  
West Junction  
Sheet 1 of 2

Drawn	SH	Checked	GM	Approved	GM
Original dwg. size	A1	Date	Nov'22	Scale	As Shown
Drawing Status	Preliminary	Drawing Number	GLVS/01	Rev.	C

95

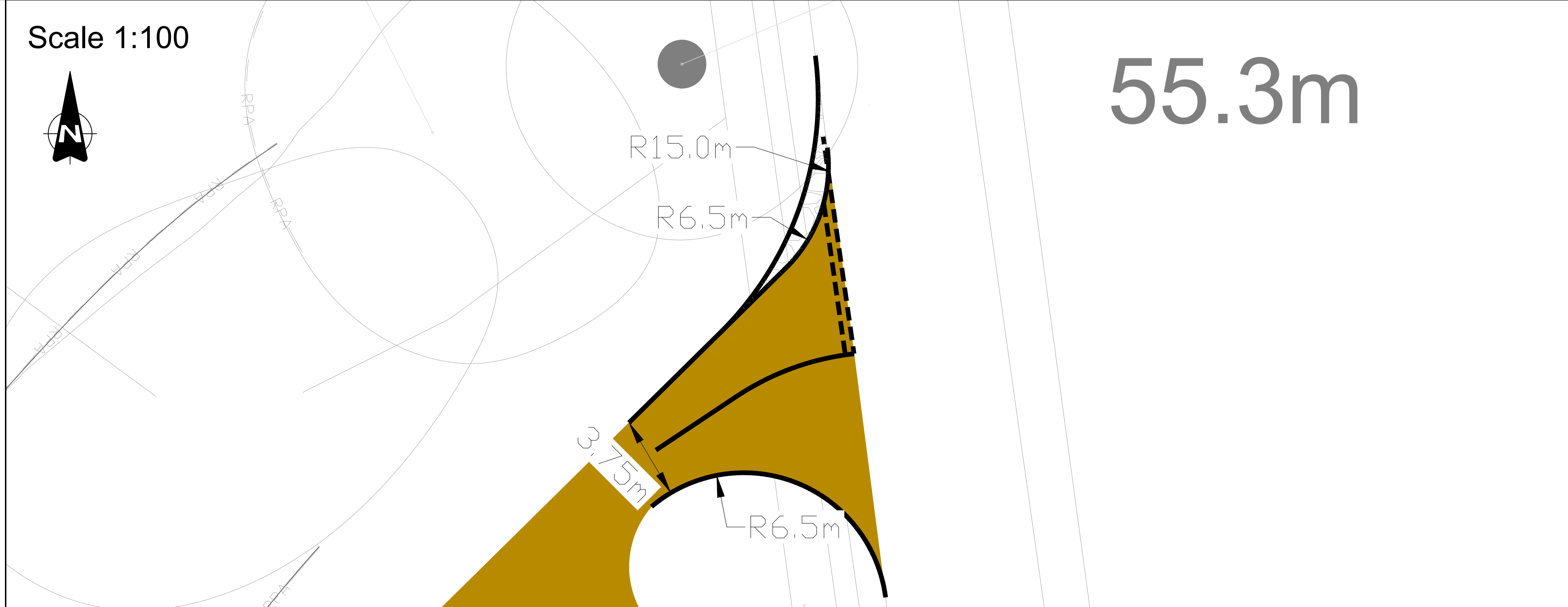


Scale 1:1000



- Notes:**
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  - All dimensions in metres unless stated otherwise.
- Key:**
- Access Track
  - Temporary Aggregate Areas
  - North Visibility Splay 2.4m
  - South Visibility Splay 2.4m
  - North Visibility Envelope 2.4m
  - South Visibility Envelope 2.4m
  - Land Ownership Boundary
  - Extents of Verge

Scale 1:100



C	Oct23	General Revision.	RD	GM	GM
B	June23	General Revision.	RD	GM	GM
A	May23	General Revision.	RD	GM	GM

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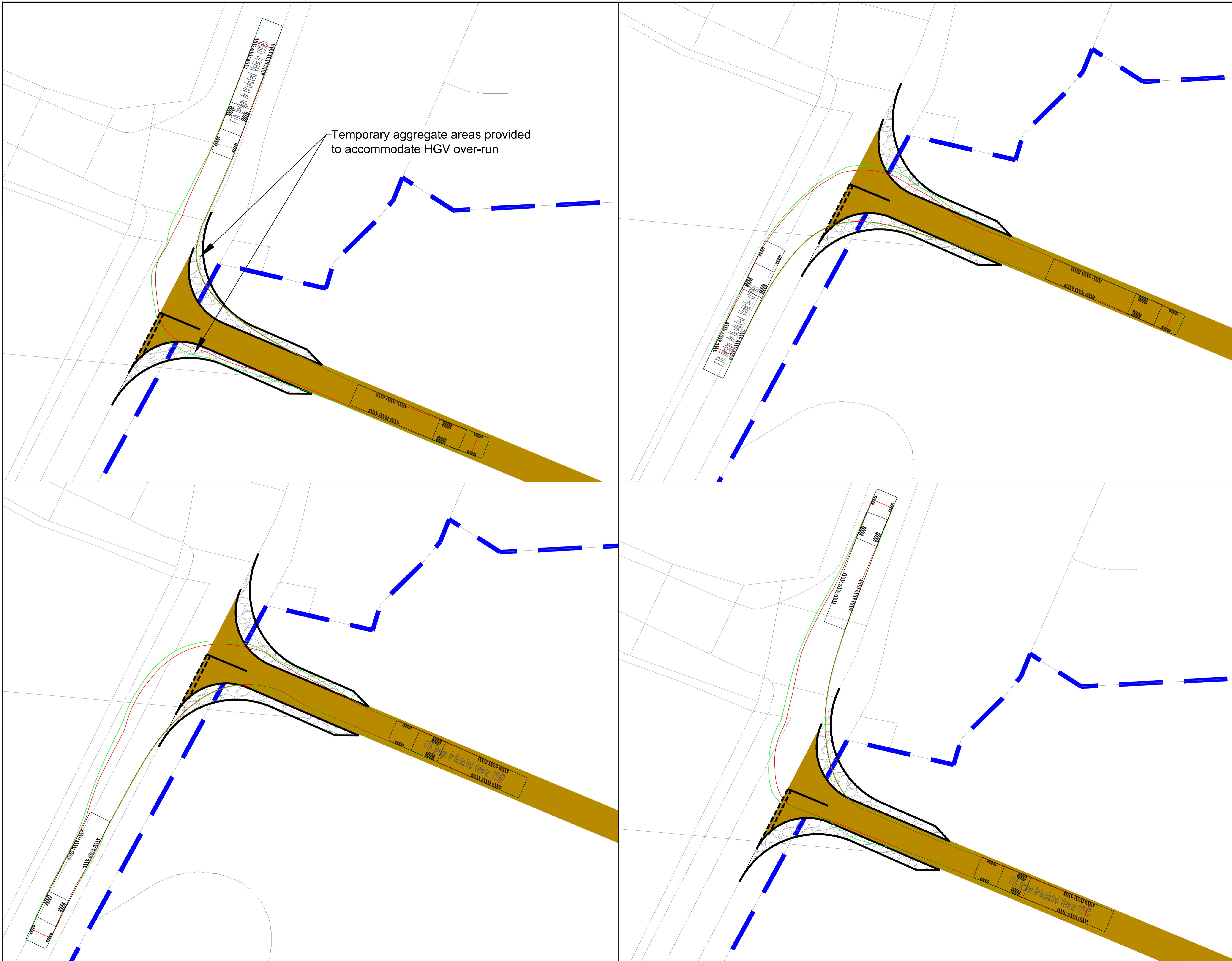
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38 Queen Street  
Glasgow, G1 3DX  
T 0141 468 4305  
F 0800 066 4367  
E UK\_Scotland@systra.co.uk

Client: Atmos Consulting

Project: Duxhurst Solar Farm

Title: Visibility Splay & Preliminary Junction Design  
East Junction  
Sheet 2 of 2

Drawn	SH	Checked	GM	Approved	GM
Original fig. size	A1	Date	Nov'22	Scale	As Shown
Drawing Status	Preliminary	Drawing Number	GLVS/02	Rev.	C



**Notes:**

- Do not scale from drawing
- All dimensions in metres unless otherwise stated

**Key:**

- Outline of area being oversailed by trailer bed
- Outline of area being overrun

FTA Design Articulated Vehicle (1998)

Overall Length	13.61m
Overall Width	2.55m
Overall Body Height	3.87m
Min Body Ground Clearance	0.515m
Max Track Width	2.47m
Lock to lock time	3.005m
Kerb to Kerb Turning Radius	6.550m

Rev	Date	Revision details	Drawn	Checked	Approved
C	Oct23	General Revision.	RD	GM	GM
B	June23	General Revision.	RD	GM	GM
A	May23	General Revision.	RD	GM	GM

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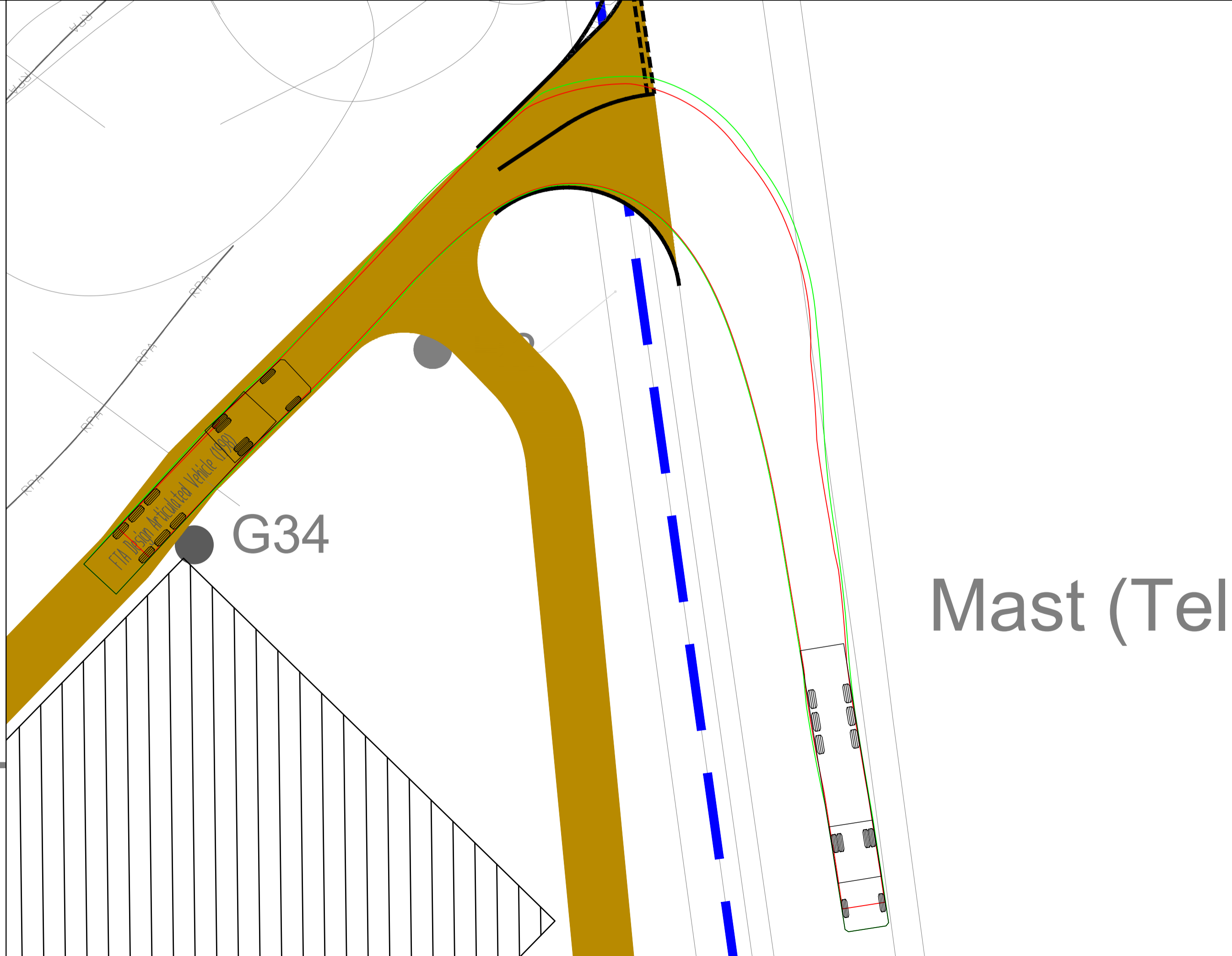
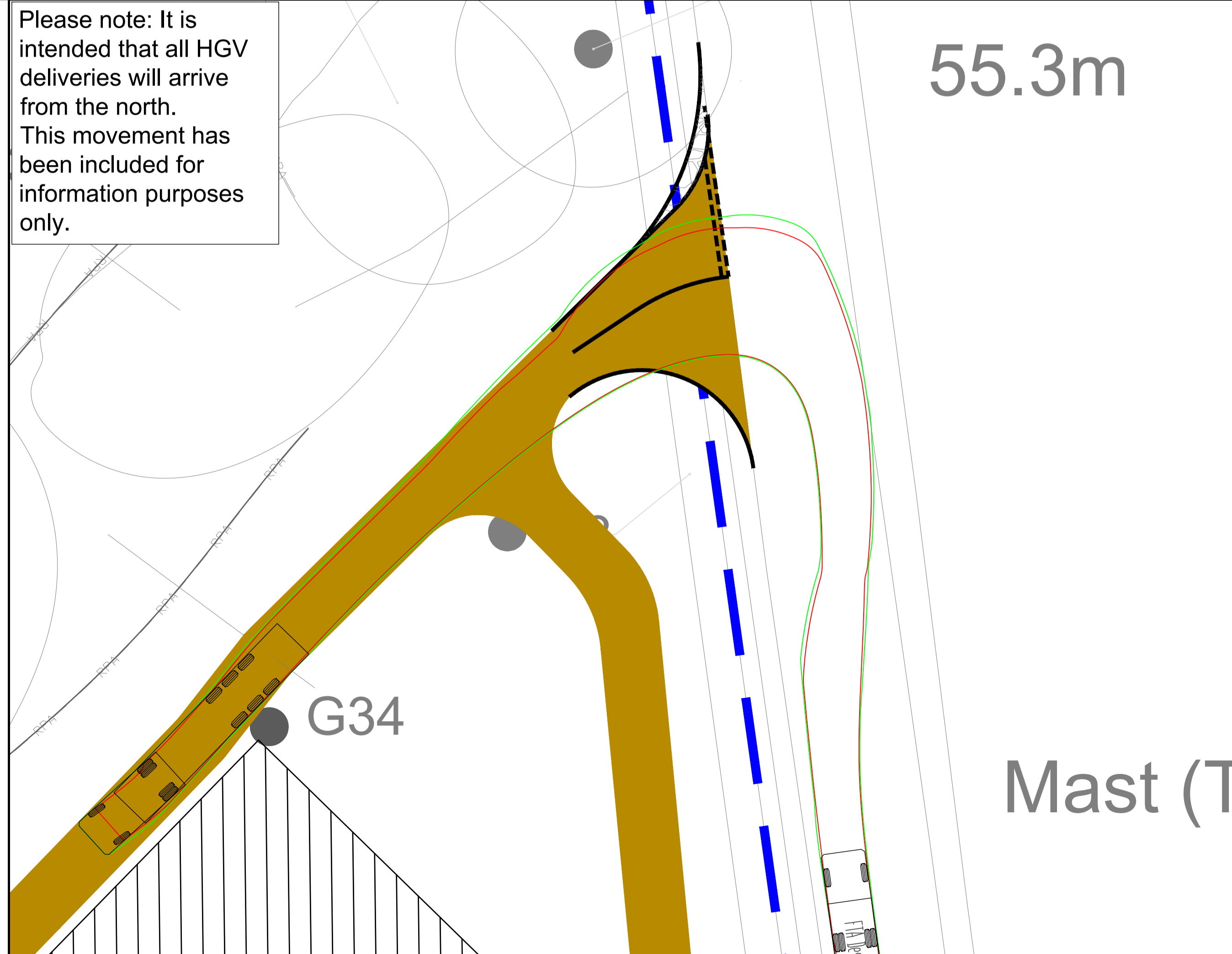
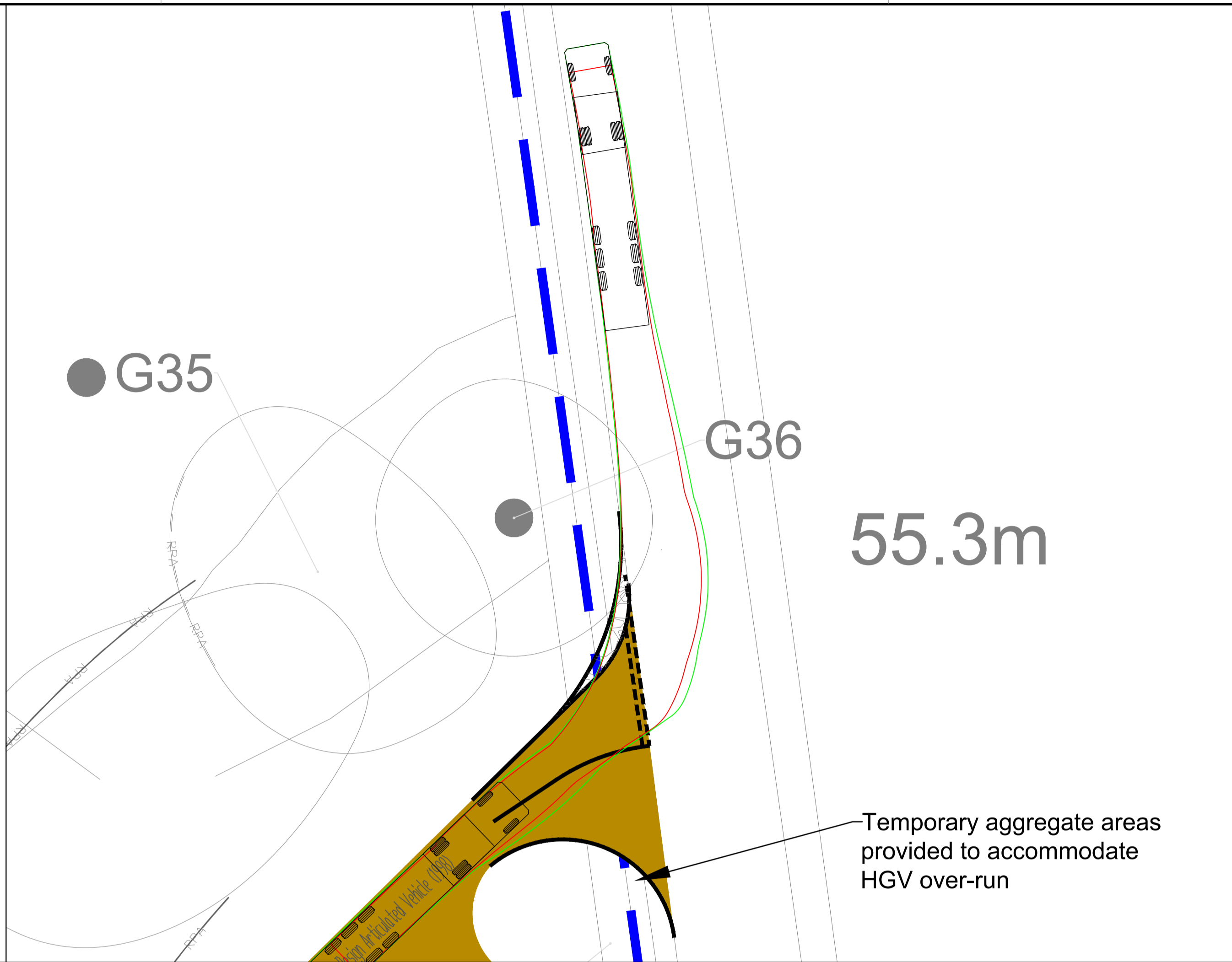
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F 0800 066 4367  
E UK\_Scotland@systra.co.uk

Client: Atmos Consulting

Project: Duxhurst Solar Farm

Title: Swept Path Analysis  
West Junction  
Sheet 1 of 2

Drawn	SH	Checked	GM	Approved	GM
Original dwg size	A1	Date	Nov'22	Scale	1:200
Drawing Status	Preliminary	Drawing Number	GL/SPA/01	Rev.	C

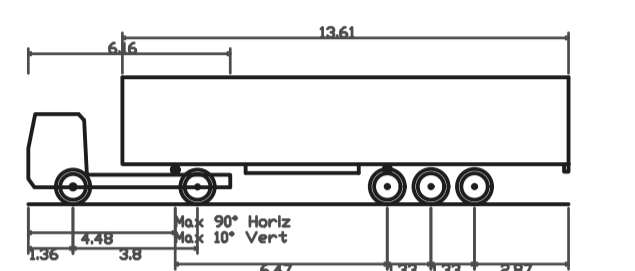


Please note: It is intended that all HGV deliveries will arrive from the north. This movement has been included for information purposes only.

- Notes:
1. Do not scale from drawing
  2. All dimensions in metres unless otherwise stated



- Key:
- Outline of area being oversailed by trailer bed
  - Outline of area being overrun



FTA Design Articulated Vehicle (1998)  
 Overall Length 16.480m  
 Overall Width 2.500m  
 Overall Body Height 3.870m  
 Min Body Ground Clearance 0.515m  
 Max Track Width 2.470m  
 Lock to lock time 3.00s  
 Kerb to Kerb Turning Radius 6.550m

Temporary aggregate areas provided to accommodate HGV over-run

Rev	Date	Revision details	Drawn	Checked	Approved
D	Oct23	General Revision.	RD	GM	GM
C	Oct23	General Revision.	RD	GM	GM
B	June23	General Revision.	RD	GM	GM
A	May23	General Revision.	RD	GM	GM

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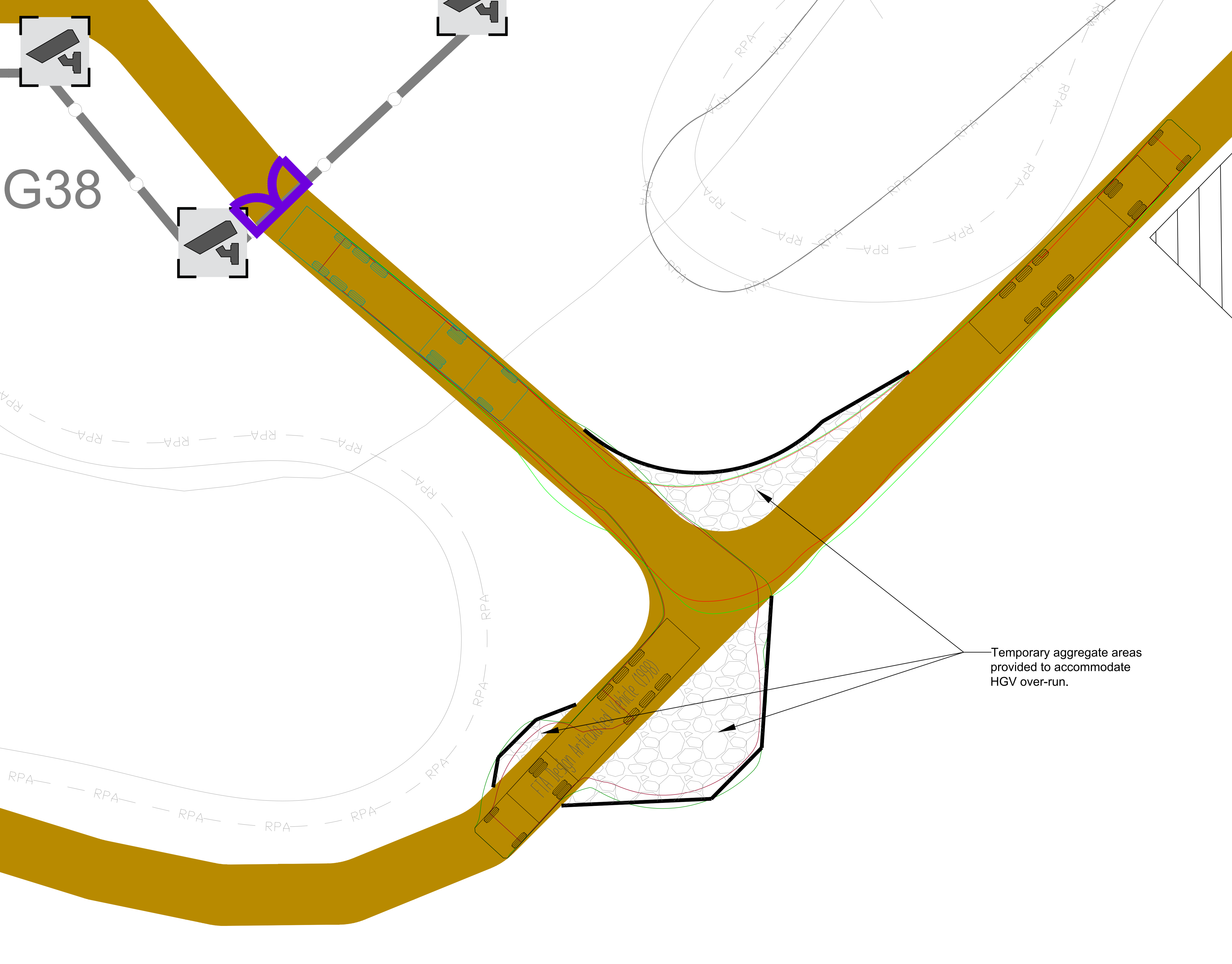
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Glasgow, G1 3DX  
T 0141 468 4305  
F 0800 066 4367  
E UK\_Scotland@systra.co.uk

Client: Atmos Consulting

Project: Duxhurst Solar Farm

Title: Swept Path Analysis  
East Junction  
Sheet 2 of 2

Drawn	SH	Checked	GM	Approved	GM
Original fig. size	A1	Date	Nov'22	Scale	1:200
Drawing Status	Preliminary	Drawing Number	GL/SPA/02	Rev.	D



G38

**Notes:**

- Do not scale from drawing
- All dimensions in metres unless otherwise stated

**Key:**

- Outline of area being oversailed by trailer bed
- Outline of area being overrun

FTA Design Articulated Vehicle (1998)

Overall Length	16.480m
Overall Width	2.550m
Overall Body Height	3.870m
Min Body Ground Clearance	0.515m
Max Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	6.550m

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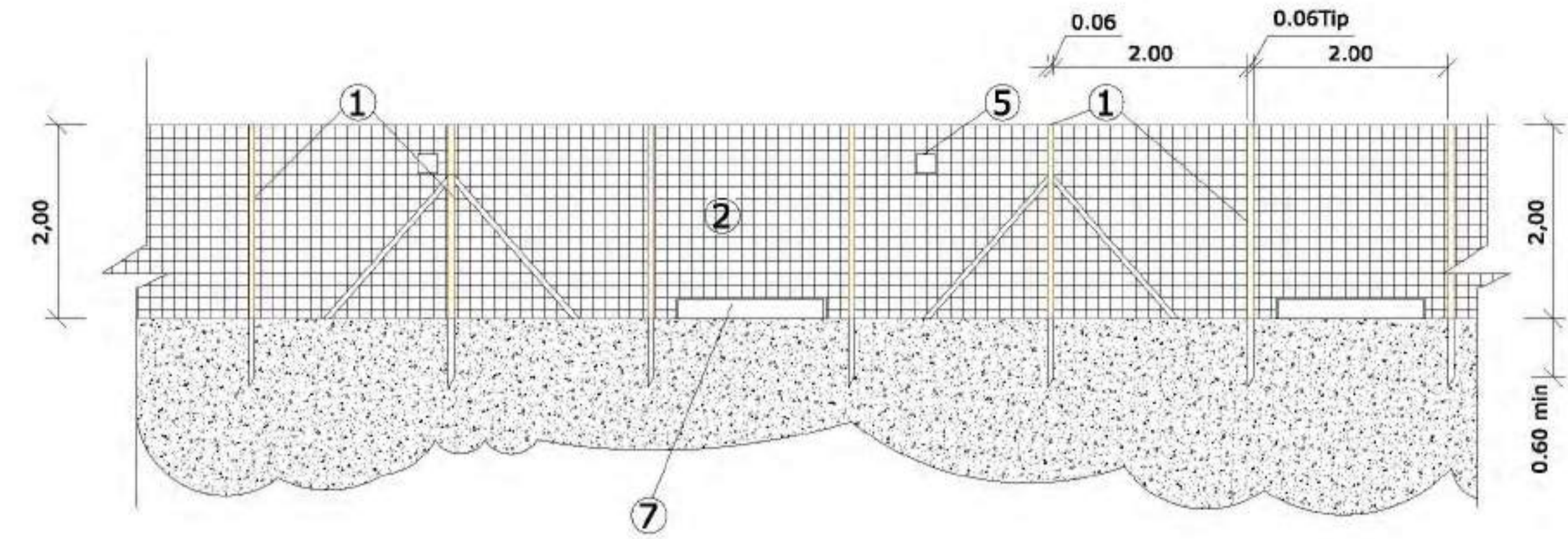
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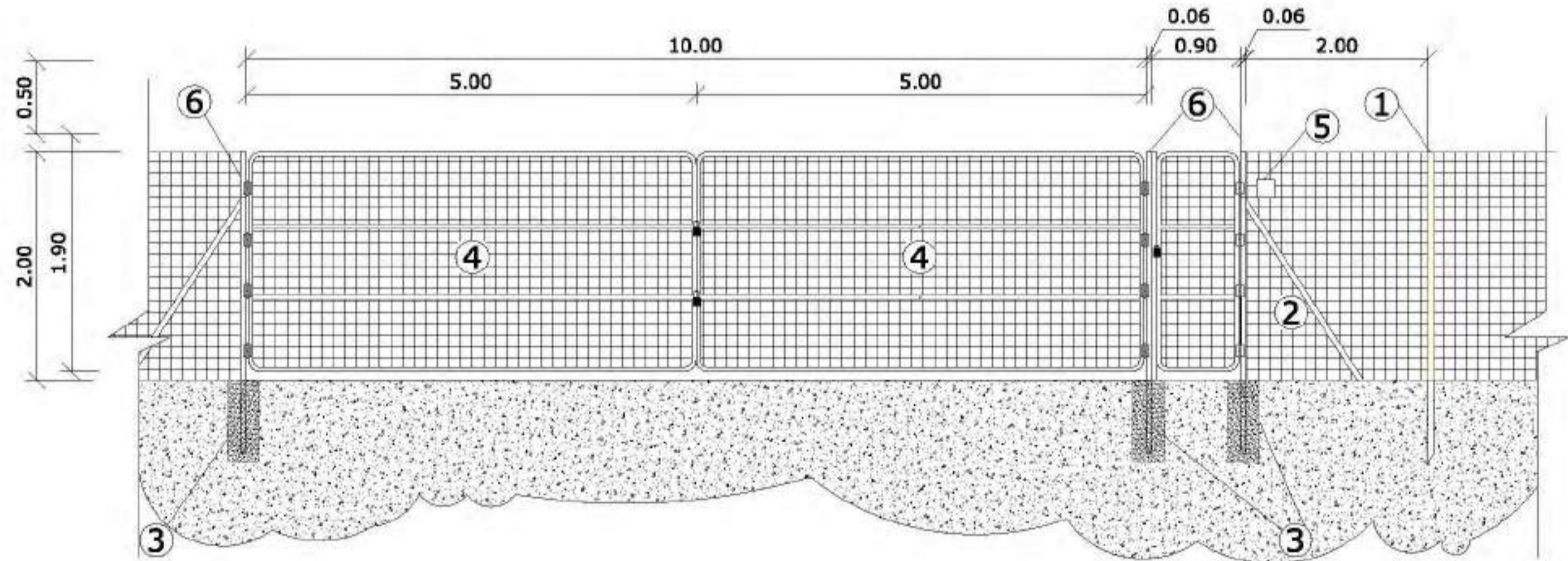
Client	Atmos Consulting		
Project	Duxhurst Solar Farm		
Title	General Layout Turning Head		
Drawn	RD	Checked	GM
Original fig. size	A1	Date	May'23
Scale	1:100		Approved
Drawing Status	Preliminary	Drawing Number	GL/HT/01

Temporary aggregate areas provided to accommodate HGV over-run.

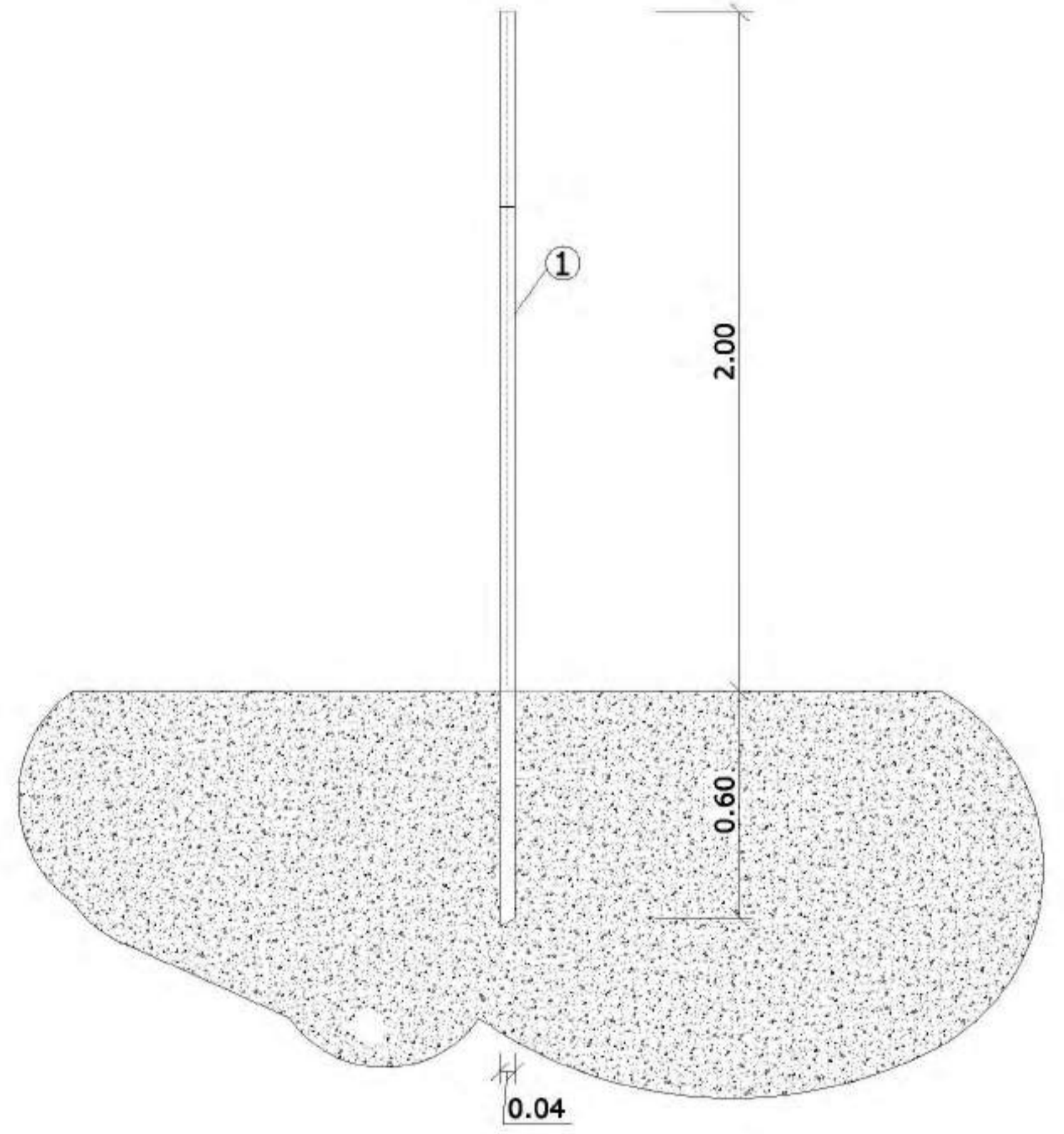
**DETAIL LATERAL FENCE.**  
S/E



**DETAIL ACCESS GATE.**  
S/E



**FENCE SECTION.**  
S/E



**TABLE**

- ①: The posts should measure 60/40/2 mm. They should be made from wood and be placed 2000 mm apart, and should be buried to a minimum depth of 0.60 m.
- ②: The wire mesh surrounding the perimeter should be made from Ø 3 mm galvanized steel, the hole density should be 50/200 mm.
- ③: Mounted on B25 concrete bases (350 x 600 mm).
- ④: Galvanized steel hot gate with a minimum of 6m opening.
- ⑤: There should also be rain and UV resistant signs that read "Danger High Voltage".
- ⑥: The posts should measure 60/40/2 mm and have rain caps, they should be made from galvanized steel. They should be buried to a depth of 0.50 m.
- ⑦: Hole for passage of animals 1.5x0.2m

Galvanized hot steel		
Thickness Part	DIN EN ISO 1461	
	Local value (minimum) (µm)	Average (minimum) (µm)
Steel > 6mm	70	85
3 mm < Steel < 6 mm	55	70
1,5 mm < Steel < 3 mm	45	55
Steel < 1,5 mm	35	45

**INDICATIVE IMAGE**



CLIENT: PROJECT NO.:

DRAWING NUMBER: Figure 5

SHEET TITLE: FENCE AND GATE DETAILS

ORIGINAL SIZE "841 X 594" SHEET SIZE "A-1"

A4 A3 A2 A1 A0

STAMP:

DATE: 20-03-20014

DRAWN BY: AMG

ENGINEER: AMG

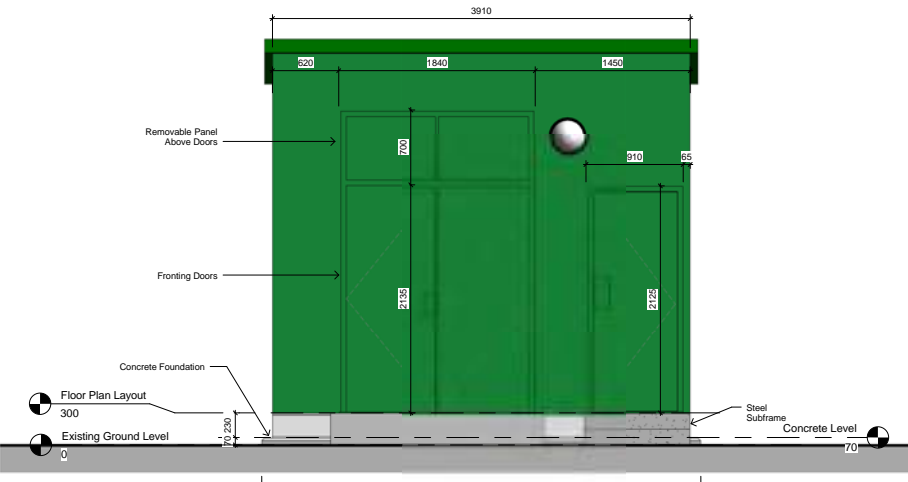
APPROVED BY: CEP

NO.	REVISION	DATE	INT.

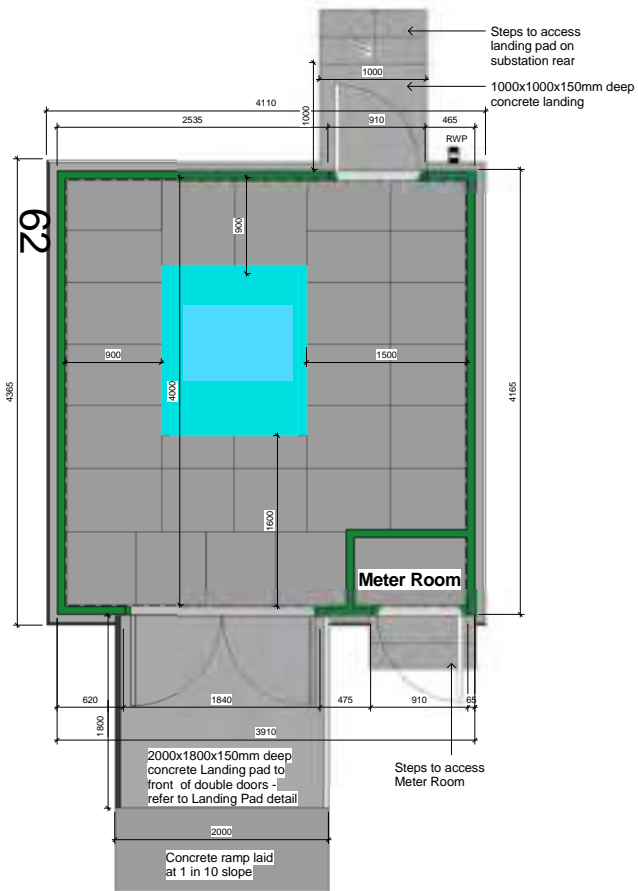
PROJECT PHASE: APPROVAL

SCALE: AS SHOWN

SHEET NO.: 1 OF 1



**2 Front Elevation**  
1 : 25



**1 Floor Plan Layout**  
1 : 25

**Key to Drawing Items**

**Drawing number key**  
P678(01)-25-01-O  
 P678(01) - Revision number  
 25 - Sheet number  
 01 - Building number  
 O - Project number

**Key to section lines**  
 6 - Item Number on the relevant sheet where the section is shown  
 03 - The arrow points in the section view direction  
 Sheet number the section is on  
 This example means the section is shown in item 6 on sheet 03 (in this case the sheet will be P678-25-03)

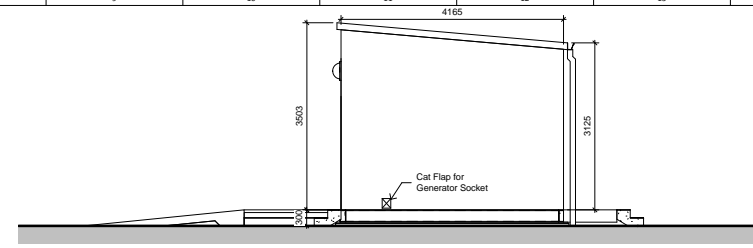
**Key to elevation symbol**  
 01 - Item number on the relevant sheet where the elevation is shown  
 2 - The arrow points in the view direction  
 Sheet number the elevation is shown on  
 This example means the elevation (which is looking from the location of the circle in the direction of the arrow) is shown in item 2 on sheet 01 (in this case the sheet will be P678-25-01)

**Level key**  
 Foundations - Title of level  
 -600 - Vertical spacing in mm from datum level (0 is at Ground Floor level)

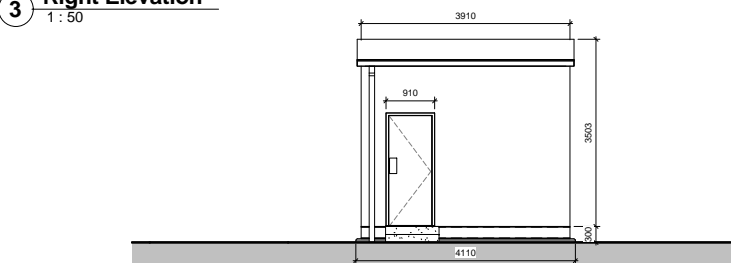
**Item label key**  
 6 - Section E - Title of item  
 1 : 50 - Scale of item  
 Item number

**Gridline key**  
 A - Grid line reference (can be a letter or number)

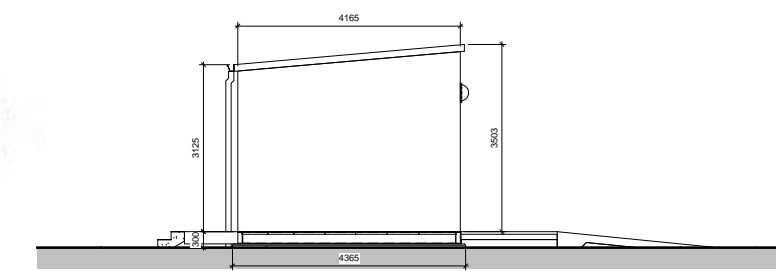
**3 Right Elevation**  
1 : 50



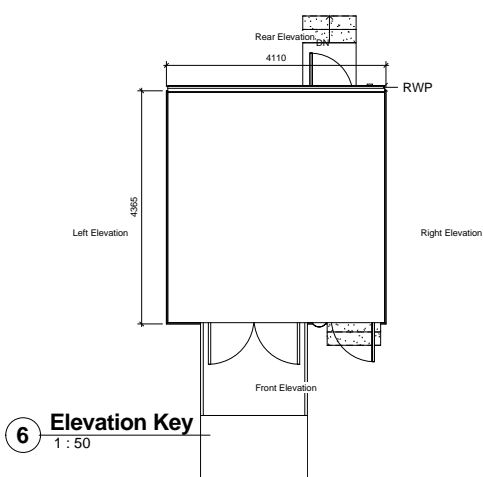
**4 Rear Elevation**  
1 : 50



**5 Left Elevation**  
1 : 50



**6 Elevation Key**  
1 : 50

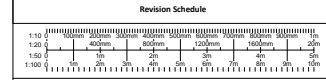


- NOTES:**
- The housing is to be of GRP construction sitting on a concrete base with approximately 70mm of the concrete visible above finished ground level.
  - The External wall colour to be BS4800 14-C-39 (Holy Bush Green) in a gelcoat finish.
  - A minimum ground bearing pressure of 50kN/m<sup>2</sup> must be achieved at formation level. This should be checked by a competent engineer and if 50kN/m<sup>2</sup> is not achieved, the design engineer should be consulted immediately.
  - All drawings should be read in conjunction with all other drawings.
  - The GRP container to obtain a u-value of 0.35w/m<sup>2</sup>K.
  - The GRP container is to provide a security rating of LPCB2 / SR2

Finished ground level around bund wall to be minimum 70mm below top of wall all around. Formed from aggregate compacted in layers of 150mm thickness. DTP Type 1 Material or Similar to be used.

Sheet List	
Sheet Number	Sheet Name

Revision Number	Revision Date	Original	Revision Description	Drawn/Checked	SD	SD	Approved By
0	FEB 21	Original					



Project Number:   
Project Title: **Duxhurst Solar Farm**  
Client(s):   
Project Issue Date:   
Drawn By: **NJ** Checked By: **EG** Approved By: **CF**

**Figure 6**

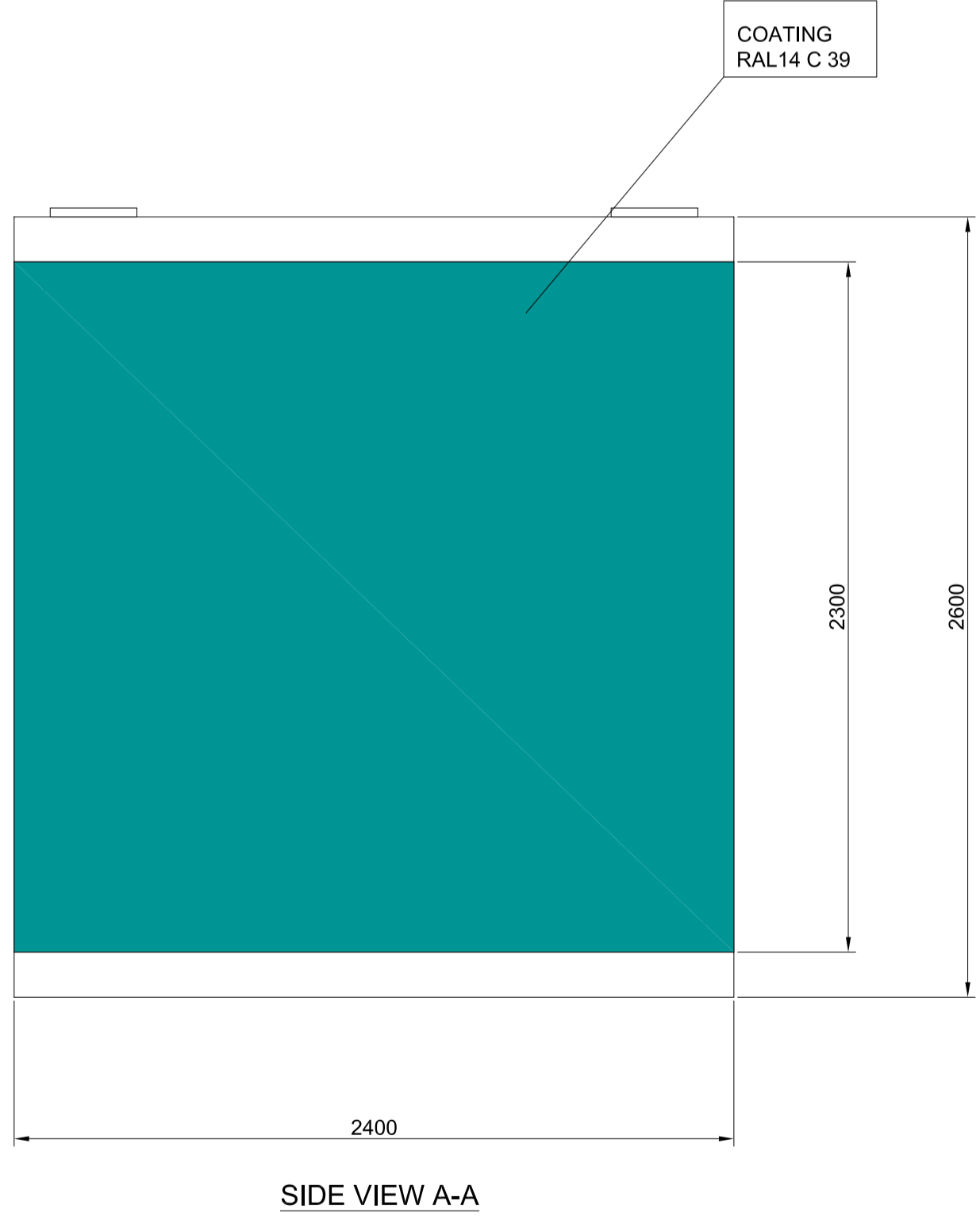
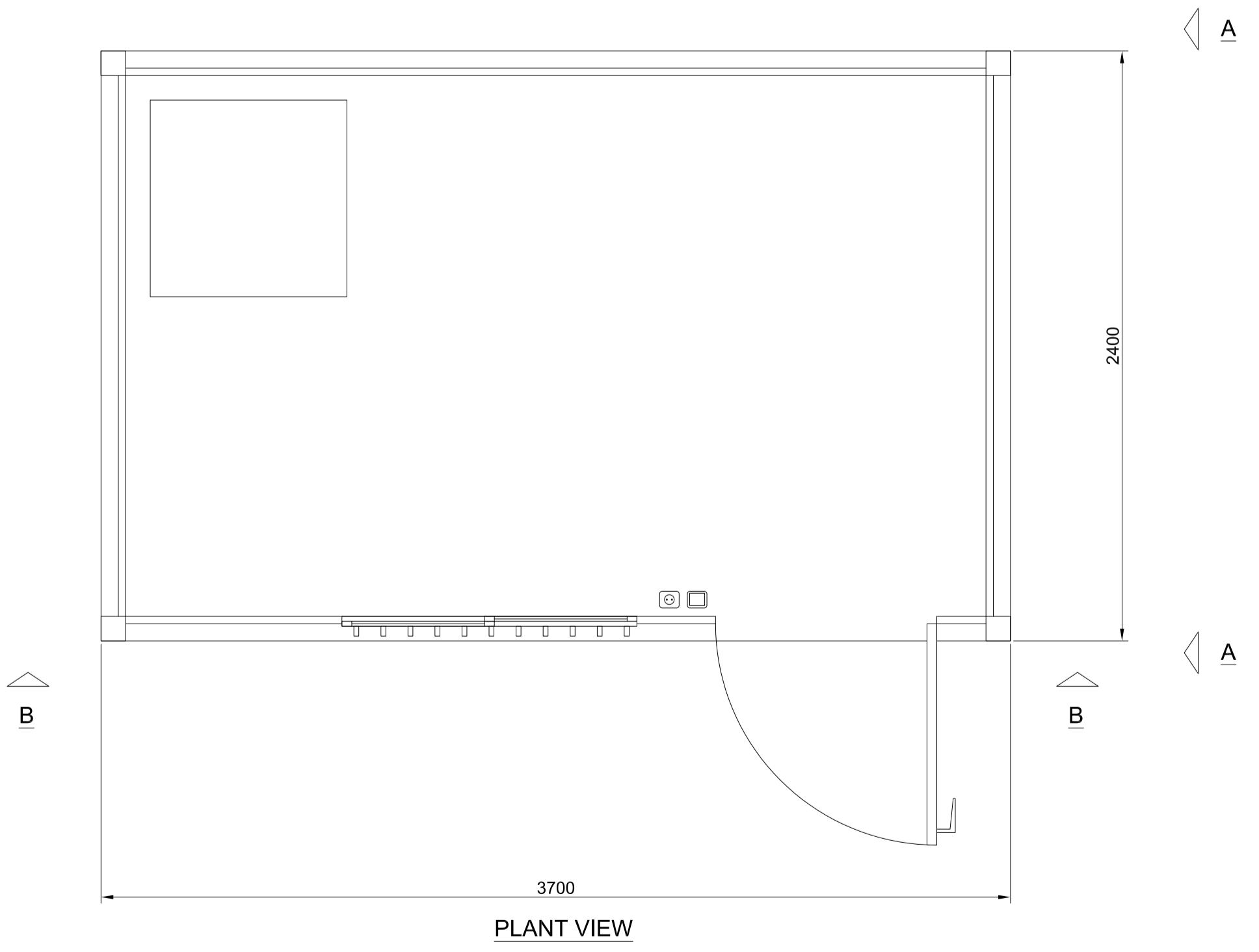
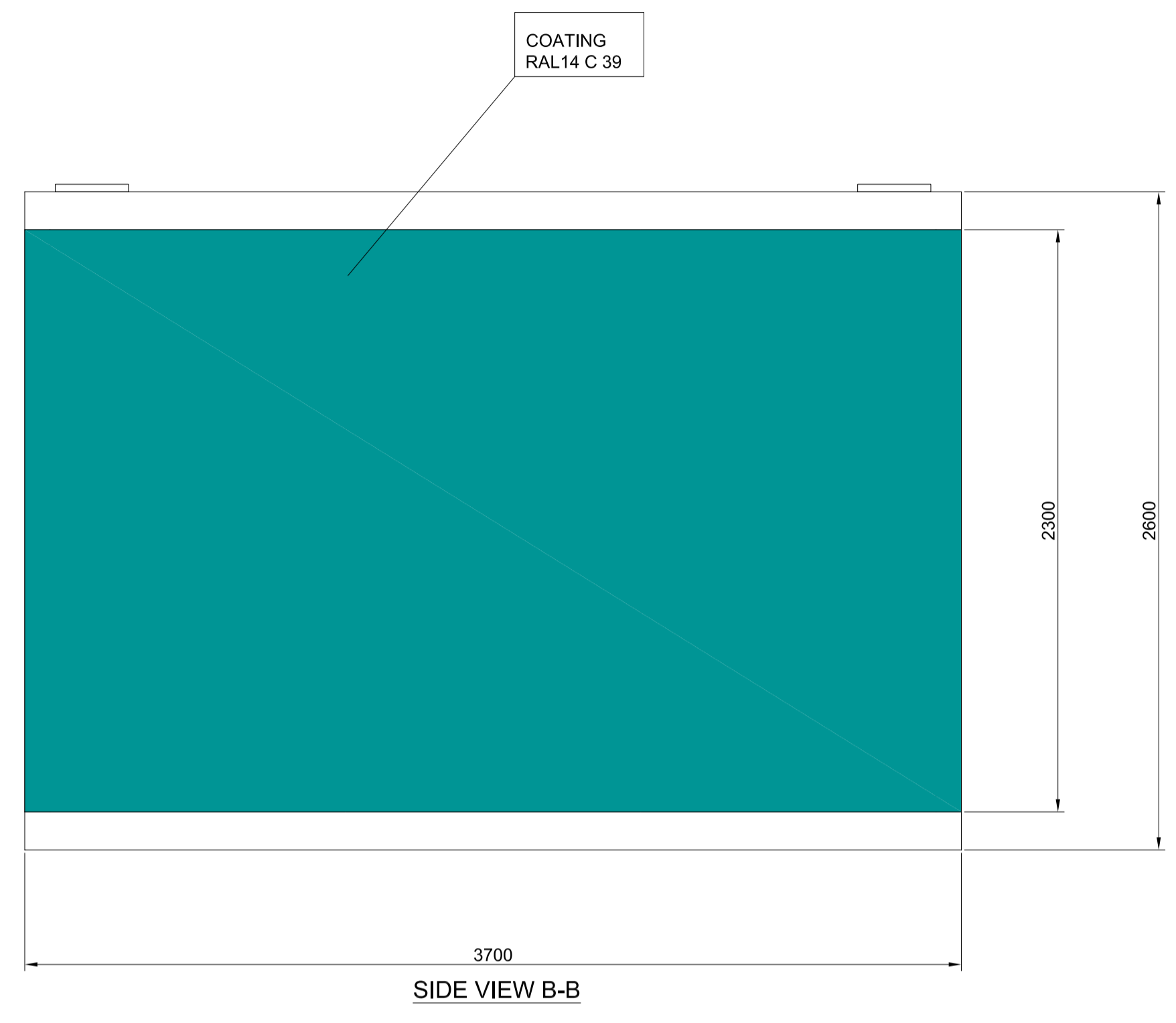
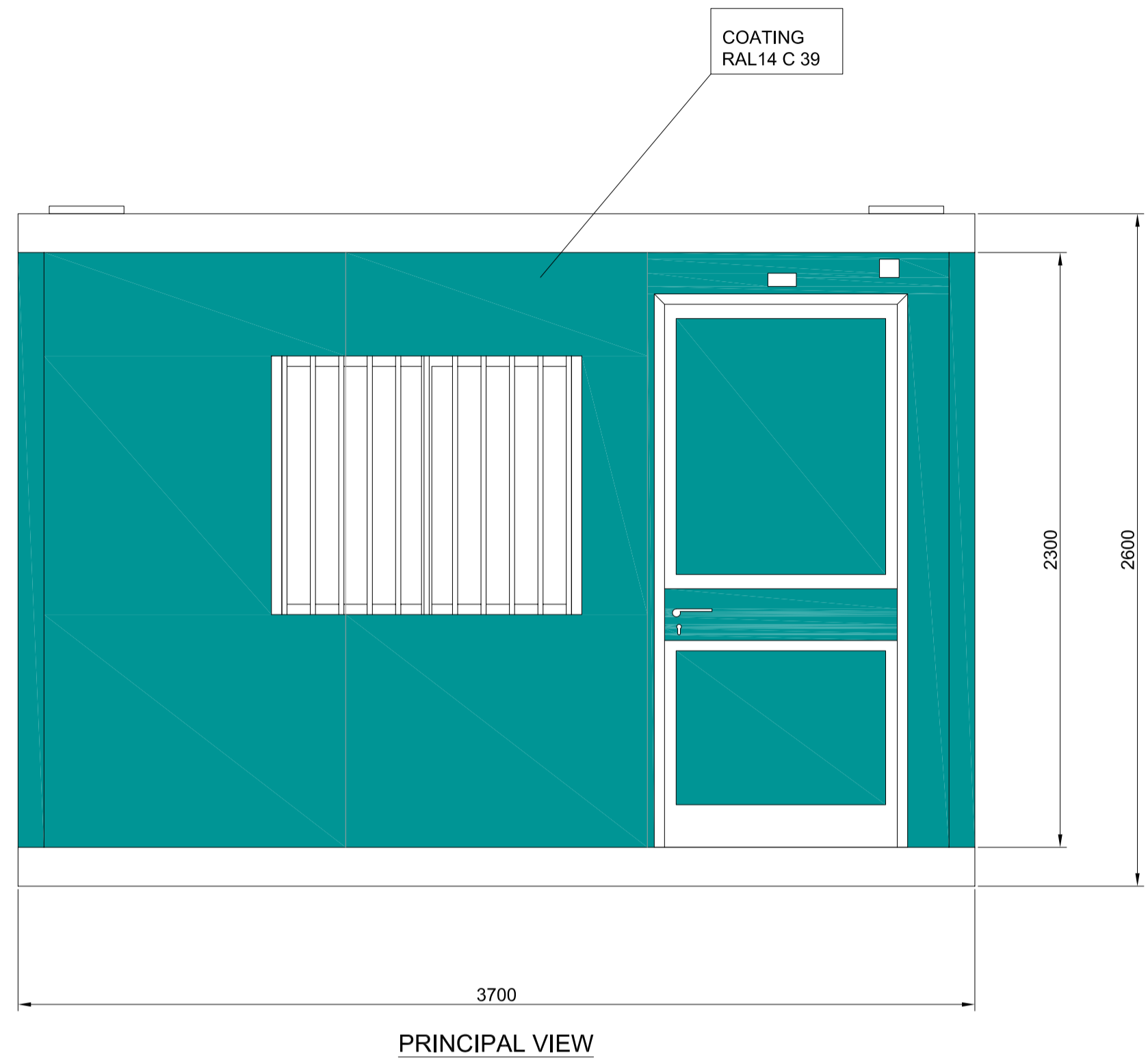
Drawing Name: **DNO Substation Details**

Sheet Print Stamp:  
Scale: As indicated Paper Size: A1  
Drawing Status : **FOR APPROVAL**

Agenda Item 5

1 2 3 4 5 6

E  
D  
C  
B  
A



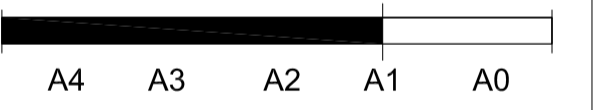
MATERIAL: aluminum sandwich panel

CLIENT :

DRAWING NUMBER:  
Figure 8

SHEET TITLE:  
CONTROL ROOM

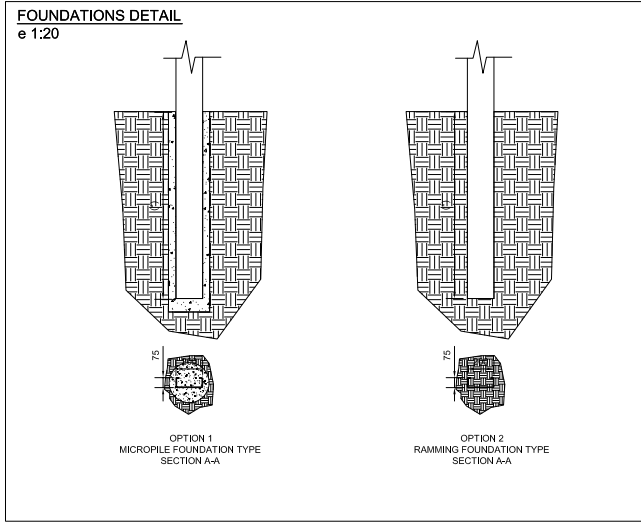
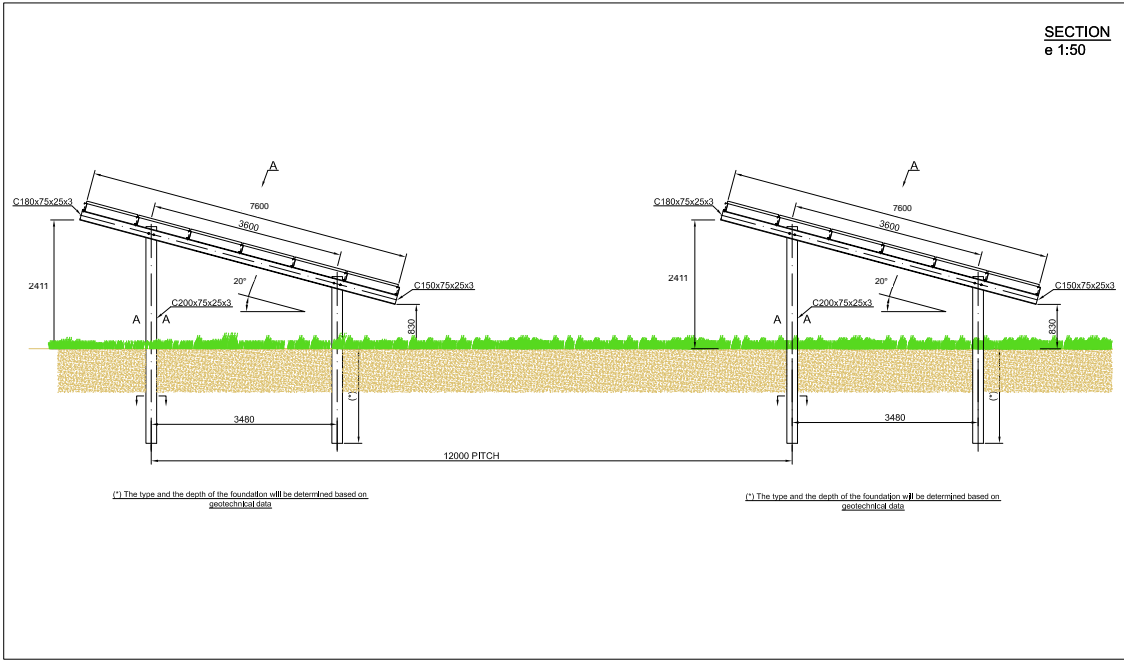
STAMP:  
ORIGINAL SIZE "841 X 594"  
SHEET SIZE "A-1"



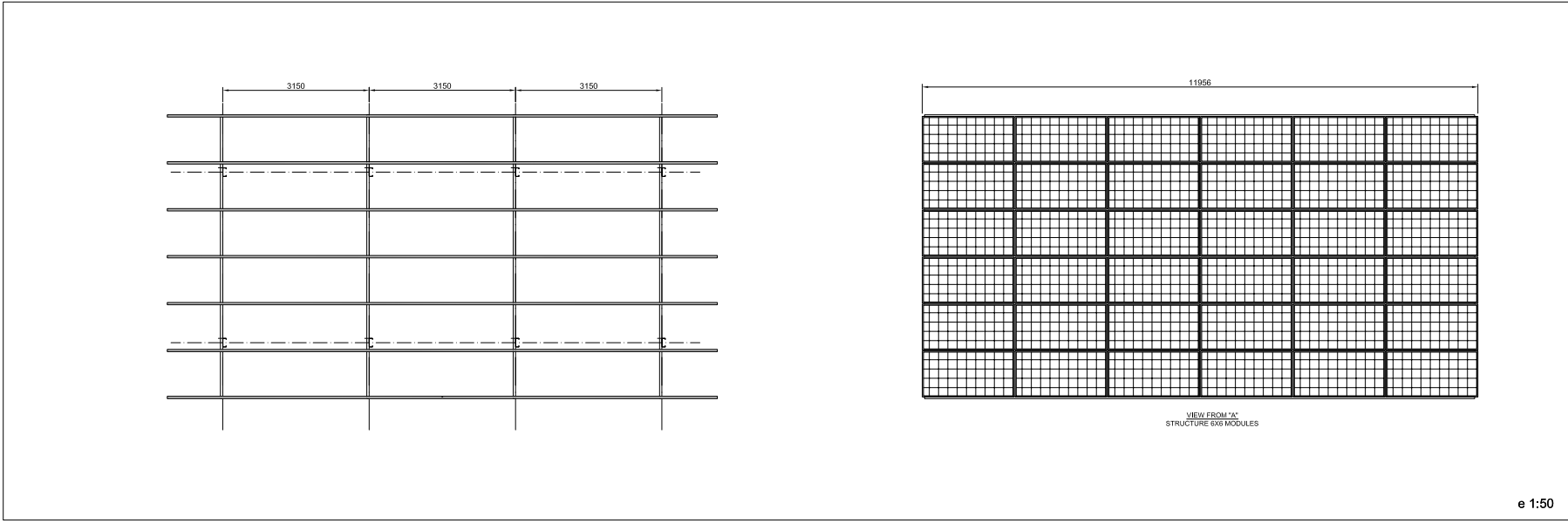
DATE: 30-10-2014  
DRAWN BY: MAC  
ENGINEER: CEP  
APPROVED BY: CEP

NO.	REVISION	DATE	INIT.
A1			

PROJECT PHASE: APPROVAL  
SCALE: 1:20  
SHEET NO.: 1 OF 1



64



**NOTE:**  
These profiles sections and screws must be confirmed and verified by the structure calculations and according with the applicable country regulations This is a preliminar design that can be modified in order to withstand the requirements of the projects

Agenda Item 5

CLIENT:

DRAWING NUMBER:  
**Figure 3**

SHEET TITLE:  
**PV Panel Details**

ORIGINAL SIZE "841 X 594"  
SHEET SIZE "A-1"

STAMP:

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DATE: 20 - 01 - 2021-  
DRAWN BY: MAC  
ENGINEER: CEP  
APPROVED BY: CEP

NO.	REVISION	DATE	INT.

PROJECT PHASE: **APPROVAL**

SCALE: **AS SHOWN**

SHEET NO: **1 OF 1**



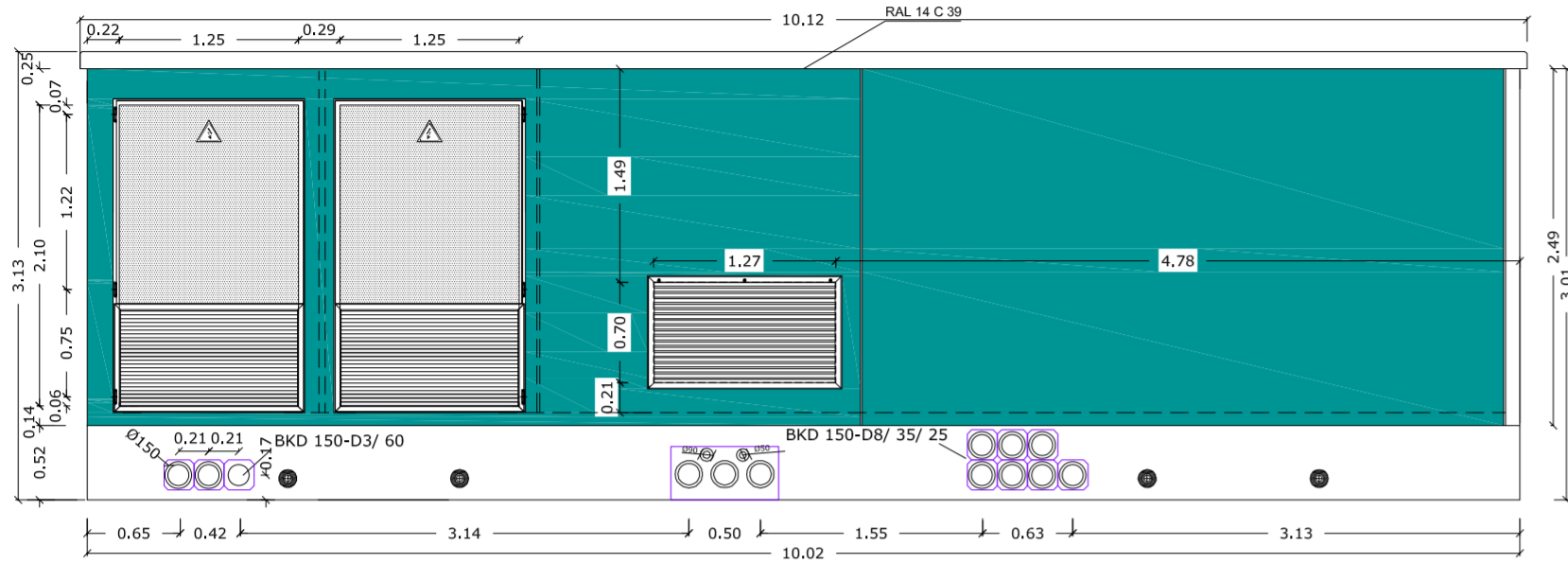
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2

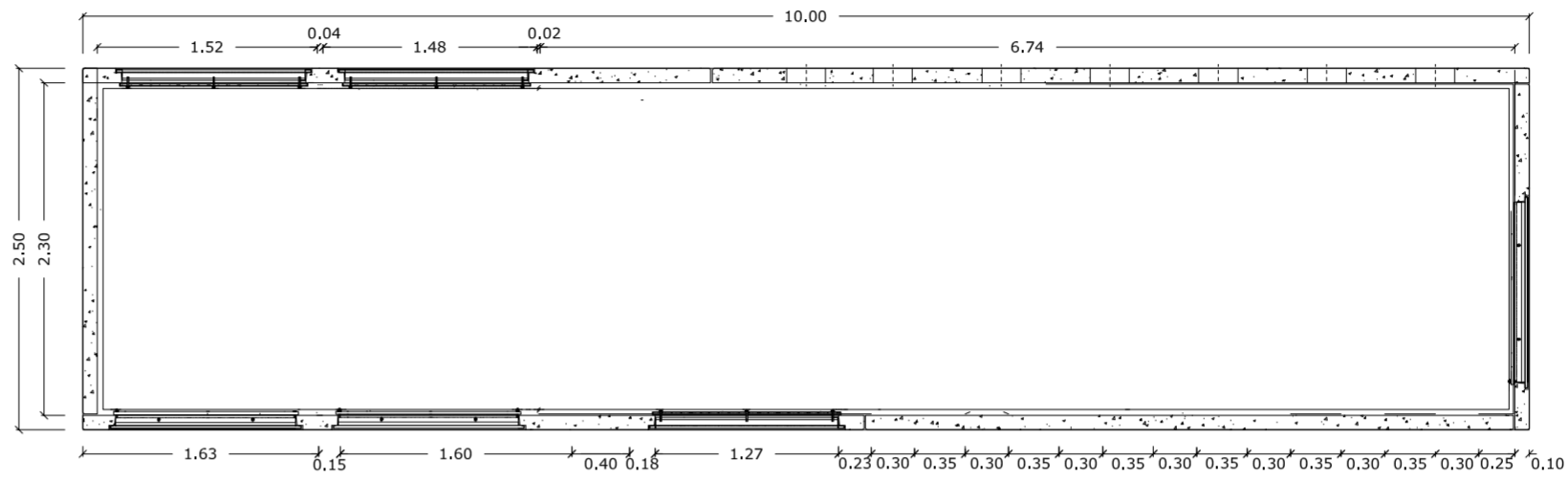
3

4

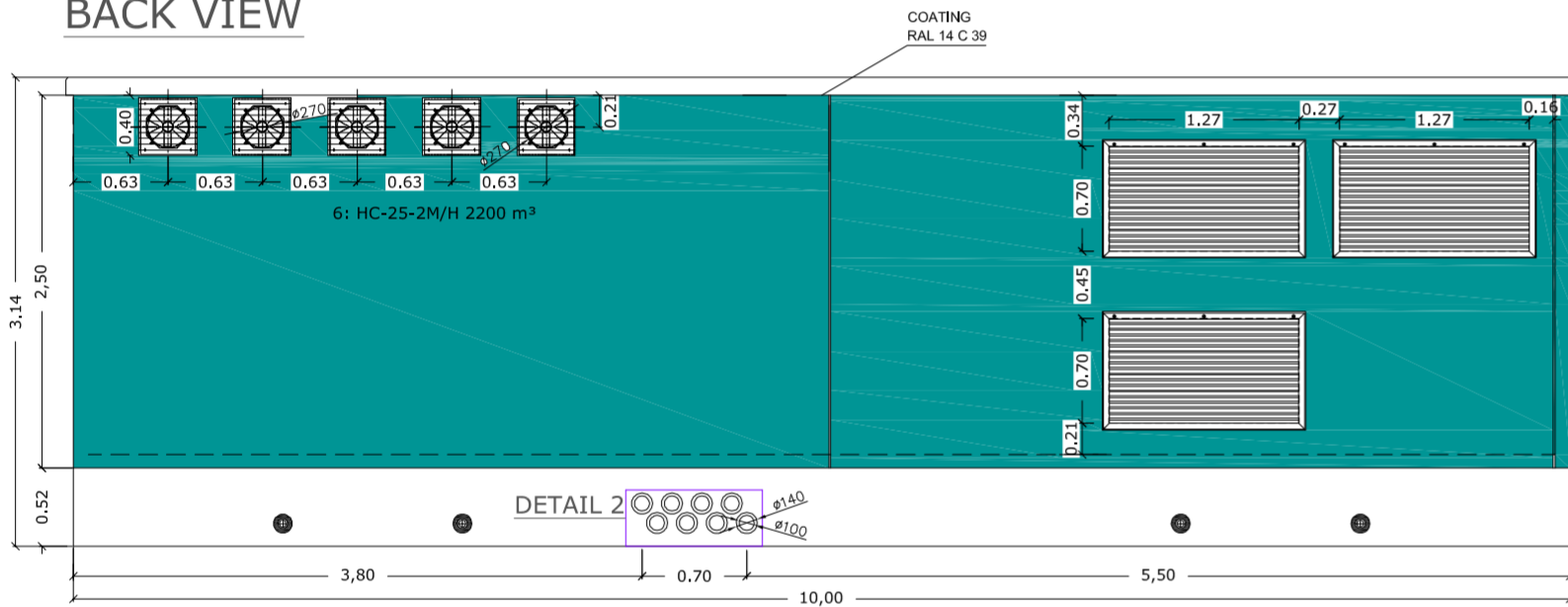
### FRONT VIEW



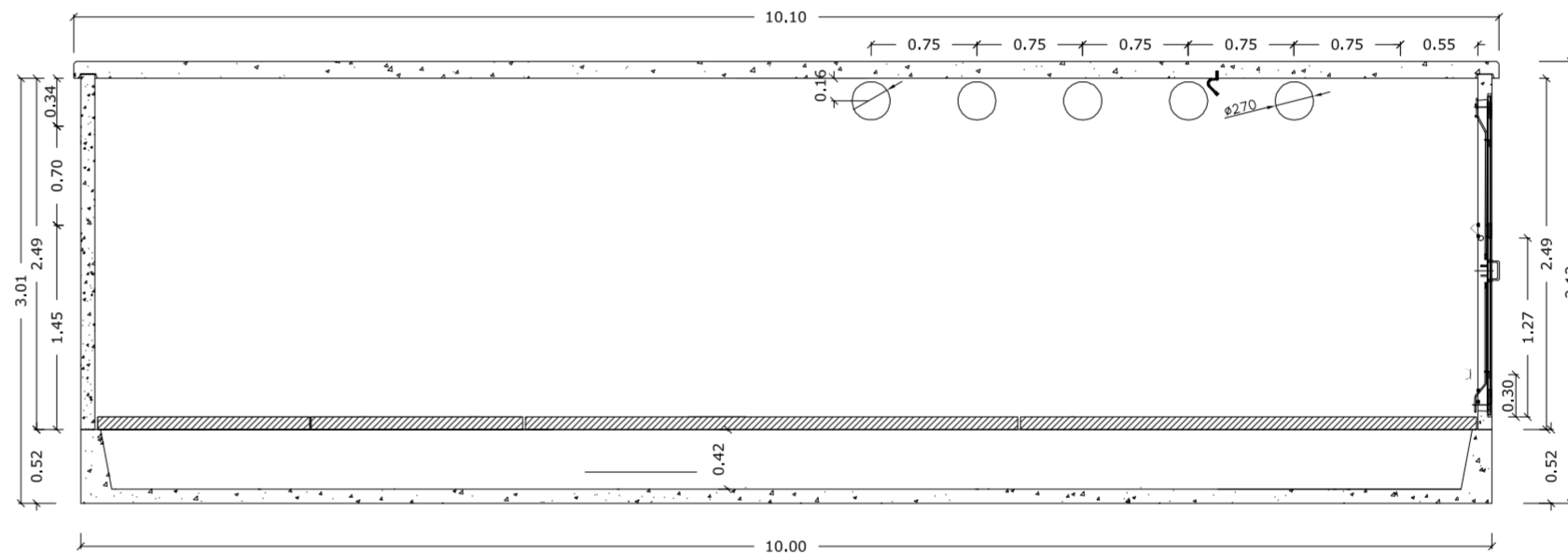
### TOP VIEW



### BACK VIEW

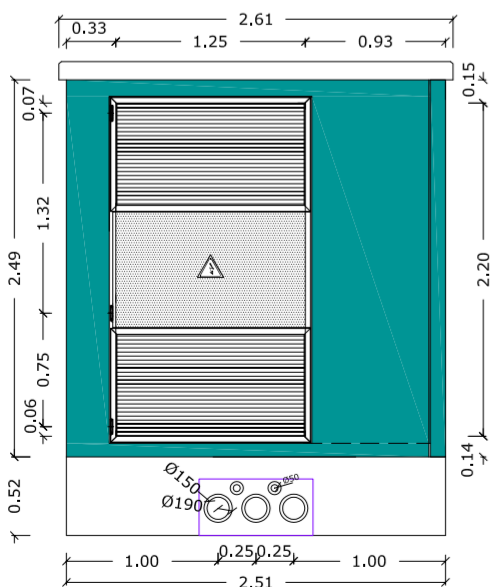


### LONGITUDINAL SECTION

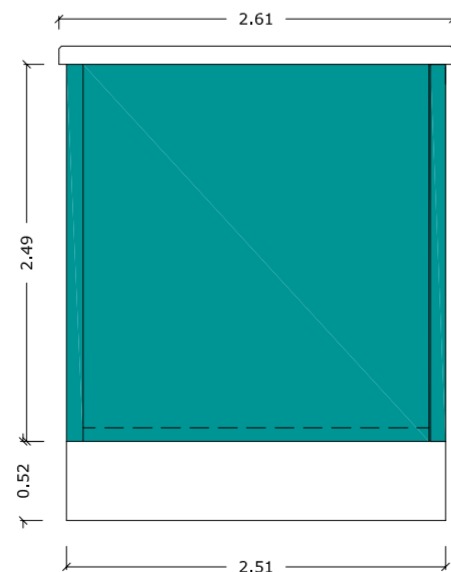


CABIN 10,00 x 2,50 x 3,14 m.

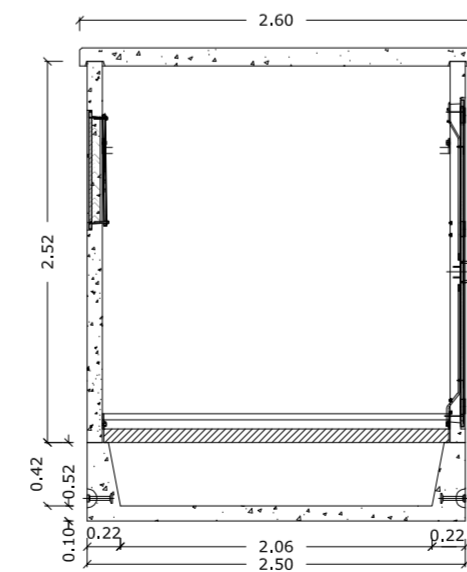
### RIGTH VIEW



### LEFT VIEW



### SECTION



C

B

A

CLIENT :

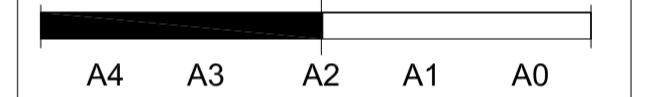
DRAWING NUMBER:

Figure 7

SHEET TITLE:

CUSTOMER CABIN

ORIGINAL SIZE "594 X 420"  
SHEET SIZE "A-2"



STAMP:

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DATE: 30-10-2014

DRAWN BY: MAC

ENGINEER: CEP

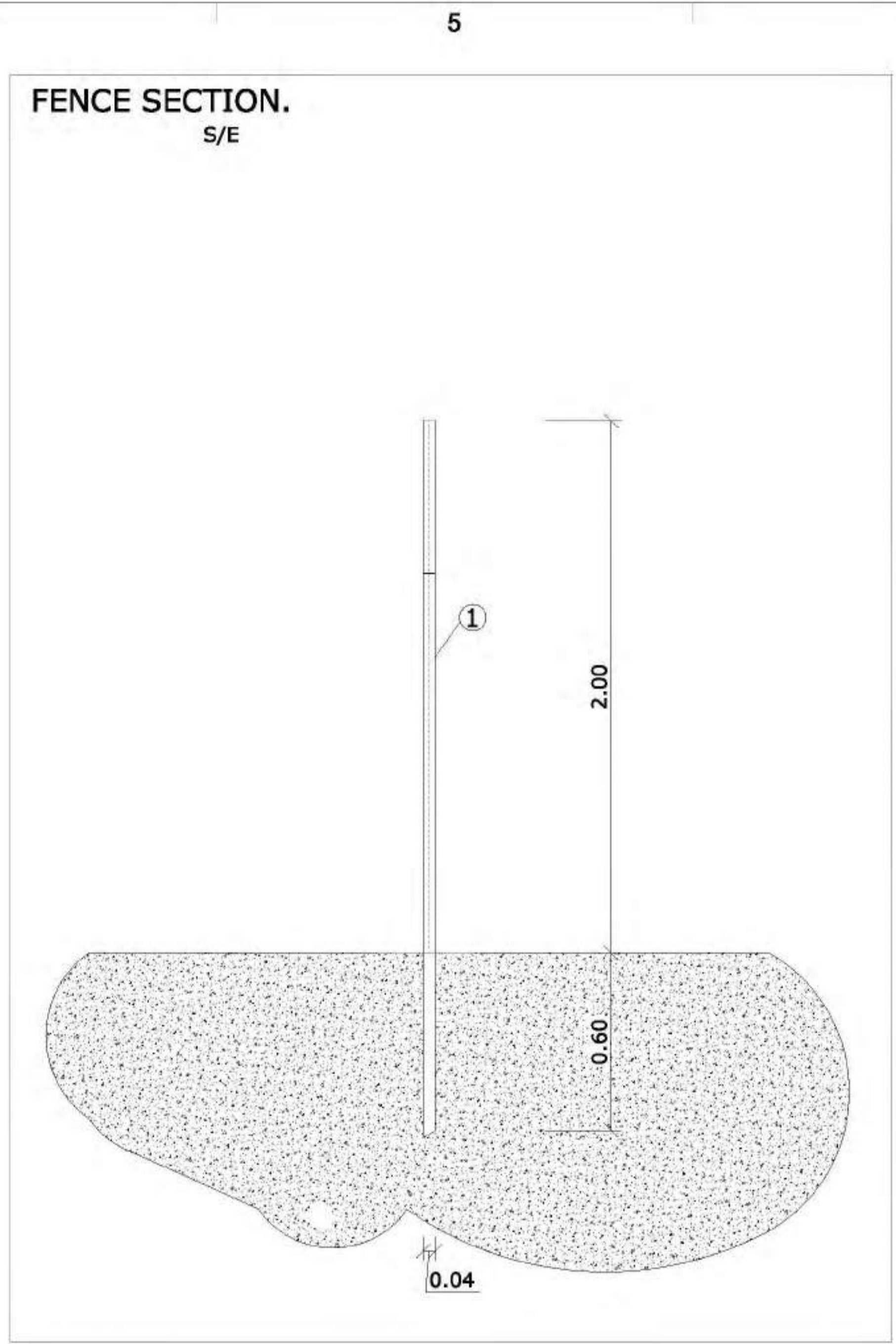
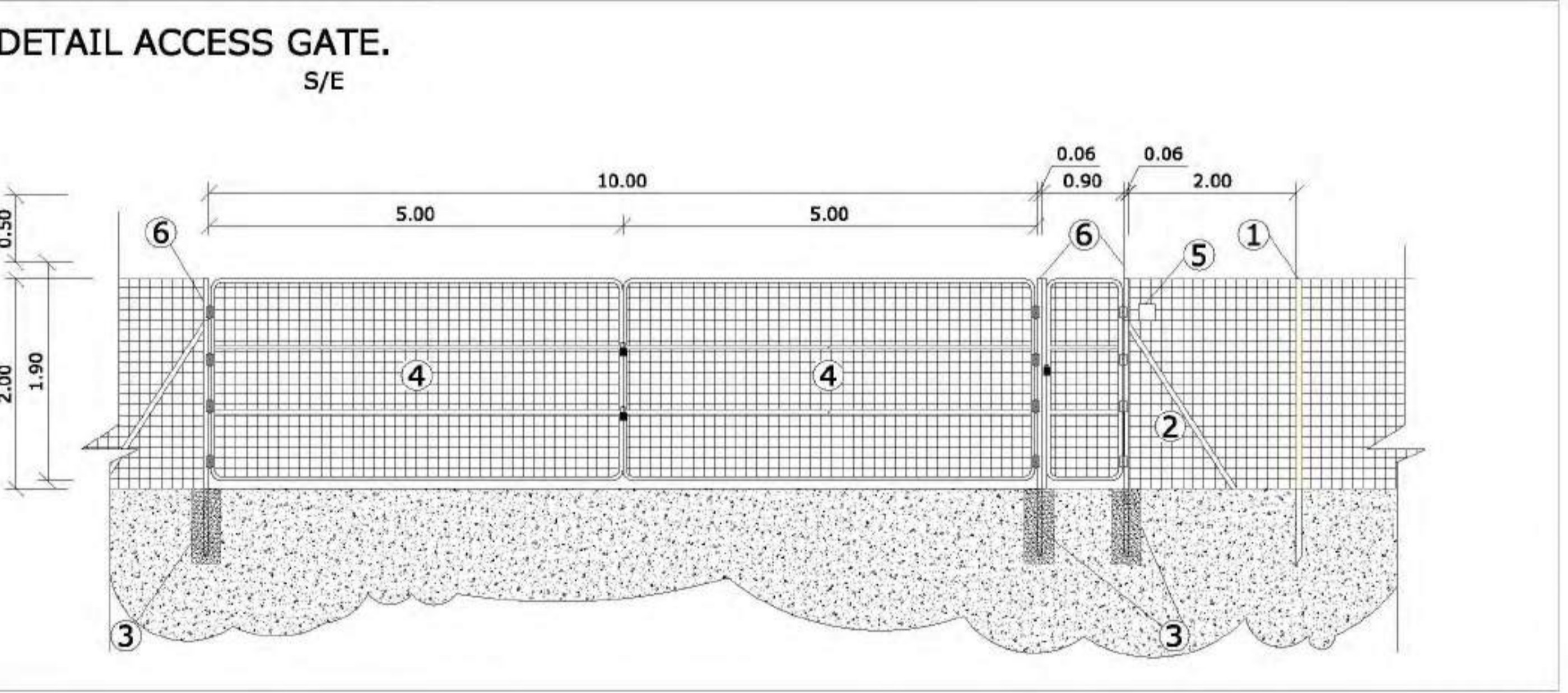
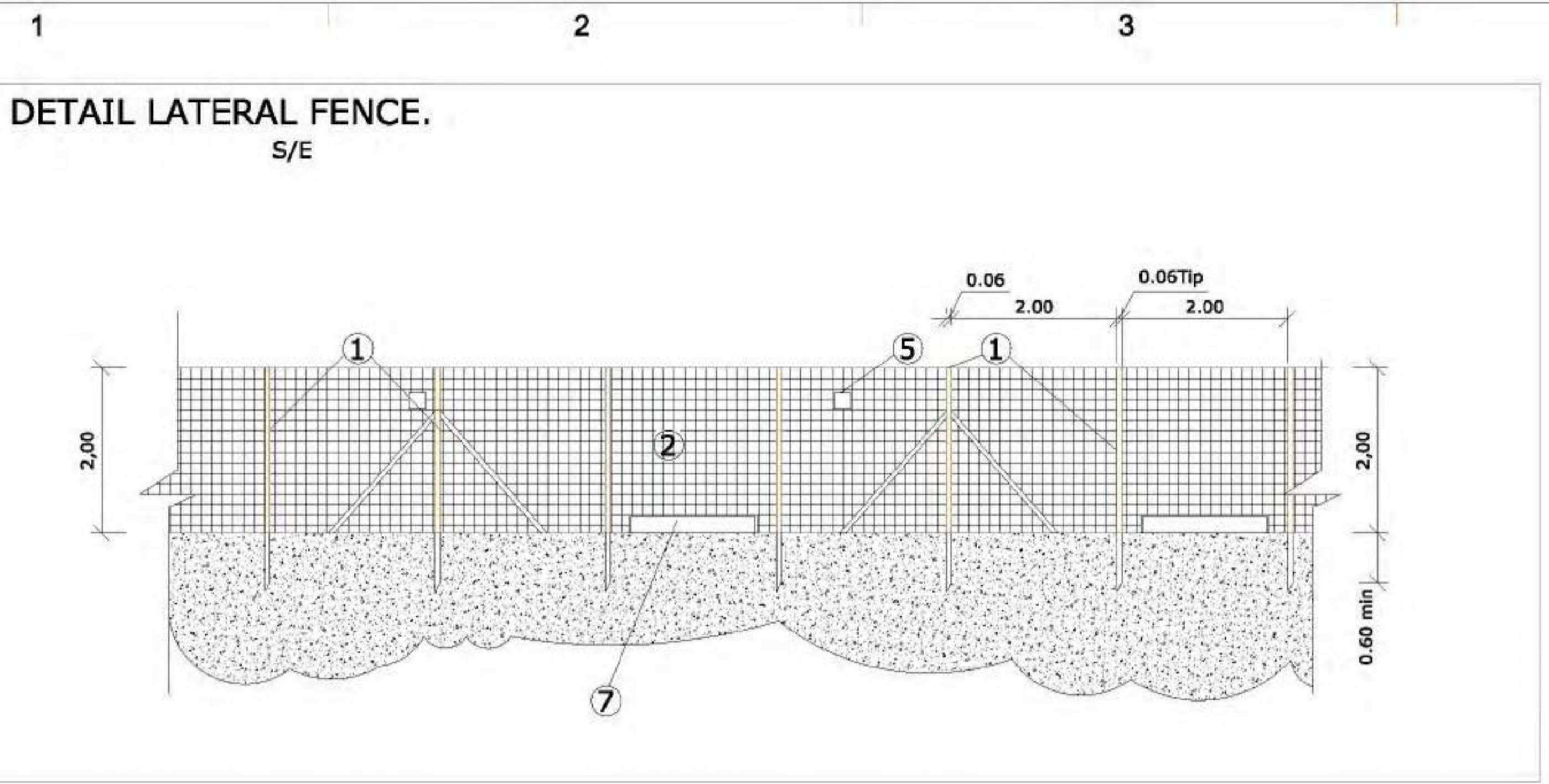
APPROVED BY: CEP

NO.	REVISION	DATE	INIT.

PROJECT PHASE: APPROVAL

SCALE: 1:50

SHEET NO.: 1 OF 1



- TABLE**
- ①: The posts should measure 60/40/2 mm. They should be made from wood and be placed 2000 mm apart, and should be buried to a minimum depth of 0.60 m.
  - ②: The wire mesh surrounding the perimeter should be made from Ø 3 mm galvanized steel, the hole density should be 50/200 mm.
  - ③: Mounted on B25 concrete bases (350 x 600 mm).
  - ④: Galvanized steel hot gate with a minimum of 6m opening.
  - ⑤: There should also be rain and UV resistant signs that read "Danger High Voltage".
  - ⑥: The posts should measure 60/40/2 mm and have rain caps, they should be made from galvanized steel. They should be buried to a depth of 0.50 m.
  - ⑦: Hole for passage of animals 1.5x0.2m

Galvanized hot steel		
Thickness Part	DIN EN ISO 1461	
	Local value (minimum) (µm)	Average (minimum) (µm)
Steel > 6mm	70	85
3 mm < Steel < 6 mm	55	70
1,5 mm < Steel < 3 mm	45	55
Steel < 1,5 mm	35	45

INDICATIVE IMAGE



CLIENT: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

DRAWING NUMBER: Figure 10

SHEET TITLE: FENCE AND GATE DETAILS

ORIGINAL SIZE "841 X 594" SHEET SIZE "A-1"

SCALE: A4 A3 A2 A1 A0

STAMP: \_\_\_\_\_

DATE: 20-03-20014

DRAWN BY: AMG

ENGINEER: AMG

APPROVED BY: CEP

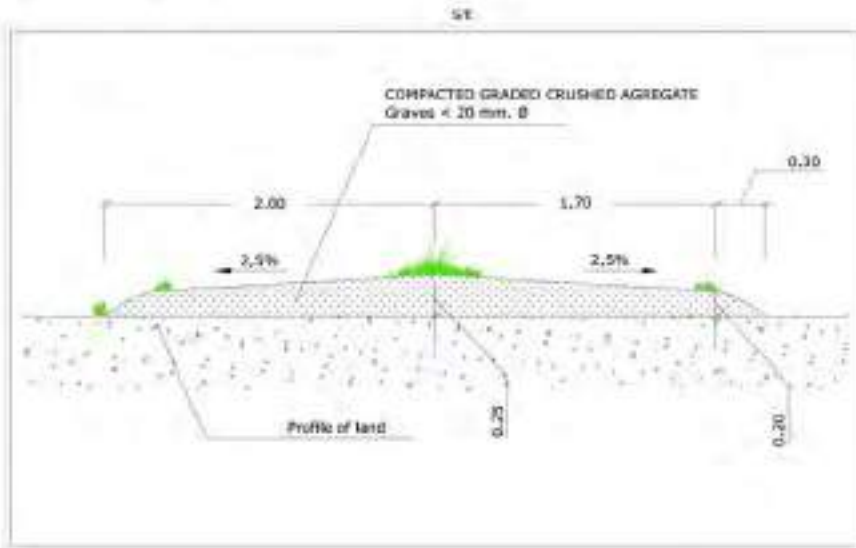
NO.	REVISION	DATE	INT.

PROJECT PHASE: APPROVAL

SCALE: AS SHOWN

SHEET NO.: 1 OF 1

CROSS-SECTION DETAIL 1



The radius of the bonds and the camber must be suitable and the tracks must be sufficiently strong to accommodate trailers and heavy vehicles with widths  $\geq 3$  m.

\* At the end of construction works a main road will be built through the interior of the plant made of ballast to a minimum depth of 20 cm. No puddles or ponds should form at the sides of the road. If it is necessary drains will be constructed to carry water away.

**CONSTRUCTIVE REGULATION**  
 Characteristics of Soil

Name:

ASTM Standard D 1586-02  
 Method for penetration test and  
 split-barrel sampling of soils.

ASTM D 698-01  
 Test Method for laboratory compaction  
 characteristics of soils using standard  
 effort (12400ft-lb/ft<sup>3</sup>) (600kN-m/m<sup>3</sup>)  
 (Proctor normal).

NOTE: The design and specifications are preliminary and subject to change during detail design.

Figure 4

**INTERNAL TRACK AND ACCESS TRACK**

ORIGINAL SIZE "B41 X 554"  
 SHEET SIZE "A-1"

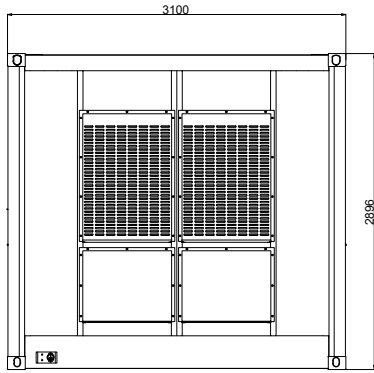
Scale: 0 10 20 30 40

APPROVAL

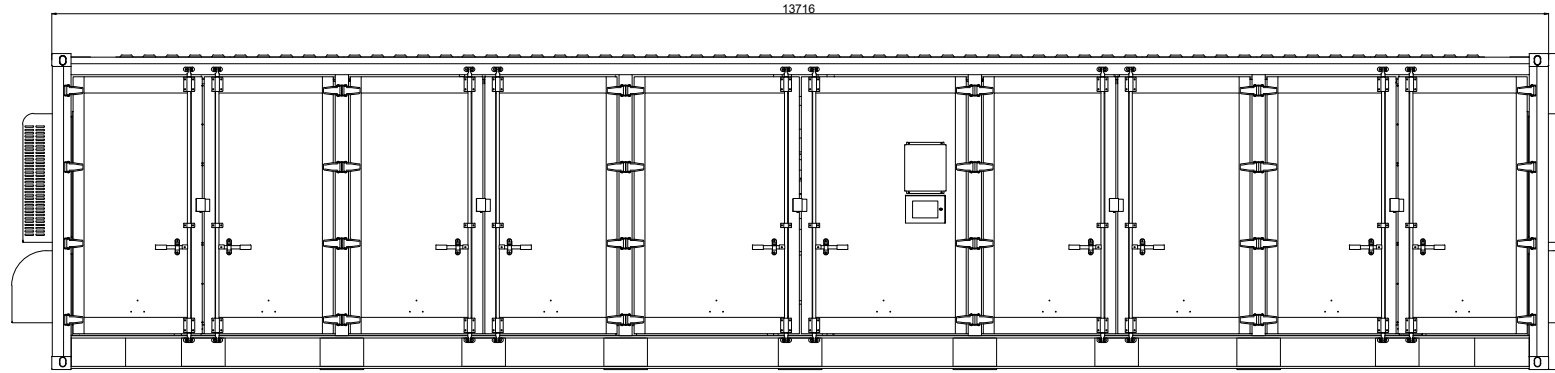
AS SHOWN

1 OF 1

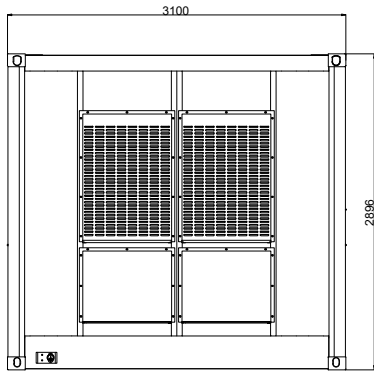
Agenda Item 5



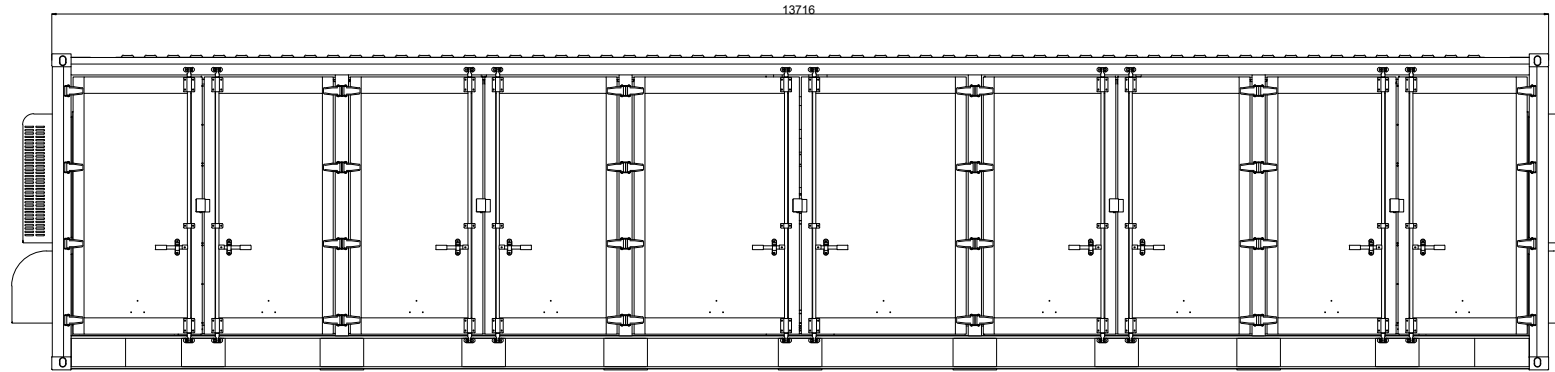
FRONT ELEVATION



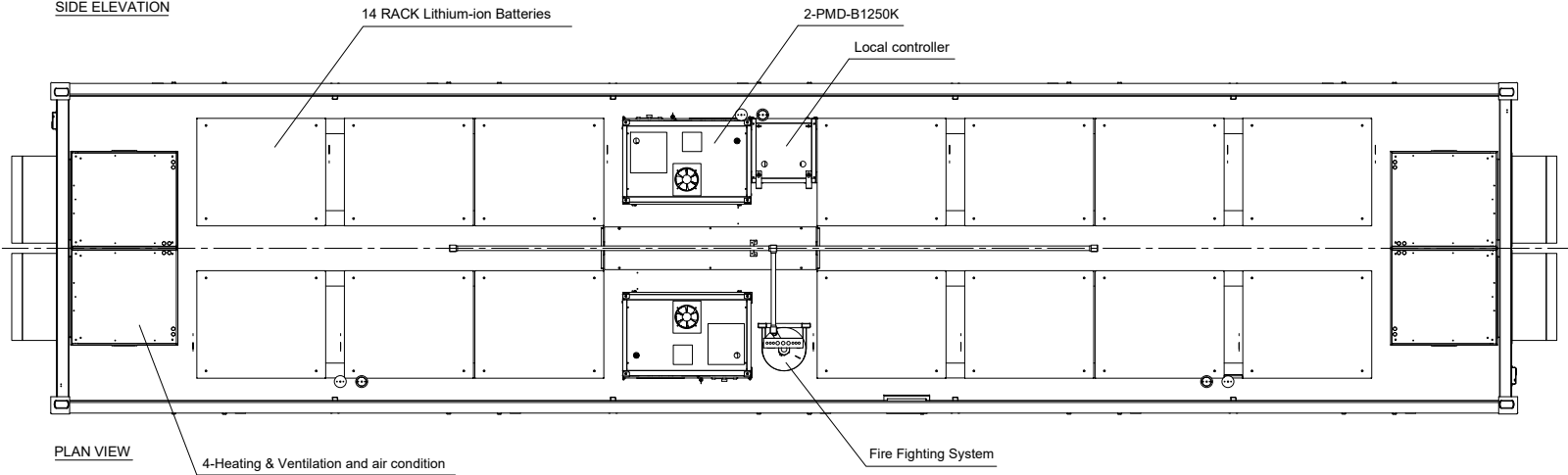
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



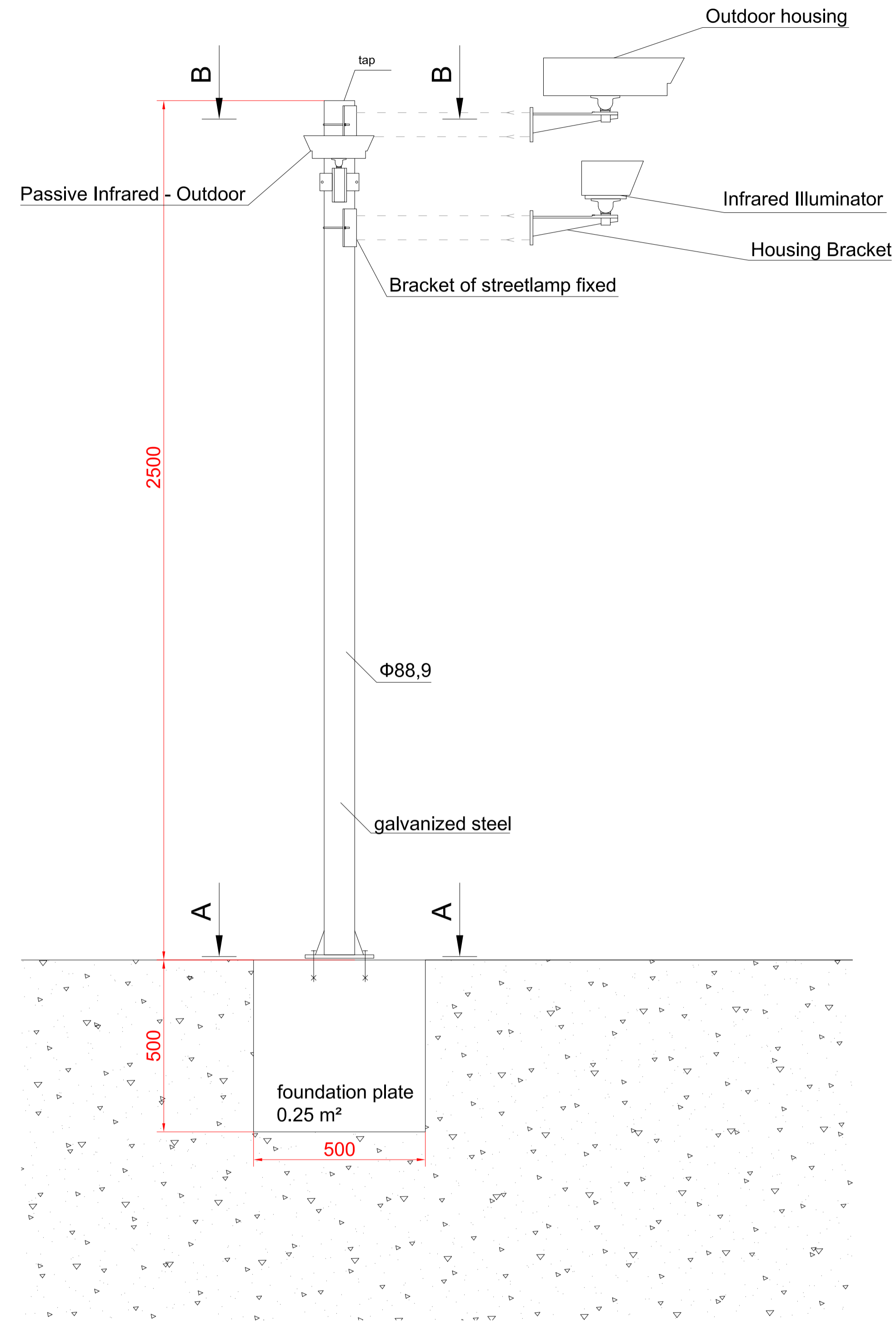
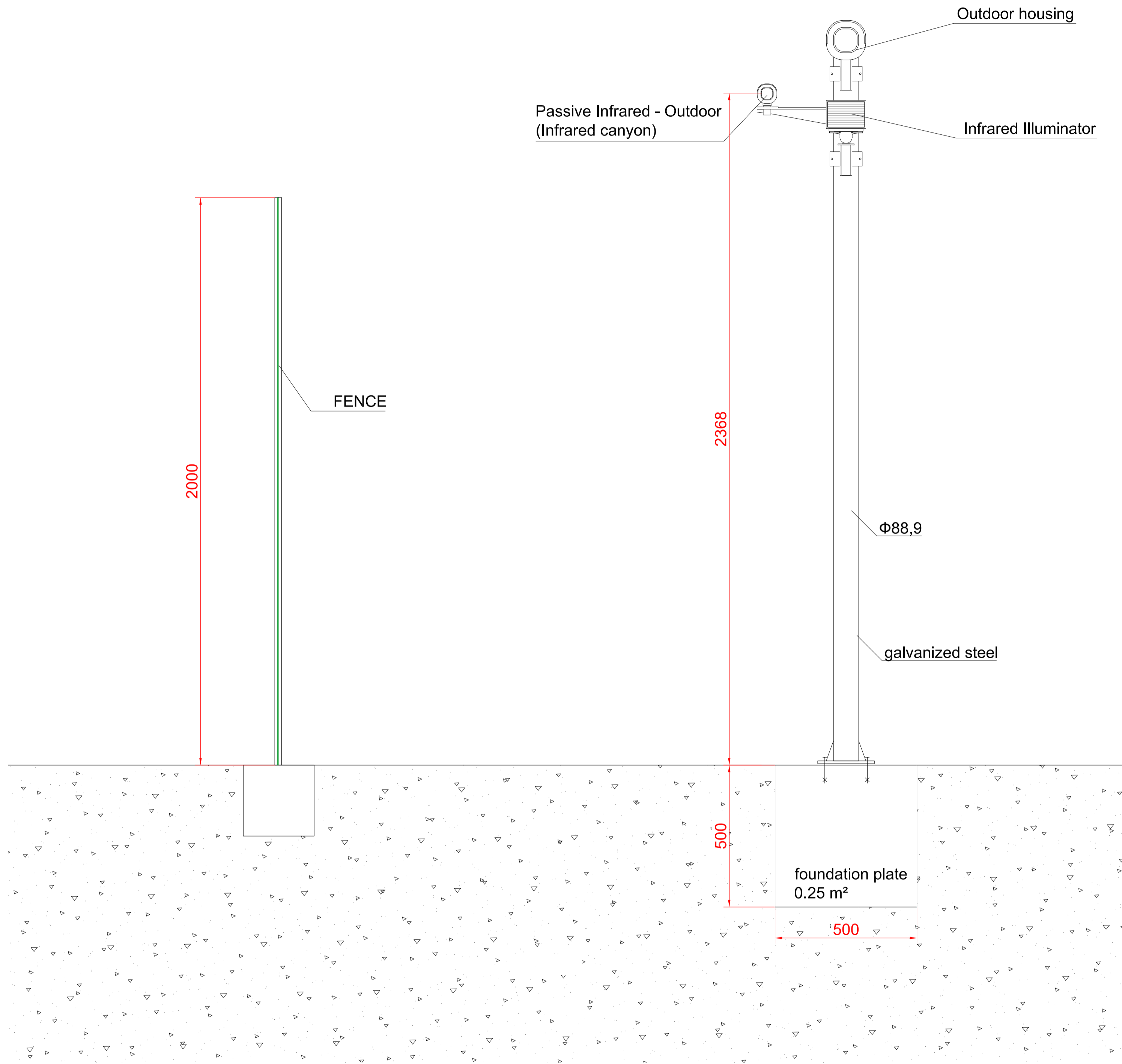
PLAN VIEW



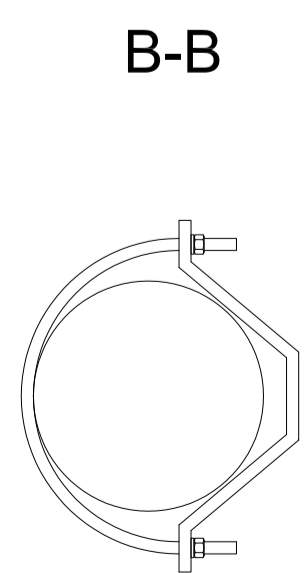
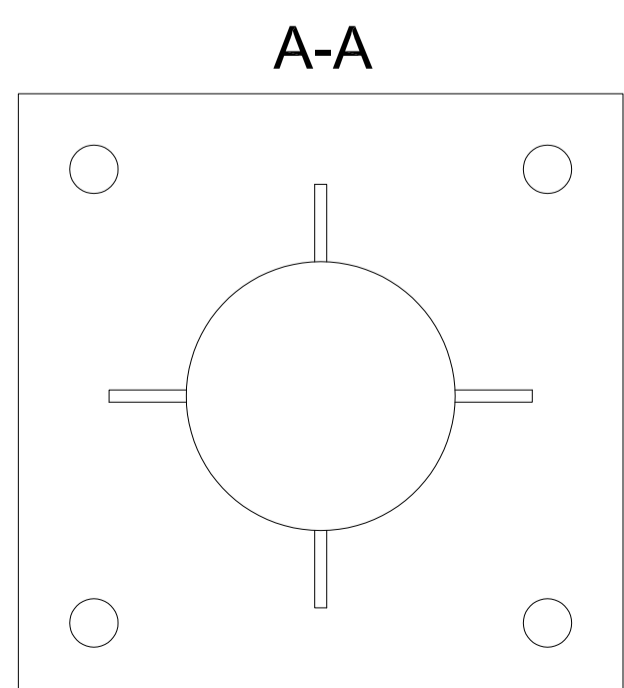
Drawn by	KB	Date	2021-01-20	Drawing Number	Figure 9	REV	Project Name	Drawing Scale	1 : 50
Checked by	KB	Date	2021-01-20			O	Duxhurst Solar Farm		Print @A3
Approved by	DB	Date	2021-01-20	Drawing Name	Battery Storage Container Details		Project Number	Drawing Status.	PLANNING

1 2 3 4 5 6

### Pillar



### Sections M1:50



NOTE: The design and specifications are preliminary and subject to change during detail design

E

D

C

B

A

CLIENT:

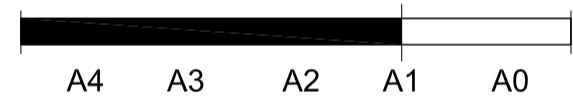
DRAWING NUMBER:

Figure 11

SHEET TITLE:

CAMERA  
DETAIL

ORIGINAL SIZE "841 X 594"  
SHEET SIZE "A-1"



STAMP:

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DATE:	30-10-2014
DRAWN BY:	MAC
ENGINEER:	CEP
APPROVED BY:	CEP

NO.	REVISION	DATE	INT.

PROJECT PHASE: APPROVAL

SCALE: 1:10


SHEET NO.: 1 OF 1

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# Agenda Item 6

Planning Committee  
13 December 2023

Agenda Item: 6  
23/02022/F

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	13 December 2023
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Matthew Holdsworth
	<b>TELEPHONE:</b>	01737 276752
	<b>EMAIL:</b>	Matthew.Holdsworth@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	6	<b>WARD:</b> Horley Central and South

<b>APPLICATION NUMBER:</b>	23/02202/F	<b>VALID:</b>	16 October 2023
<b>APPLICANT:</b>	Reigate and Banstead Borough Council	<b>AGENT:</b>	
<b>LOCATION:</b>	<b>64 MASSETTS ROAD, HORLEY, RH6 7DS</b>		
<b>DESCRIPTION:</b>	Installation of 20 no. solar panels to the east (15no.), and west (5no.), roof surfaces of an existing residential house of multiple occupation (HMO) in Horley to provide all electrical power to the building.		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

**This application is referred to Committee in accordance with the Constitution as the applicant is the Borough Council.**

## SUMMARY

This is a full planning application for the erection of 20 solar panels on the roof of 64 Massetts Road, Horley. The property is owned by the Borough Council who have made the application.

The panels would each measure 1725mm by 1135mm and would not exceed 150mm from the roof surface on the pitched roof elements. In keeping with Reigate and Banstead Borough Council's policy to achieve energy sustainability through approaches to the design of the built environment and creating an environment adapted for future needs, it is proposed that solar panels should be installed at the property to provide a substantial amount of the power requirements for the property thus reducing energy consumption and carbon emissions and limiting climate change.

The site is located within the Massetts Road Conservation Area on a prominent corner plot.

The solar panels have been positioned so that the impact on the character and appearance of the historic assets has been minimised and therefore, subject to a condition regarding the position of the solar panels, and the reinstatement of a chimney, there is no objection to the proposal.

# Agenda Item 6

Planning Committee  
13 December 2023

Agenda Item: 6  
23/02022/F

## **RECOMMENDATION**

Planning permission is **GRANTED** subject to conditions.



## Consultations:

Conservation Officer: I have no objection from a conservation viewpoint to the revised plans subject to the following conditions from a conservation viewpoint. (The removal of the chimneystacks was unauthorised and they were willing to reinstate whilst they have the scaffolding up):

1. The chimneystack on the western roof plane facing The Avenue shall be reinstated before the photovoltaics are operational. The chimney stack shall be reinstated to its original height with handmade multi-stock brick with handmade red stock corners, 5 step top corbelling and projecting stringcourse, three and a half bricks wide.
2. All photovoltaic shall have black frames and minimise silver elements. There shall be no variation in the layout without the consent in writing of the Local Planning Authority.

London Gatwick Safeguarding: No objections

Horley Town Council: Horley Town Council is very supportive of the initiative to install solar panels. The Council understands that in this instance there are additional considerations to be taken into account and supports the comments of the Conservation Officer while noting that the replacement of the chimneys will affect the placement of the solar panels.

## Representations:

Letters were sent to consultees and neighbours on 16 October 2023 and a site notice was posted on 24 October 2023. No adverse responses have been received and a letter of support has been received.

### 1.0 Site and Character Appraisal

- 1.1 The application site comprises a house of multiple occupation (HMO) that was formerly a guest house together with the private access, onsite parking and rear gardens. The site is located at the corner of Massetts Road and The Avenue, and is within the Massetts Road Conservation Area.
- 1.2 The building is a two storey Edwardian villa, with later single storey side and two storey rear additions, currently used as a house of multiple occupation. The property has a large area of hardstanding to the front/side providing parking for approximately 12 vehicles, with a prominent mature Beech tree at the corner of the plot. To the rear the gardens are partially laid to lawn and there are a number of trees along the shared boundary.
- 1.3 Massetts Road is typified by large, detached Edwardian/Victorian villas, a number of which are in use as guest houses. To the east is a large residential property which itself was previously used as a guest house. To the south, on the opposite side of Massetts Road is a detached, timber clad dwelling along with an area of woodland. Immediately to the north of the site on The Avenue

# Agenda Item 6

Planning Committee  
13 December 2023

Agenda Item: 6  
23/02022/F

is a large, detached family dwelling set within a substantial plot which is situated outside of the Conservation Area.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: No pre application advice was sought.
- 2.2 Improvements secured during the course of the application: Re-instatement of a chimney stack and removal of solar panels from the front (south facing) elevation.
- 2.3 Further improvements could be secured: conditions as recommended by the conservation officer.

## **3.0 Relevant Planning and Enforcement History**

- 3.1 01/01692/F - Internal alterations to increase the number of guest rooms to eight and erection of a rear conservatory - approved with conditions - 10/01/2002.
- 3.2 05/02705/CU - Change of use of three private rooms to four letting rooms with internal alterations and single storey side extension - withdrawn by applicant - 23/03/2006.
- 3.3 06/00712/F - Change of use of private living room to letting room, demolition and replacement of existing single storey side extension and creation of existing parking space - approved with conditions - 13/06/2006
- 3.4 16/02524/CU - Change of use from Guest House (C1 use) to Hostel (Sui Generis use), erection of rear extension and garage and demolition and rebuild of existing side extension – approved with conditions – 24/01/2017

## **4.0 Proposal and Design Approach**

- 4.1 This is a full planning application for the erection of 20 solar panels on the roof of the building. 15 would be on the eastern roof slope, 1 on the western roof slope, and 4 on top of the flat roofed single storey element on the western side. These would be laid flat.
- 4.2 The elevations and floor plan of the existing building are not proposed to be changed by this application with the exception of the solar panels as proposed.
- 4.3 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
  - Assessment;
  - Involvement;
  - Evaluation; and

- Design.

4.4 Evidence of the applicant’s design approach is set out below:

Assessment	A heritage statement regarding the property and its position within the conservation area have been included with the application.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	In keeping with Reigate and Banstead Borough Council’s policy to achieve energy sustainability through approaches to the design of the built environment and creating an environment adapted for future needs, it is proposed that solar panels should be installed at the site to provide all power requirements thus reducing energy consumption and carbon emissions and limiting climate change.

## 5.0 Policy Context

### 5.1 Designation

Urban area  
Massetts Road Conservation Area

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development)  
CS11 (Sustainable Construction)

### 5.3 Reigate & Banstead Development Management Plan

Design	DES1
Nature and Heritage	NHE9
Climate Change Resilience and Flooding	CCF1

### 5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance

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Other

Human Rights Act 1998  
Circular 05/2005  
Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

6.1 The main issues to consider are:

- Design, character and heritage
- Neighbour amenity
- Energy production

### Design, character and heritage

6.3 The proposal is for the erection of 20 solar panels on the roof of the building. Each panel would each measure 1725mm by 1135mm. 15 of these would be placed on the eastern elevation roof slope, with one on the western elevation and four others on the flat roof single storey element on the western side of the building (these will be placed flat on the roof with a 3 degree angle for drainage).

6.4 The site is situated within the Massetts Road conservation area. The conservation officer has been consulted and originally raised objection due to the positioning of solar panels on the principal elevation (south) to the front of the site and also raised concern that the chimneys had been removed during the previous conversion. Amended plans have been received which have removed the solar panels from the front elevation and proposed for the reinstatement of one of the original chimneys. Subsequently, the conservation officer has raised no objection subject to conditions relating to the framing of the panels should be black to reduce any obtrusiveness and the reinstatement of the chimney.

6.5 Policy NHE9 requires that development proposals must be sensitive to their impact on heritage assets and/or its settings with regard to use of appropriate materials, design and detailing. The level of harm to the heritage asset has been minimised as the solar panels would not be on the principal elevation, minimising the impact on the character of the conservation area. The solar panels are domestic in scale and are on the side roof pitches and as such would have a neutral impact to the designated heritage asset (the conservation area).

6.6 Subject to the above conditions, the proposed development is considered to cause no significant harm with regards to design and character and would be acceptable in this regard.

### Neighbour amenity

6.7 The proposal is to the roof of the property, and it is noted that the nearest neighbours to the west are across The Avenue and that property is around 10m away. The property to the east, at 62 Massetts Road has a similar roof to the application site and it is considered that there would be minimal view of the

proposed solar panels from that property. Consequently, no adverse harm is considered to occur to these properties as a result of the proposal.

## Energy production

- 6.8 Policy CCF1 states that “The council will support developments that make provision for on-site micro-generation” and “the borough has a role to play in mitigating climate change, including by contributing to national targets to reduce carbon emissions.” The application is for a micro-generation scheme and therefore the council supports schemes such as this subject to other matters such as heritage, design and character as outlined previously in the report. It is therefore considered that the proposal complies in this regard with policy CCF1.

## CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Combined Plan	64MT.1		28.11.2023
Block Plan	64MR/Site Plan 001		12.10.2023
Location Plan	64MR/Loc Plan 001		12.10.2023

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. All photovoltaic panels shall have black frames and minimise silver elements. There shall be no variation in the layout without the consent in writing of the Local Planning Authority. The frames shall be retained in black.

Reason: To ensure that the development hereby permitted is constructed to minimise the impact to and in the interest of maintaining the historic and architectural character of the building and the visual amenities of the Massetts

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Road Conservation Area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

4. The chimneystack on the western roof plane facing The Avenue shall be reinstated before the photovoltaics are operational. The Chimneystack shall be reinstated to its original height with handmade multi-stock brick with handmade red stock corners, 5 step top corbelling and projecting stringcourse, three and a half bricks wide to match the existing brickwork.

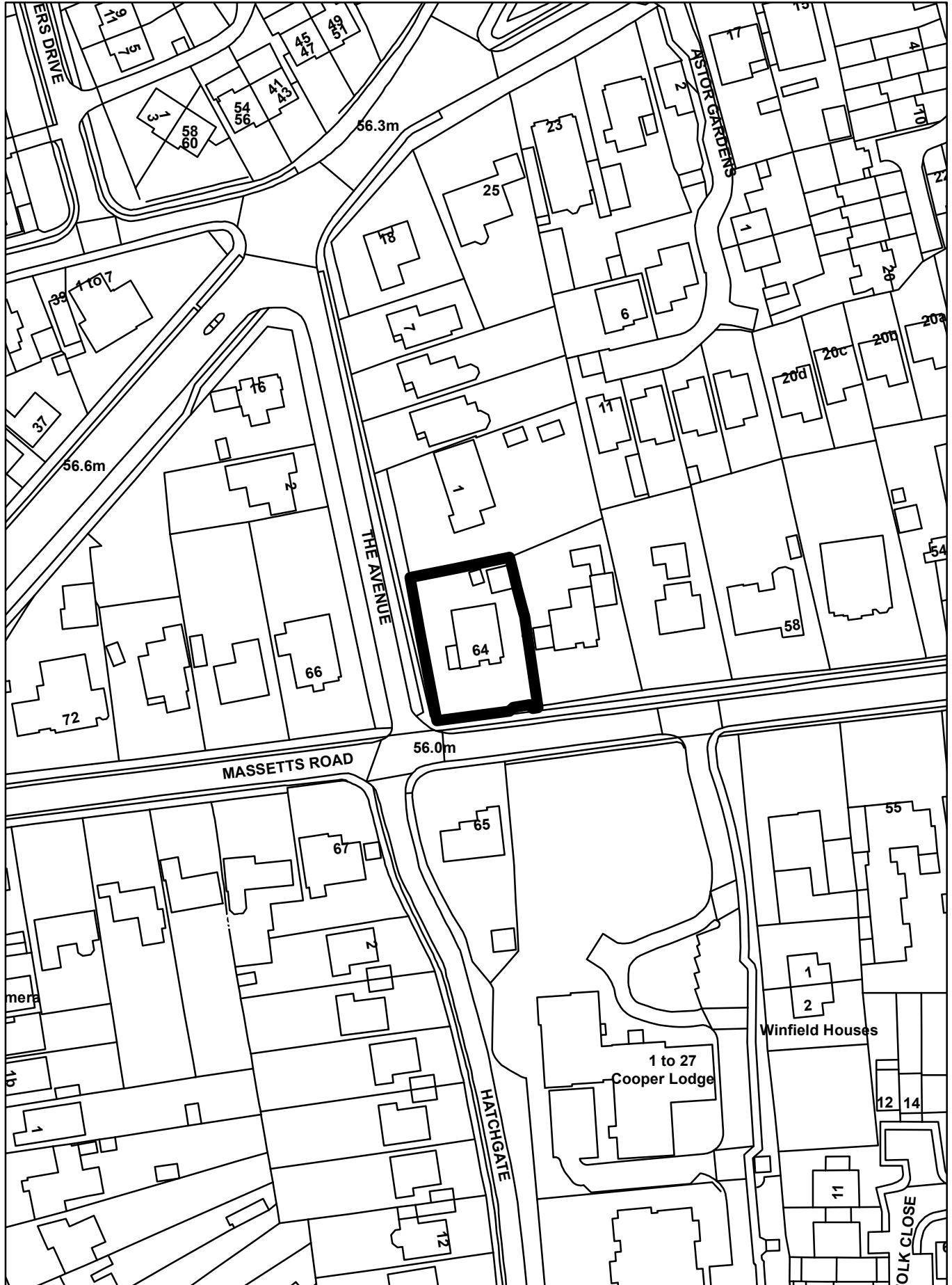
Reason: To ensure that the development hereby permitted is constructed in the interest of maintaining the historic and architectural character of the building and the visual amenities of the Massetts Road Conservation Area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, NHE9, the National Planning Policy Framework and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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

23/02022/F - 64 Massetts Road, Horley Agenda Item 6



# 64 MASSETTS ROAD

Horley, Surrey, RH6 7DS

Drawing by:  
T. Parkes

27/11/2023

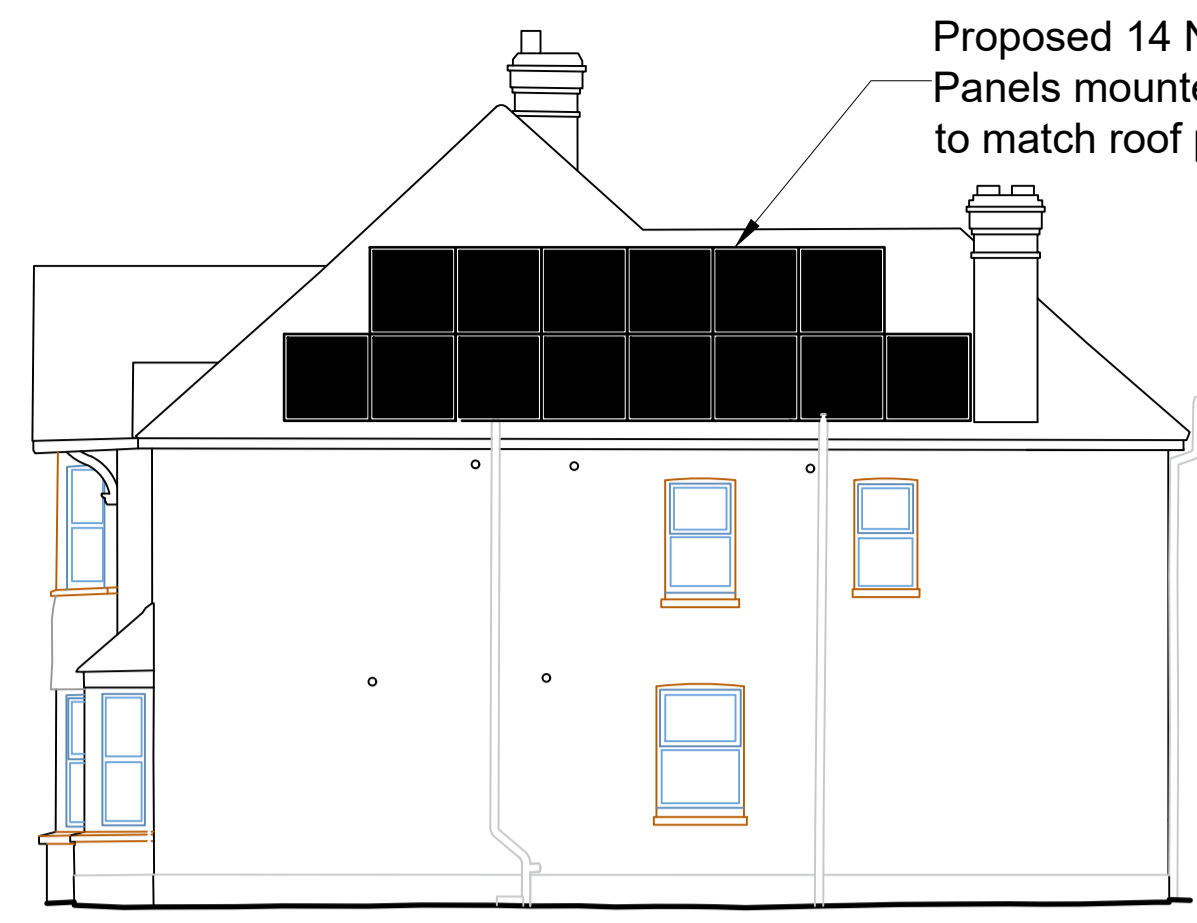
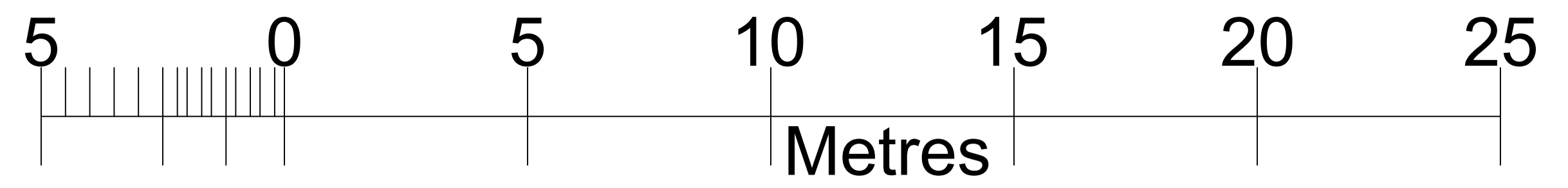
Revisions:


Notes:  
1.  
2.  
3.

Scale: 1:100 @ A1 & 1:500 @ A1

Proposed solar panels installation

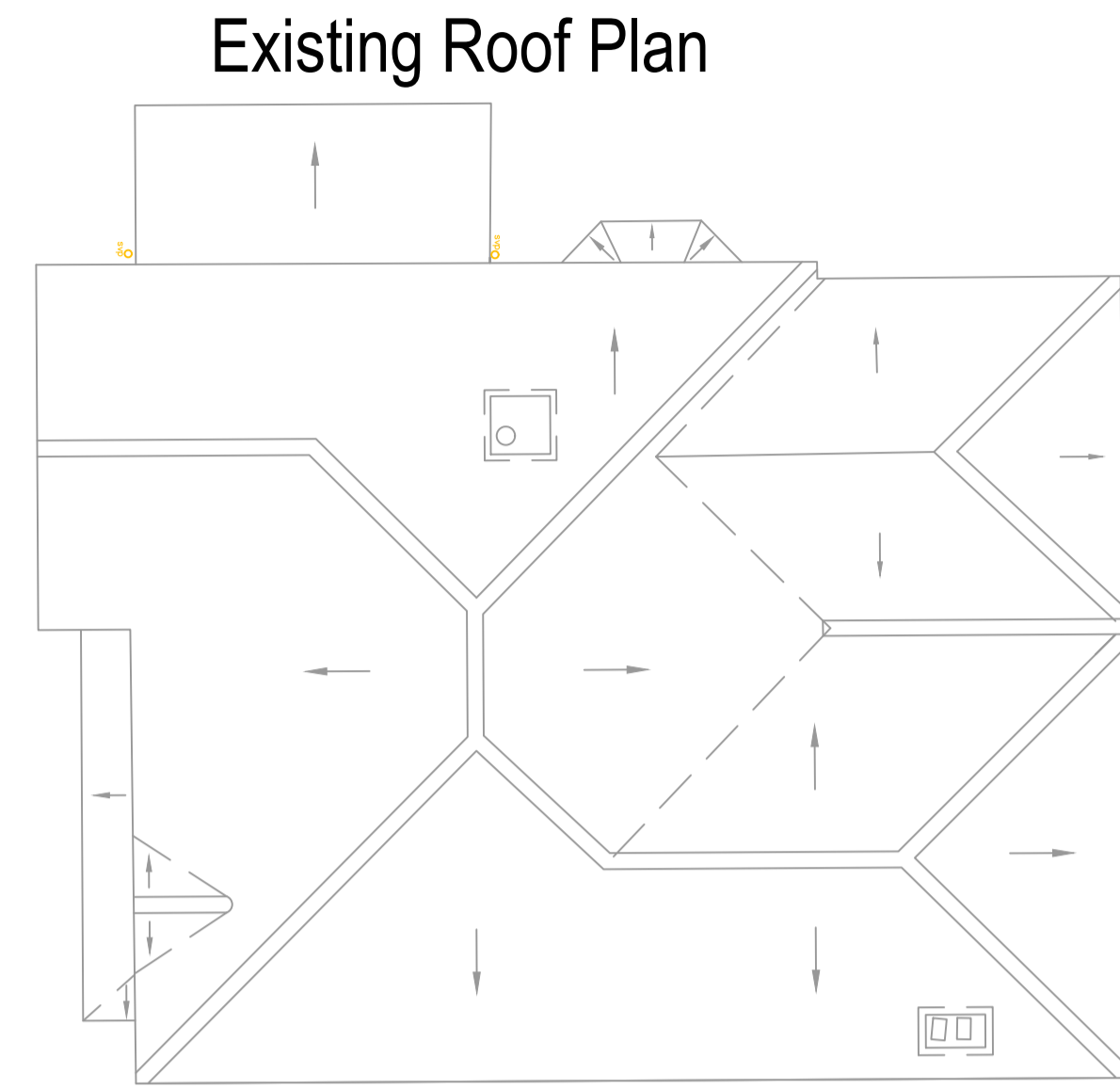
64MT.1



Proposed Side Elevation: (RH)



Existing Side Elevation: (RH)

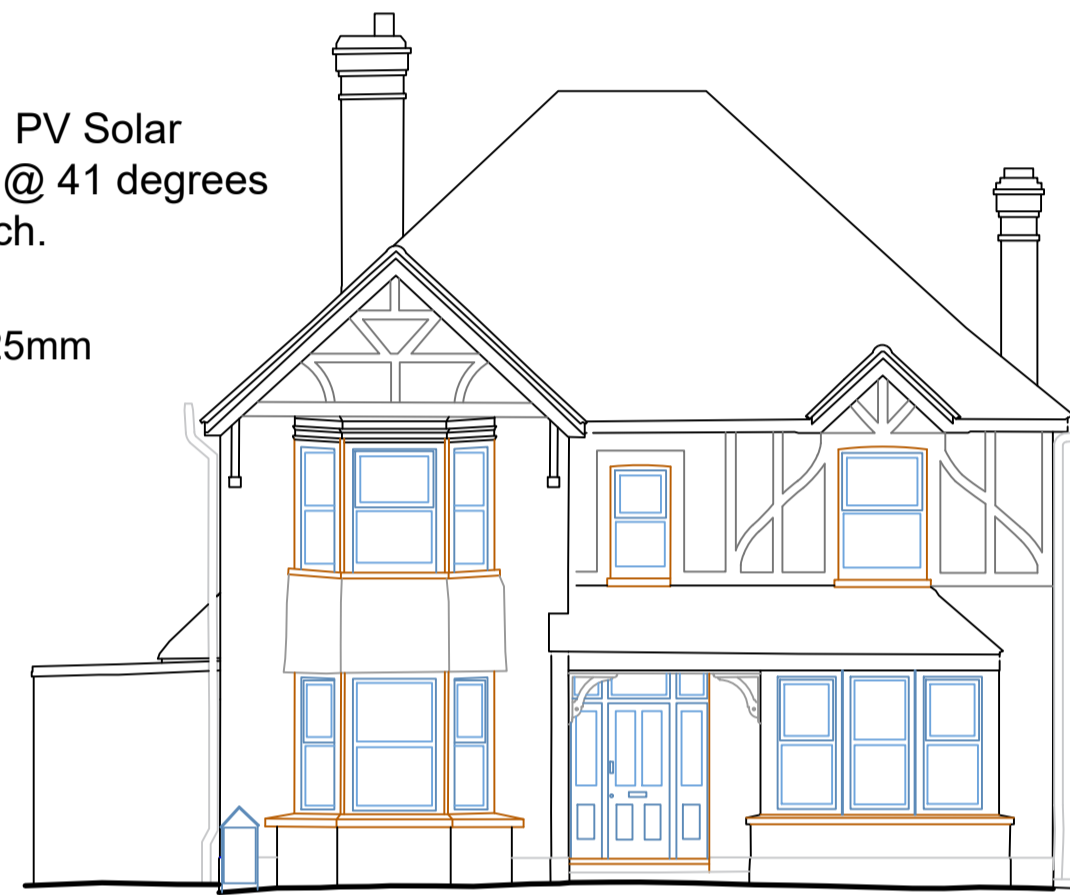


Existing Roof Plan



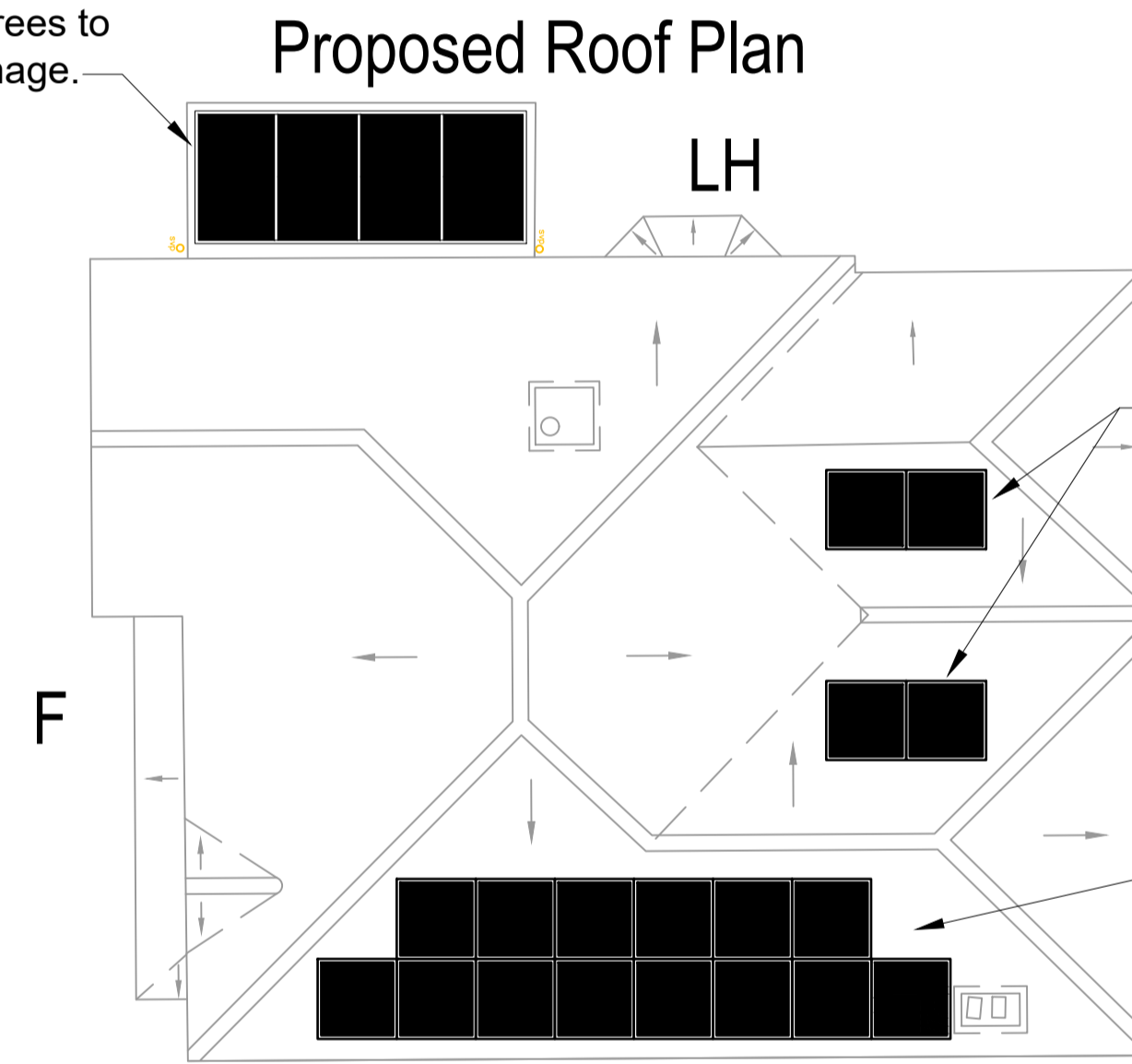
Proposed Front Elevation

Proposed 14 No. PV Solar Panels mounted @ 41 degrees to match roof pitch.  
1135mm x 1725mm PV Panels



Existing Front Elevation

Previously 4 No. PV Solar Panels laid above flat roof over rooms 10 & 12 @ 3 degrees to allow for rainwater drainage.



Proposed Roof Plan

Proposed 2 No. PV Solar Panels mounted @ 41 degrees to match roof pitch.

Proposed 14 No. PV Solar Panels mounted @ 41 degrees to match roof pitch.

Proposed 14 No. PV Solar Panels mounted @ 41 degrees to match roof pitch.



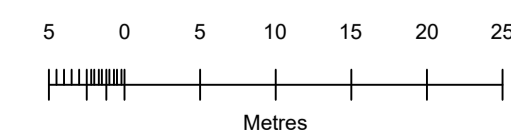
Proposed Rear Elevation



Existing Rear Elevation



BLOCK PLAN 1:500 @ A1



Do not scale from this drawing except for planning purposes.  
Contractor to take and check all dimensions on site before work commences.  
Discrepancies to be reported to Administrator. Subcontractor to verify all dimensions on site before making a shop drawing or commencing manufacture.  
This drawing is copyright and must not be reproduced without permission.

Proposed Side Elevation: 2 (LH)

Existing Side Elevation: 2 (LH)