

Welcome to Planning Committee

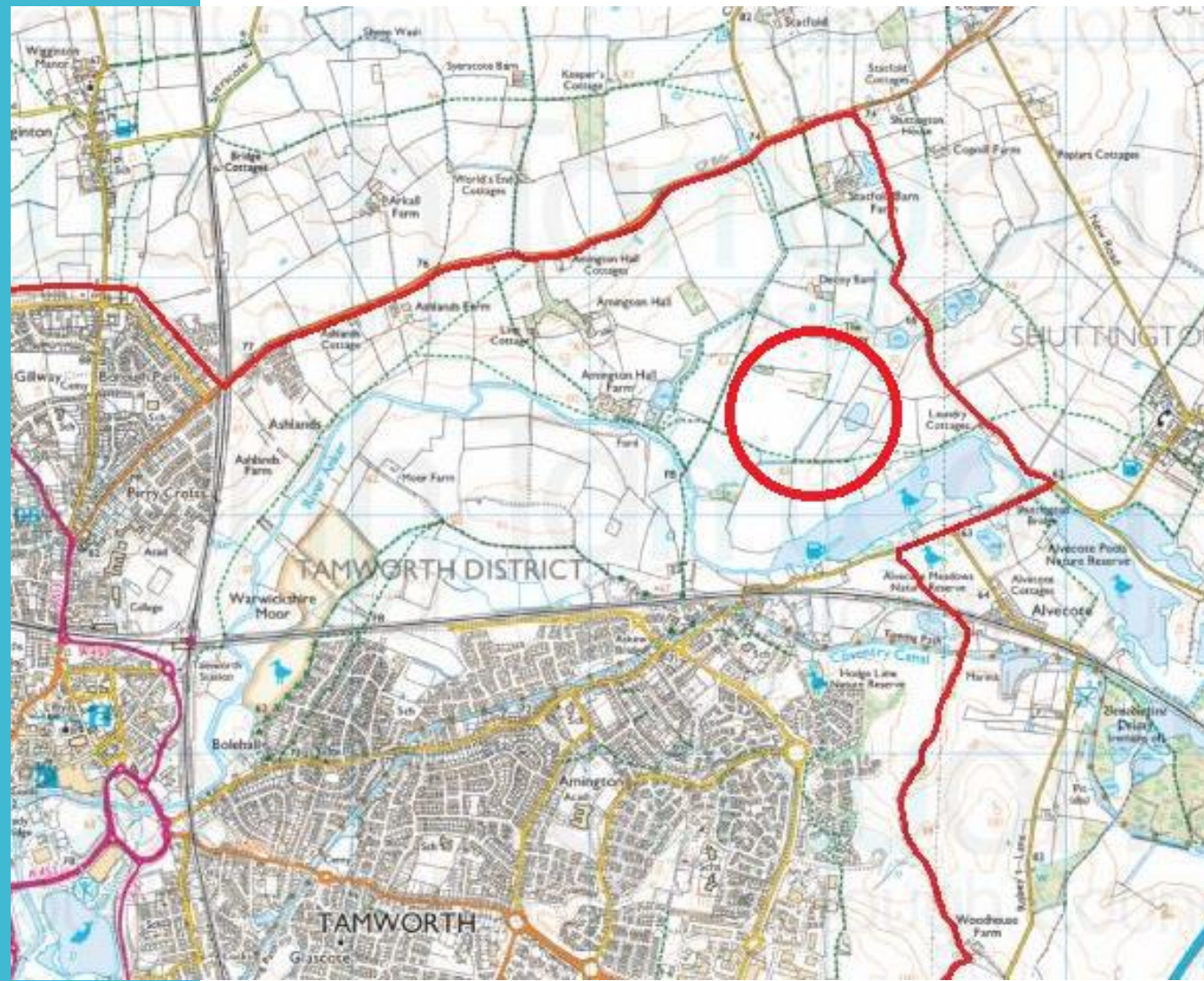
3 October 2023

0070/2023

Land East of Amington Hall Farm

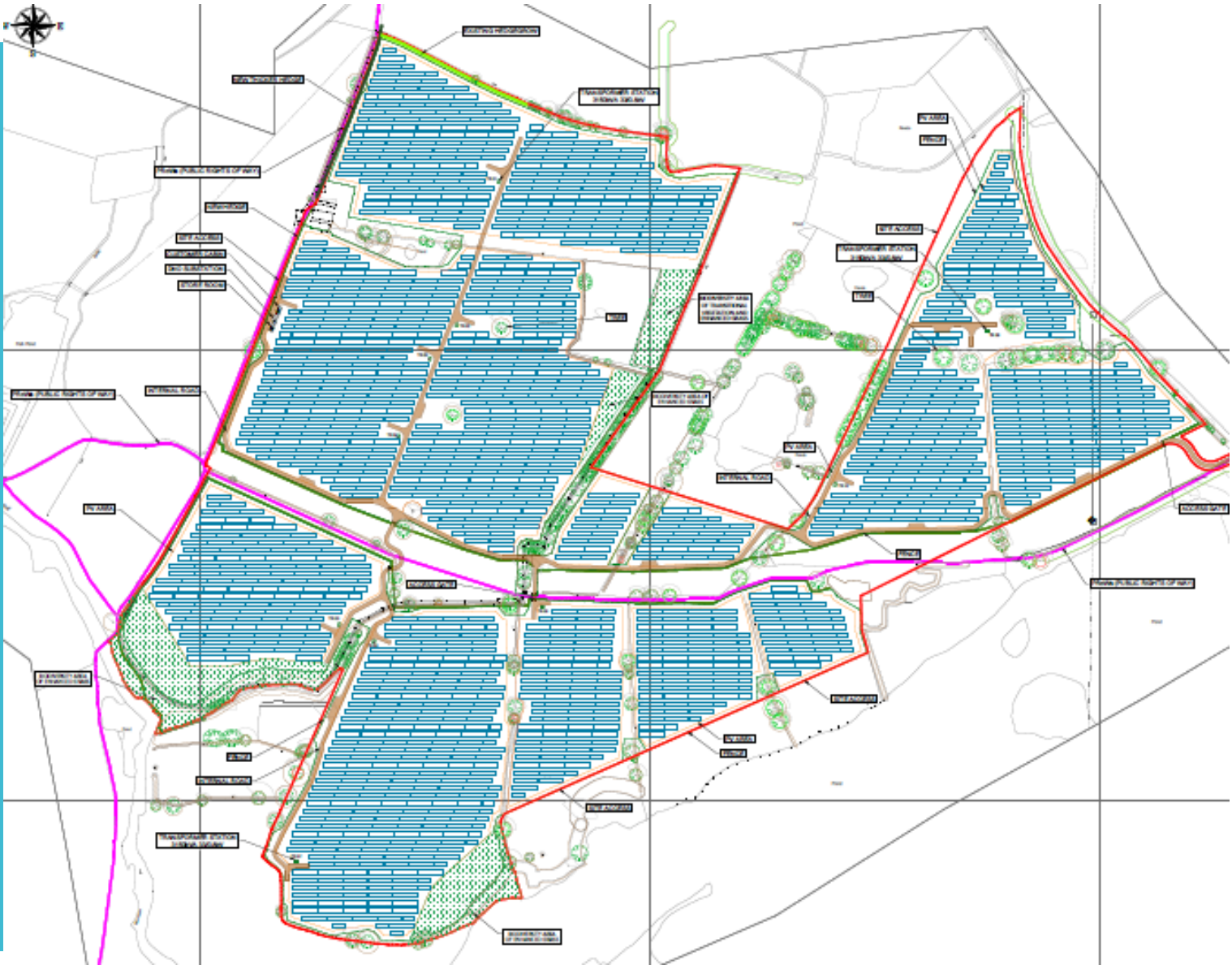
**Temporary planning permission for the erection of
a 30 MW solar farm with ancillary infrastructure,
security fence, landscaping with access off
Laundry Lane**

Site Location

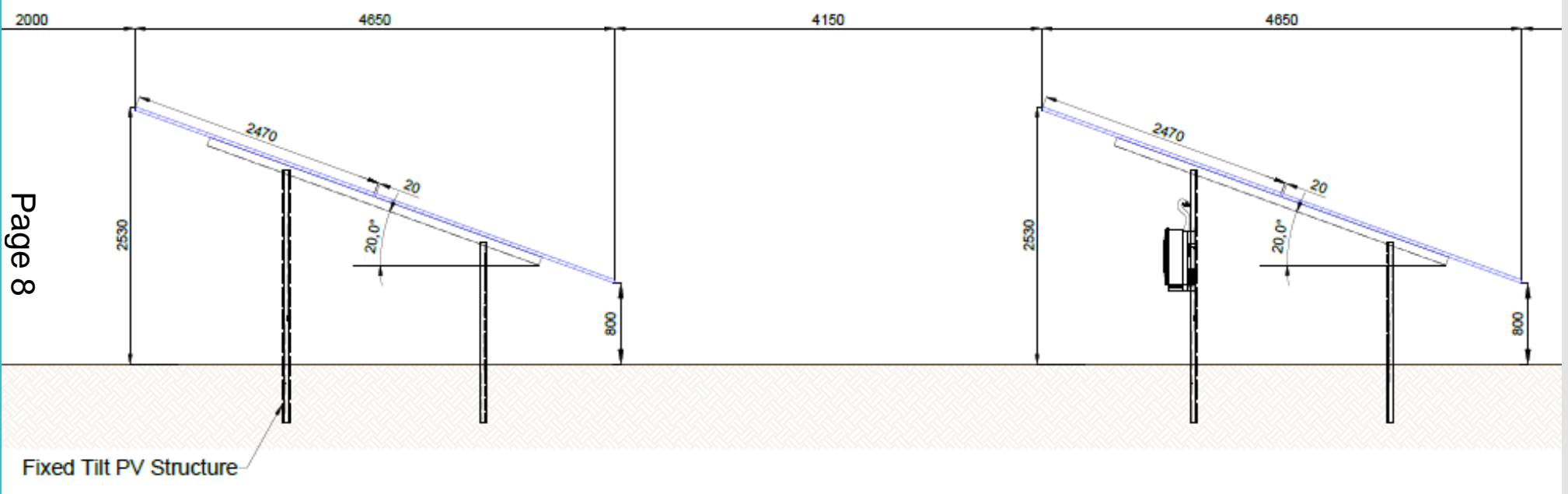


Site Location



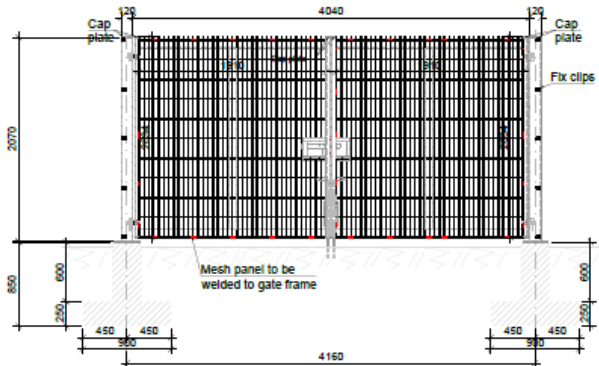


Solar Panels

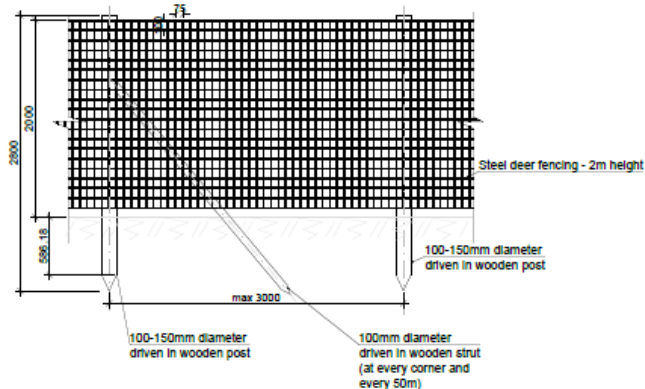


Other Infrastructure (1)

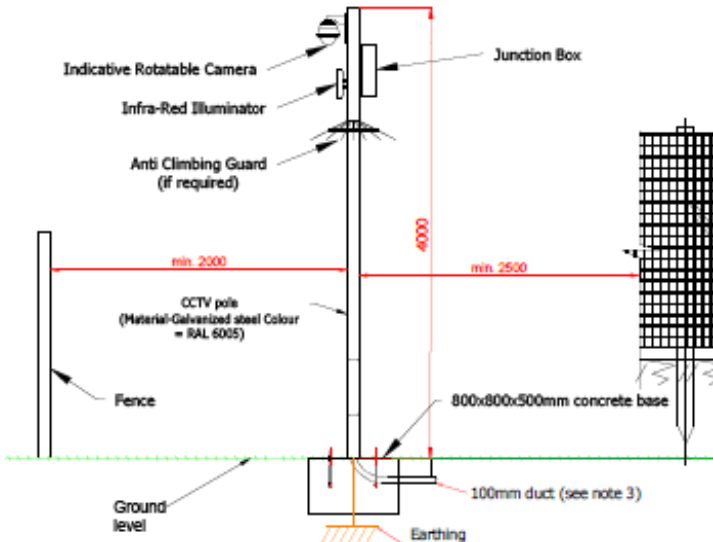
Typical Gate Elevation



Typical Deer fencing installation elevation

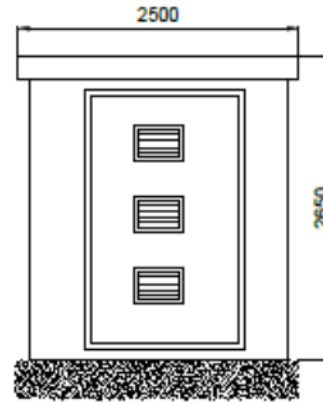
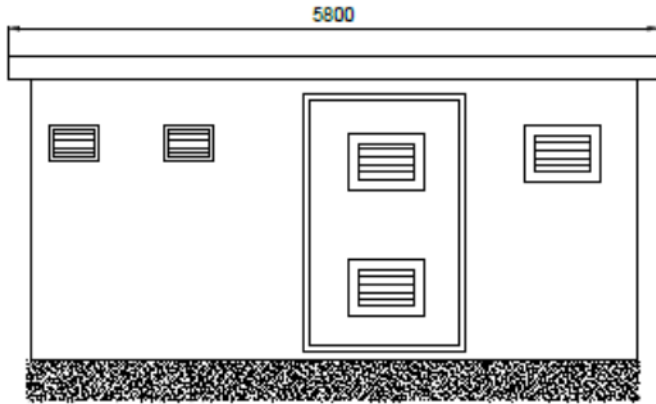


Gates and Fencing



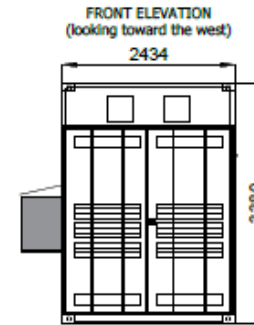
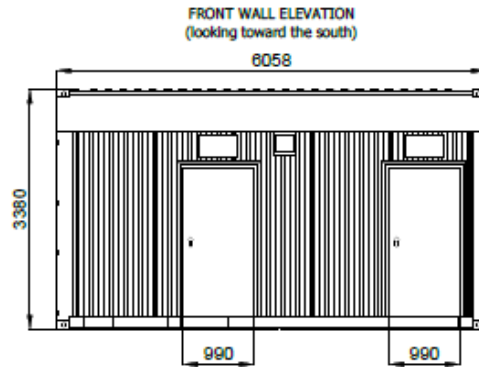
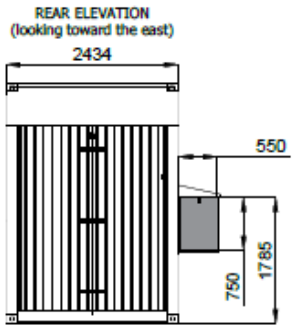
CCTV

Other Infrastructure (2)



Substation

Customer Substation Elevations



Grid Connection Cabin

Page 11
Key Planning
Issues

- Principle
- Character and Appearance
- Landscape
- Biodiversity
- Heritage
- Highway Safety
- Amenity
- Flood Risk
- Connection to the National Grid

Principle

Character and

Appearance

Landscape

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- Policy SU3 (Climate Change Mitigation) supports opportunities for renewable and low-carbon energy generation.
- Tamworth Borough Council “climate change emergency” declaration, November 2019
- **National Planning Policy Framework** 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.**

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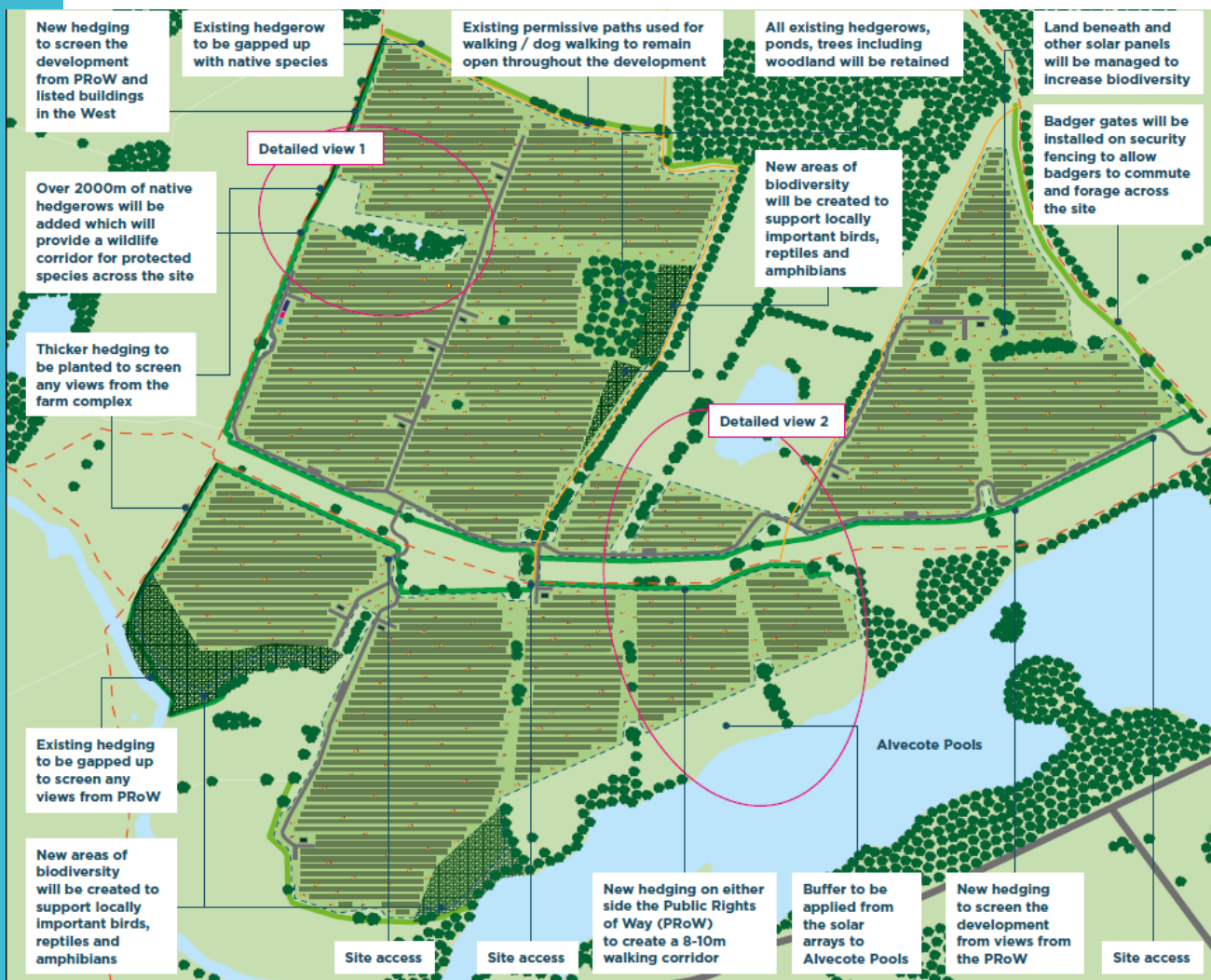
- The site currently comprises of 11 open agricultural fields
- Site is largely relatively flat land, bounded and crossed to a significant degree by existing hedgerows and stands of trees
- The proposal would introduce solar panel arrays and other structures of heights ranging upwards to 4m above ground level
- Whilst industrial structures would be present, they would be located largely on grassed land which would be grazed by sheep
- The character would remain relatively open and for the main part silent

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- Landscape and Visual Impact Assessment provided in accordance with Policy EN1
- Assessed by SCC Landscape Officer who noted that the relevant landscape policy is of Landscape Enhancement, indicating a medium to low landscape quality.
- The site has a predominantly rural feel, and the development would consequently change the landscape character within the development envelope and affect the setting of the Amington Hall Conservation Area.
- The Applicant has proposed a Landscape and Ecology Mitigations and Enhancements Plans which includes additional native hedge planting across the site, dividing the development into smaller field compartments providing visual containment, and improving public footpath access through the site.
- Landscaping proposals deemed acceptable subject to condition that a detailed landscape plan is provided

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Key

- Existing trees and hedges to be retained
- Security fencing
- Public Rights of Way
- New hedging
- Existing hedging to be gapped up
- Thicker hedging
- Transformation units
- PV module block
- Internal access track
- New biodiversity area
- Store room
- DNO substation
- Customer substation
- Wildflower meadow
- Permissive paths

Project	Tamworth Solar
Drawing number	TRP1116_03
Drawing title	Landscape and ecology mitigations and enhancements plan
Date	July 2023
Scale	Not to scale
Size	A4
Client	RE Projects Development Limited

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- Biodiversity aspects of the proposal considered by Natural England and the SCC Ecologist
- Nearby biodiversity features – Alvecote Pools and Decoy Local Wildlife Site
- Natural England response: “based on the plans submitted, and details of revisions made to the site, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objections”
- Following early concerns, the Applicant agreed to increase the buffer area between the nearest solar panels and Alvecote Pools
- SCC Ecologist has recommended pre commencement conditions requiring a Construction Environmental Management Plan and Ecology and Landscape Mitigation and Management Plan

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- Part of the proposed site would be within the Amington Hall Conservation Area
- Historic England and the TBC Conservation Officer noted that there would be impacts upon the Conservation Area
- The Applicant agreed to further bolster hedgerows between the solar farm and Amington Hall
- Physical presence of a solar farm within the Conservation Area would cause harm, it is considered that the harm would not be significant enough to warrant refusal
- Both Historic England and the TBC Conservation Officer have advised that the low level of heritage harm leads to a planning balance decision being required as to whether or not the other public benefits of the scheme outweigh the harm to the Conservation Area

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- Access during construction and operation through North Warwickshire via Laundry Lane
- Public Rights of Way (PROW) cross the proposed site
- SCC PROW require that public rights of way are maintained at all times
- No objection from SCC Highways

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- Minimal amenity impacts due to location relative to nearest neighbours and access route
- Construction impacts to be limited by condition
- Operational phase amenity impacts likely to be minimal

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- Proposed site lies within Environment Agency's (EA) Flood Zone 3 – high risk and probability of flooding, however the EA has not objected
- Part of the site to be occupied by solar panels only lies within the Functional Floodplain (3b)
- The EA have advised that some panels can be expected to be submerged in extreme flood events
- The Applicant has provided assurances that the solar panels would be safe in such circumstances
- The Staffordshire County Council Lead Local Flood Authority has no objection subject to conditions

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- The proposal would have a National Grid connection point in its south-eastern part.
- The connection is required to supply electricity generated to the National Grid for onward transmission
- The connection off site would be undertaken not by the Applicant but by the National Grid under its permitted development rights as a Statutory Undertaker
- The most likely route of connection would be to the south of the site, routing to the Tamworth Sub Station however details are not yet confirmed
- The connection works would have the potential to cause some local disruption BUT are not a material consideration in this application

Conclusions

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- The proposal would have a total lifespan of 42 years including one year of set up, 40 years of operation and one year of removal and re-mediation so would be a significant presence in the locality
- Its location is such that it would be relatively well screened and not dominate the landscape
- Consultees have determined that with conditions it is acceptable in flood risk, ecological, landscape and highway terms
- Its presence would have an impact upon the Amington Hall Conservation Area, but it would be minor
- On balance it is considered that the Climate Change adaptation benefits of the proposal outweigh the potential harms
- The application is therefore recommended for approval with conditions

0070/2023

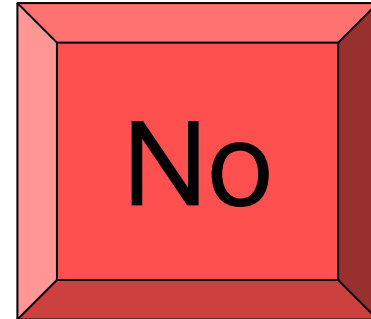
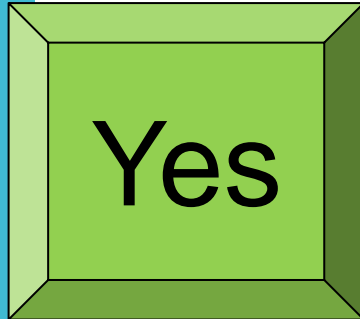
Land East of Amington Hall Farm

Temporary planning permission for the erection of a 30 MW solar farm with ancillary infrastructure, security fence, landscaping with access off Laundry Lane

Recommendation: Approval with Conditions

**Are there any
speakers?**

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Guidance

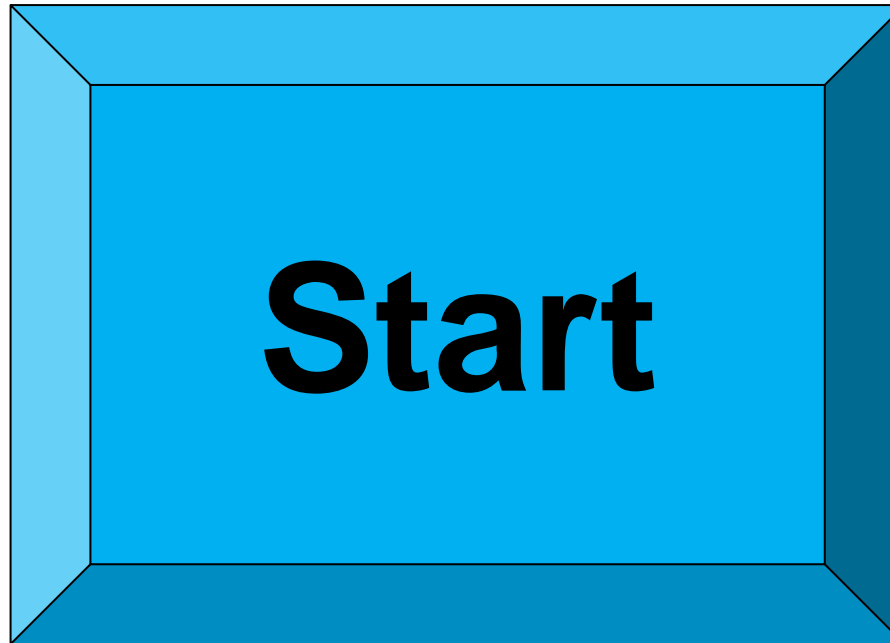
You have 3 minutes to address the Committee

The time will begin when you start to speak

When the last slide goes red, please stop speaking

You will see warnings at 1 minute, 30 seconds and 10 seconds

Are you ready?



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Minutes Remaining

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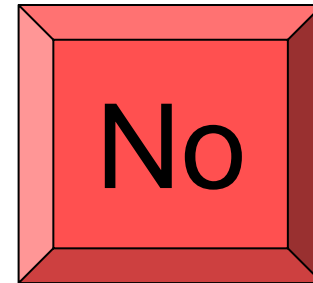
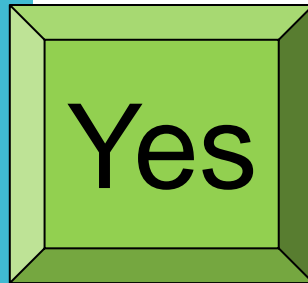
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Are there
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Application (reference)

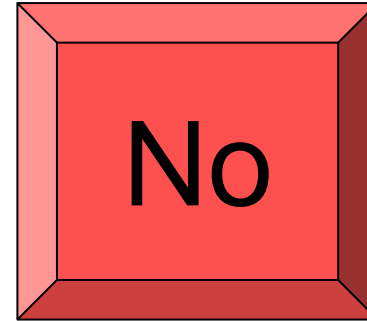
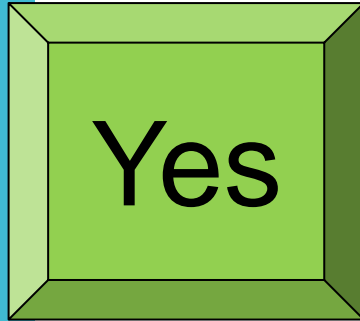
Address

Description

Committee Consideration

Are there any speakers?

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Guidance

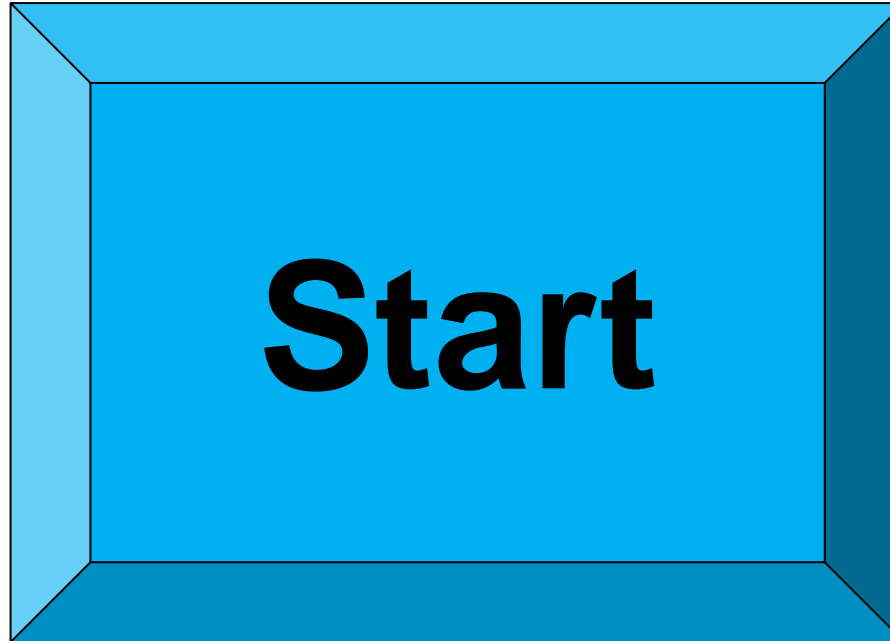
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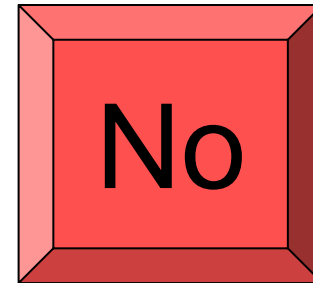
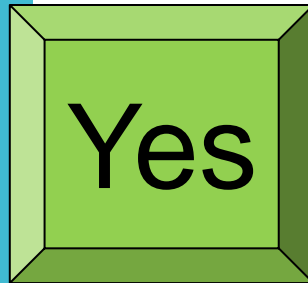
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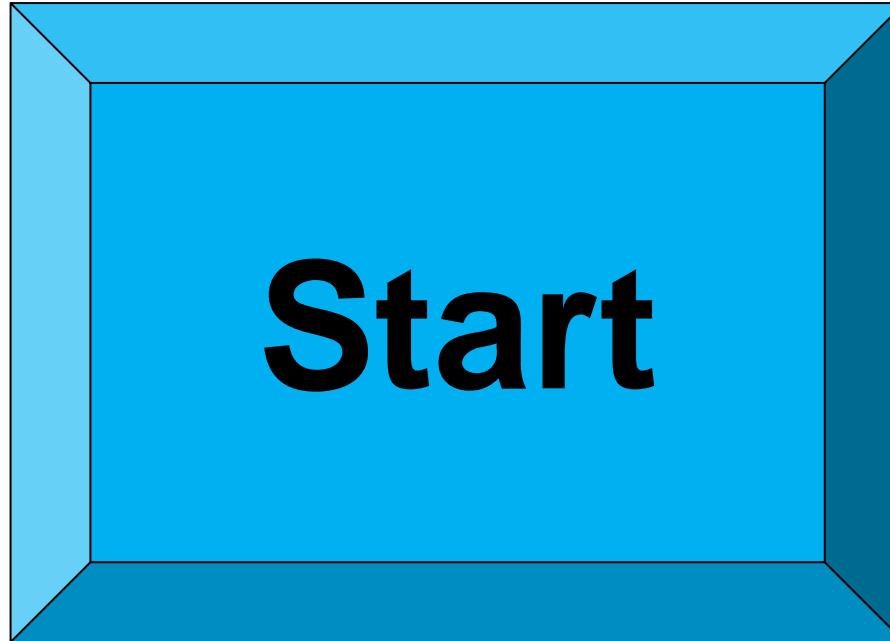
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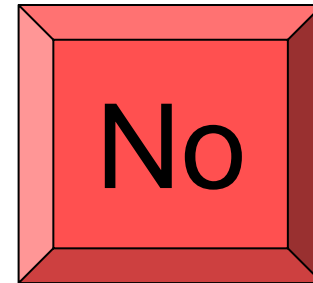
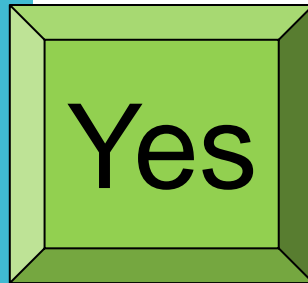
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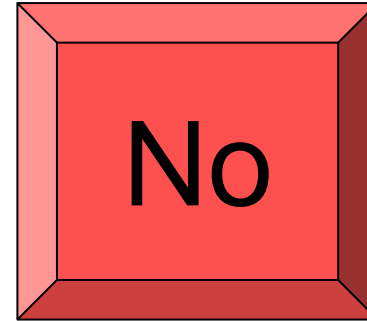
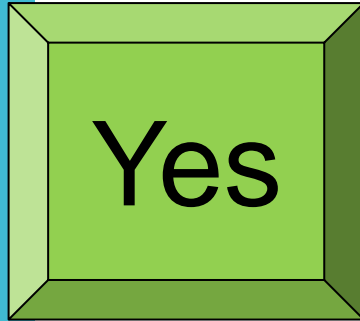
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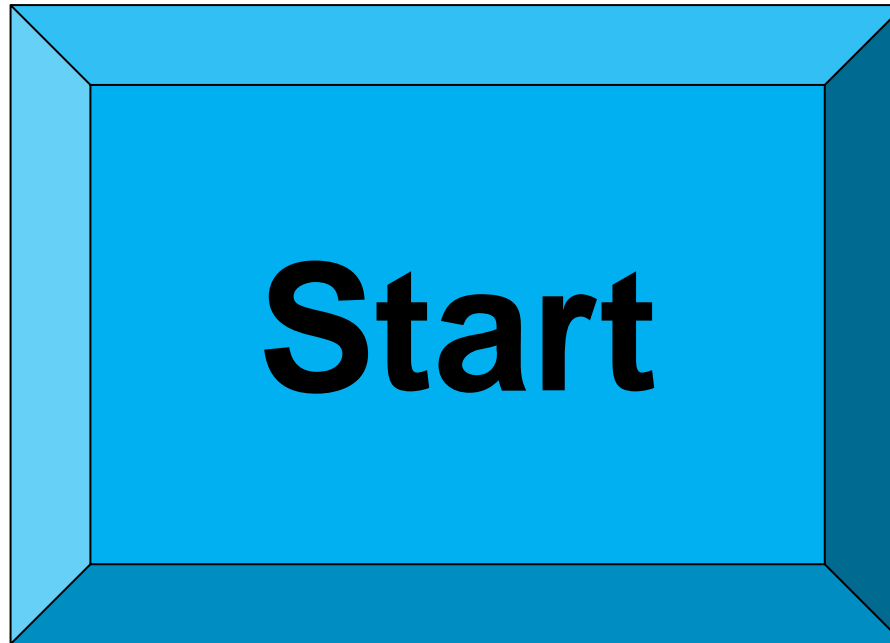
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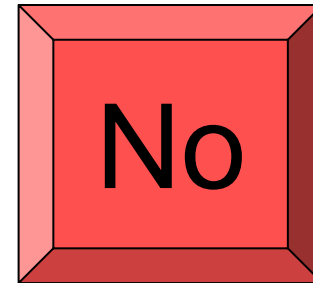
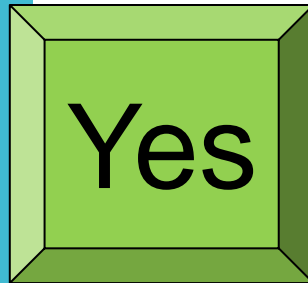
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Finish

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Application (reference)

Address

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Committee Consideration

**Thank you for your
attendance**

**Next meeting:
07/11/2023**