



## Central Buckinghamshire Area Planning Committee Agenda Supplement

Date: Thursday 3rd March 2022

Time: 2.30 pm

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, HP19 8FF  
- Aylesbury

<b>Agenda Item</b>	<b>Time</b>	<b>Page No</b>
<b>4 21/02821/APP - Land at Whirlbush Farm, Risborough Road, Kingsey, Buckinghamshire, HP17 8NE</b>		<b>3 - 6</b>

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Harry Thomas on 01296 585234, email [democracy@buckinghamshire.gov.uk](mailto:democracy@buckinghamshire.gov.uk).

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**SCHEDULE OF UPDATES TO THE REPORT OF THE HEAD OF PLANNING GROWTH AND SUSTAINABILITY TO THE CENTRAL BUCKINGHAMSHIRE AREA PLANNING COMMITTEE**

**03/03/2022**

<b>Application No:</b>	<b>21/02821/APP</b>	<b>Item:</b>	<b>4</b>	<b>Page:</b>	<b>5</b>
<b>Site Address:</b> Land at Whirlbush Farm, Risborough Road, Kingsey, Buckinghamshire, HP17 8NE					

The following amendments are to be incorporated into the report and draft list of planning conditions:

<b>Update</b>	<b>Reason</b>
<p>This is to be inserted after paragraph 2.8 of the report.</p> <p>The proposal includes 2 battery storage units measuring 12m in length and 3m in height. The battery units would be painted green and located within the field in the southern part of the site. 21 inverter units which measure up to 2.3m in height and up to 1m in width, would be placed across the site.</p> <p>A transformer is also proposed beside the battery units to convert the power generated to the grid.</p> <p>The proposal uses the “Rochdale Envelope” principles. The Rochdale Envelope is widely accepted on infrastructure projects and there is guidance on the use of the Rochdale Envelope by the Planning Inspectorate and Policy EN-1 Overarching National Policy Statement for Energy. Essentially, the Rochdale Envelope requires an assessment to be based on a cautious ‘worst case’ approach. In this case, what is proposed on site is the maximum that would be built, but it could be less than this or with very minor changes to the layout. The Rochdale Envelope provides flexibility in design options where details of the whole project are not available, while ensuring the impacts of the final development are fully assessed.</p> <p>Any planning permission granted on the basis of the Rochdale Envelope is conditional on providing the final details for approval prior to construction. As such, Condition 4 seeks full details of the final proposal.</p>	<p>For clarity and completeness.</p>
<p>Amendment to paragraph to 5.41 to omit the final sentence.</p>	<p>To ensure all matters are considered appropriately in the planning balance.</p>
<p>To omit the sixth sentence from paragraph 5.59.</p>	<p>For completeness.</p>

<p>After paragraph 6.4 of the report, in the final planning balance the following matters, as detailed in the report must be taken into consideration:</p> <p>Positive weight:</p> <ul style="list-style-type: none"> <li>• Economic and social benefits (very significant weight)</li> <li>• Provision of renewable energy (very significant weight)</li> <li>• Biodiversity net gain (significant weight)</li> </ul> <p>Neutral weight:</p> <ul style="list-style-type: none"> <li>• Flooding/sustainable drainage</li> <li>• Contaminated land</li> <li>• Minerals safeguarding</li> <li>• Highways</li> <li>• Layout and design</li> <li>• Residential Amenity</li> <li>• Archaeology</li> <li>• Loss of lower grade 3b agricultural land</li> </ul> <p>Negative weight</p> <ul style="list-style-type: none"> <li>• Heritage – Aston Sandford Conservation Area/ Grade II listed Old Rectory and associated barn (lower end of less than substantial)</li> <li>• Landscape issues: <ul style="list-style-type: none"> <li>○ Landscape character (moderate/major adverse)</li> <li>○ Cumulative Landscape Visual Impact (moderate/major adverse)</li> <li>○ Setting of the AONB on its own (low/negligible)</li> </ul> </li> </ul> <p>In terms of the heritage impact, it is considered that the public benefits, as detailed in the heritage section of the report, outweigh the less than substantial harm identified.</p> <p>Overall, Officers consider that the positive benefits of the scheme, particularly the provision of a source of renewable energy that could provide clean energy to 14,400 homes would outweigh the harmful impacts of the development.</p>	<p>For clarity and completeness.</p>
<p>Amended Condition 4</p> <p>Notwithstanding the plans hereby approved in Condition 3, <b>no development shall take place until</b> full details of the final locations, design, finishes and materials to be used for the panel arrays, inverters, substation control building, substations, CCTV cameras, fencing and any other structure required for the operation of the site as solar farm have been submitted to and approved in writing by the local planning authority. Subsequently the development shall be carried out in accordance with the approved details.</p>	<p>For completeness.</p>
<p>Amendment to Condition 5</p>	<p>For completeness.</p>

<p>Prior to above ground works details of hard and soft landscape works (“the landscaping scheme”) <b>shall be</b> submitted to and approved in writing by the local planning authority. The landscaping scheme shall include a statement setting out the design and mitigation objectives and how these will be delivered. Soft landscape works shall include but not be limited to:</p> <ul style="list-style-type: none"> <li>• planting plans</li> <li>• written specifications (including cultivation and other operations associated with plant and grass establishment)</li> <li>• schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate</li> <li>• implementation programme (including phasing of work where relevant)</li> <li>• details of additional hedgerow planting at the entrance to the site</li> </ul> <p>The scheme shall be implemented no later than <b>by the end of the</b> first planting season following the <b>date of first export</b> and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.</p>	
<p>Amendment to Condition 11</p> <p>No development shall take place, unless authorised in writing in advance by the local planning authority, until the applicant, or their agents or successors in title, have undertaken archaeological evaluation in form of a geophysical survey and trial trenching in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. Where significant archaeological remains, <b>as determined by the Council’s Archaeology Officer</b>, are confirmed, these will be preserved in situ.</p>	For completeness.
<p>Amendment to Condition 14</p> <p>At the end of the period of 40 years from the <b>date of first export</b>, the use hereby permitted shall cease and all materials and equipment brought on the land in connection with the use permitted shall be removed and the land restored to its previous state or as otherwise agreed, in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority prior to the decommissioning works taking place. Details shall include a method statement and timetable for the dismantling and removal of the solar pv development and of the associated above ground works and foundations to a depth of at least one meter below ground; and the details shall include a method statement, a traffic management plan, and a timetable for any necessary restoration works following removal of the solar pv development. The scheme shall be implemented in accordance with the approved details.</p>	For completeness.
<p>Amendment Condition 17</p>	For completeness.

<p>All electrical cabling between the panel rows and the onsite connection building, substations and transformer units shall be located underground. Thereafter the excavated ground shall be reinstated to its former condition within 2 months of the <b>date of first export</b> in accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.</p>	
<p>Amendment to Condition 20</p> <p>All temporary construction yards and temporary access tracks required to provide temporary storage of materials, parking and access in conjunction with the development shall be removed within three months of the completion of the construction works. <b>All temporary access tracks required to provide temporary storage of materials, parking and access in conjunction with the decommissioning of the site shall be removed and the land shall be restored to its former condition</b> within three months of the cessation of the scheme.</p>	<p>For completeness.</p>
<p>Amendment to Condition 21</p> <p>Should any unexpected contamination of soil or groundwater be discovered during development of the site, the Local Planning Authority should be contacted immediately. Site activities within that sub-phase or part thereof, <b>shall be</b> temporarily suspended until such time as a procedure for addressing any such unexpected contamination, within that subphase or part thereof, is agreed upon with the Local Planning Authority or other regulating bodies.</p>	<p>For completeness.</p>
<p>In Appendix A, the objection was lodged by Greg Smith MP not Greg Clark MP.</p>	<p>Correction.</p>