



## Report to Buckinghamshire Council – (North Team) Planning Committee

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<b>Application Number:</b>	22/03262/APP
<b>Proposal:</b>	Installation of ground mounted solar panels
<b>Site location:</b>	The Stud House, Ledburn Road, Ledburn, Mentmore, Buckinghamshire, LU7 0QE
<b>Applicant:</b>	Mr Peter Brazier
<b>Case Officer:</b>	Mr Naim Poptani
<b>Ward affected:</b>	IVINGHOE
<b>Parish-Town Council:</b>	MENTMORE
<b>Valid date:</b>	23 September 2022
<b>Determination date:</b>	18 November 2022
<b>Recommendation:</b>	Approval subject to conditions

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### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks planning permission for the installation of 40 ground mounted solar panels.
- 1.2 The application site falls outside of the original residential curtilage of the application building and sits within a paddock at the end of the garden. The site sits within the Quanton-Wing Hills Area of Attractive Landscape (AAL), is adjacent to the Mentmore Conservation Area (CA) boundary and very close to the GII\* Mentmore Registered Park and Garden.
- 1.3 This application has been considered with regards to the adopted Development Plan and it is concluded that the development is acceptable in terms of its impact on the wider area, landscape character, the historic environment, residential amenity and transport and would comply with Policies BE1, BE2, BE3, C3, NE1, NE4, NE7 and T5 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.
- 1.4 The application is referred to the Planning Committee because the applicant (Mr Peter Brazier) is an elected member of Buckinghamshire Council and in accordance with the Councils Scheme of Delegation, planning applications submitted by Councillors must be determined at the relevant Area Planning Committee to ensure openness and transparency.
- 1.5 Overall, having regard to the Development Plan and the NPPF, the application is recommended for conditional approval.

## 2.0 Description of Proposed Development

- 2.1 The application site comprises a paddock which falls outside of the original residential curtilage of the application building, The Stud House, which is considered to be a Non-Designated Heritage Asset (NDHA). The site sits within the Quainton-Wing Hills Area of Attractive Landscape (AAL), is adjacent to the Mentmore Conservation Area (CA) boundary and very close to the GII\* Mentmore Registered Park and Garden.
- 2.2 To the north and east of the site is open space, the host dwelling The Stud House to the west, and the built-up settlement to the south.
- 2.3 The application seeks the installation of 40 ground mounted solar panels on a paddock at the end of the garden at The Stud House. The panels would measure 2384mm x 1303 mm with a maximum height of 1 metre.

## 3.0 Relevant Planning History

Reference: 83/00837/AV

Development: Extension and Garage

Decision: Approved

Decision Date: 4 August 1983

Reference: 92/01305/APP

Development: Triple Garage

Decision: Approved

Decision Date: 16 September 1992

Reference: 94/00855/APP

Development: Site for dwelling

Decision: Refused

Decision Date: 4 August 1994

Reference: 23/00246/APP

Development: Householder application for demolition of conservatory and erection of single storey rear extension

Decision: Pending

Decision Date: n/a

Reference: 76/01276/AV

Development: Extension and alterations

Decision: Approved

Decision Date: 14 October 1976

## 4.0 Representations (*summarised below*)

- No representations were received at the time this report was written.

## 5.0 Policy Considerations and Evaluation

### The Development Plan

Vale of Aylesbury Local Plan (VALP), adopted 15<sup>th</sup> September 2021

- Policy S1 Sustainable Development for Aylesbury Vale
- Policy S3 Settlement Hierarchy and Cohesive Development

- Policy C3 Renewable Energy
- Policy BE1 Heritage Assets
- Policy BE2 Design of New Development
- Policy BE3 Protection of Amenity of Residents
- Policy T5 Delivering Transport in New Development
- Policy NE1 Biodiversity & Geodiversity
- Policy NE4 Landscape Character and Locally Important Landscape
- Policy NE7 Best and Most Versatile Agricultural Land

Buckinghamshire Minerals and Waste Local Plan, adopted 19<sup>th</sup> July 2019

Policy 1 – Safeguarding Mineral Resources. (Officer note: The site is not situated within a Mineral Safeguarding Area and therefore does not require further consideration against Policy 1 of the Buckinghamshire Minerals and Waste Local Plan).

Neighbourhood Plan

No made or emerging neighbourhood plan for Mentmore.

Design Advice Leaflets & Guidance Notes

Residential Extensions

Conservation Area Appraisal

National Policy

National Planning Policy Framework 2021

National Planning Policy Guidance

National Design Guide

## **6.0 Principle and Location of Development**

*VALP policies: S1 (Sustainable Development for Aylesbury Vale), S3 (Settlement Hierarchy and Cohesive Development) and C3 (Renewable Energy)*

6.1 The application site is within the countryside. Policies S1 and S3 of the VALP provide support for sustainable development and seek to avoid new development in the countryside, unless in accordance with specific allocations and policies in the plan that seek to support thriving rural communities. One such policy within the VALP which provides opportunity for development in the countryside is Policy C3. Policy C3 ‘Renewable Energy’ of the VALP states that:

“All development schemes should look to achieve greater efficiency in the use of natural resources. Planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact, including cumulative impact, on the following issues:

- a. landscape and biodiversity including designations, protected habitats and species
- b. visual impacts on local landscapes
- c. the historic environment including designated and non-designated assets and their settings
- d. the Green Belt, particularly visual impacts on openness
- e. aviation activities

- f. highways and access issues, and
- g. residential amenity

- 6.2 The Council will seek to ensure that all development schemes achieve greater efficient in the use of natural resources, including measures to minimise energy use, improve water efficiency and promote waste minimisation and recycling. Developments should also minimise, reuse and recycle construction waste wherever possible”.
- 6.3 Paragraph 158 of the National Planning Policy Framework (2021) offers guidance to Local Planning Authorities in determining planning applications for renewable and low carbon developments, stating that applicants should not be required to demonstrate the overall need for renewable or low carbon energy. The Framework recognises that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions if the impacts arising from the development proposal are (or can be made) acceptable.
- 6.4 In addition, paragraph 84 of the NPPF states that development should promote a strong rural economy including the diversification of agricultural and other land-based rural business. Also, paragraph 174 of the NPPF requires Local Planning Authorities to take into account the economic and other benefits of the best and most versatile agricultural land and, where significant development of agricultural land is demonstrated to be necessary, to seek to use areas of poorer quality land in preference to that of a higher quality.
- 6.5 In principle, therefore, the application is acceptable in accordance with Policies S1, S3 and C3 of the Vale of Aylesbury Local Plan and advice within the NPPF. The development must also accord with other relevant policies in the VALP.

## **7.0 Impact on the Natural Environment**

### **Loss of agricultural land**

*VALP policy: NE7 (Best and most versatile agricultural land)*

- 7.1 Policy NE7 of the VALP states: “subject to the development allocations set out in the VALP, the council will seek to protect the best and most versatile farmland for the longer term. Proposals involving development of agricultural land shall be accompanied by an assessment identifying the Grades (1 to 5) Agricultural Land Classification. Where development involving best and more versatile agricultural land (Grades 1, 2 and 3a) is proposed, those areas on site should be preferentially used as green open space and built structures avoided. Where significant development would result in the loss of best and more versatile agricultural land, planning consent will not be granted unless:
- a. There are no otherwise suitable sites of poorer agricultural quality that can accommodate the development, and
  - b. The benefits of the proposed development outweigh the harm resulting from the significant loss of agricultural land.”

- 7.2 There is no definition as to what comprises ‘significant development’ in this context but the threshold above which Natural England are required to be consulted has been set at 20 hectares. As such, the extent of land accommodating the proposed panels, extending to approximately 0.18 hectares would fall well below this threshold and therefore an assessment to identify the grade of the agricultural land has not been sought.
- 7.3 The NPPF defines “best and most versatile” agricultural land as “Land in grades 1, 2 and 3a of the Agricultural Land Classification”. The protection of grade 1, 2 and 3a best and most versatile agricultural land is promoted in the NPPF. However, since the application site is of such limited size, it would not be considered to house ‘significant development’ and the proposal would deliver the benefit of producing energy from a renewable energy source. Overall, the loss of 0.18 hectares of land to accommodate solar panels is considered acceptable.
- 7.4 Paragraph 174 of the NPPF advises that Local Planning Authorities should take into account the economic and other benefits of the “best and most versatile” agricultural land and, where significant development of agricultural land is demonstrated to be necessary; Local Planning Authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- 7.5 As it stands, the land forming the application site has been used as an informal garden and therefore has not been used for the purposes of growing crops. The development of the site would not therefore take best and most versatile out of active agricultural use. Notwithstanding this, there is no requirement for any groundworks and once the use hereby permitted does cease the solar panels shall be removed from the site and the land returned to its former use. As such, the proposal is considered to accord with policy NE7 of the VALP, and advice within the NPPF.

## **8.0 Renewable energy**

### *VALP Policy: C3 (Renewable Energy)*

- 8.1 Policy C3 of the VALP outlines that the Council will expect developments for energy generation to address potential adverse impacts, especially in relation to visual impact, through careful location, design and landscaping following the design principles set out in the VALP.
- 8.2 The proposal’s compliance with the conditions listed above within policy C3 are discussed in detail below, particularly in relation to other relevant policies. Overall, for the reasons detailed within the proceed sections of this report, the proposal is considered to be acceptable and accords with policy C3 of the VALP and the NPPF.

## **9.0 Raising the quality of place making and design**

*VALP policy: BE2 (Design of new development) and C3 (Renewable Energy)*

- 9.1 Policy BE2 of the VALP states all new development proposals shall respect and complement the following criteria:
- a. the physical characteristics of the site and its surroundings, including the scale and context of the site and its setting
  - b. the local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials
  - c. the natural qualities and features of the area, and
  - d. the effect on important public views and skylines.
- 9.2 The proposed solar panels would be located towards the south-east boundary of the paddock and set some distance away from the host dwelling. The proposed panels would be of a scale, height and position which respects the character and appearance of the existing dwelling and wider area. It is considered the proposal would not appear overly prominent within the streetscene or the locality in general, thereby preserving the residential characteristics of the host dwelling and not detracting from the character of the countryside. As such, the proposal is considered to comply with policy BE2 and criterion b. of policy C3 of the VALP and chapters 12 and 14 of the NPPF in this regard and the National Design Guide.

## **10.0 Landscape Issues**

*VALP policy NE4 (Landscape character and locally important landscape) and C3 (Renewable Energy)*

- 10.1 Policy NE4 of the VALP states development must recognise the individual character and distinctiveness of particular landscape character areas set out in the Landscape Character Assessment (LCA), their sensitivity to change and contribution to a sense of place. Development should consider the characteristics of the landscape character area by meeting all of the following criteria:
- a. minimise impact on visual amenity
  - b. be located to avoid the loss of important on-site views and off-site views towards important landscape features
  - c. respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value
  - d. carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)

- e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky
- f. ensure that the development is not visually prominent in the landscape, and
- g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value

- 10.2 The NPPF seeks to conserve and enhance the natural environment and at paragraph 174 advises the planning system should contribute to, and enhance, the natural and local environment by, among other things, protecting and enhancing valued landscapes.
- 10.3 The application site lies within the Quainton-Wing Hills Area of Attractive Landscape (AAL). The significance of this AAL is identified as “Undulating hills and ridges with distant panoramic views across the strongly rural and picturesque landscape, including to the Vale of Aylesbury to the south. The prominent hills form a backdrop to many views in the district. Nucleated villages create texture, a sense of history, variety and rhythm. The strong sense of history is present in the many Conservation Areas, Scheduled Monuments and landscape features such as ridge and furrow and irregular enclosed fields”.
- 10.4 The proposed solar panels would be located adjacent to the south-east boundary of the paddock which is at its lowest point given the sloping topography of the site and close to the existing post and rail fencing at the boundary. The panels would measure a maximum of 1 m in height. The limited height of the panels, together with their discrete siting to the rear of existing properties would result in limited views of the proposed development from the highway and the open countryside. Whilst great weight is given to conserving the significance of the Area of Attractive Landscape, for the reasons set out above, it is considered the proposal would retain the character of the landscape and would conserve the significance of the Area of Attractive Landscape and meet the above objectives of policy NE4 and criteria a. and b. of Policy C3.

## **11.0 Trees**

*VALP policy: NE8 (Trees, hedgerows and woodlands)*

- 11.0 Policy NE8 of the VALP seeks to protect mature trees, woodlands and hedges as they are sensitive to the impacts of development, both directly through their removal or indirectly through the impacts of construction. Due to the contribution, they can make to the quality of development and the length of time and the cost taken to replace mature features, they should be retained and protected wherever possible.

- 11.1 There are no mature trees and hedgerows within and immediately surrounding the site. In addition, given the proposal does not require ground works, and the distance from any vegetation, it is considered the works would not impact the existing landscaping. The implantation of a hedgerow along the south-east boundary to provide further mitigation when viewed from the surrounding area could be secured by condition. The proposal is considered to comply with policy NE8 of the VALP and guidance within the NPPF.

## **12.0 Amenity of existing and future residents**

*VALP policies: BE3 (Protection of the amenity of residents) and C3 (Renewable Energy)*

- 12.1 Policy BE3 of VALP seeks to protect the amenity of existing residents and achieve a satisfactory level of amenity for future residents. The NPPF at paragraph 130 states that authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 12.2 The proposed solar panels would be situated adjacent to the south-east boundary of the site and to the north of the nearest residential property; Haselden House. It is acknowledged that the proposal would alter the outlook from the first-floor side windows of Haselden House, however the development does not in itself amount to a harmful impact. Given the limited height of the proposed panels, the development would not give rise to any significant adverse impacts through overbearing impact of loss of light to any neighbouring properties. To ensure no significant detrimental impacts from glare would arise, a condition is recommended to require the use of a non-reflective finish to the solar panels, and a non-chrome finish surround. It should be also noted, no representations have been received objecting to the proposed development, including from the Council's Environmental Health Team.
- 12.3 As such, subject to conditions, the proposal would not have a significant detrimental impact upon the amenities of neighbouring properties and would comply with policy BE3 and criterion g. of Policy C3 of VALP and the NPPF in this regard.

## **13.0 Transport matters and parking**

*VALP policies: T5 (Delivering transport in new development) and C3 (Renewable Energy)*

- 13.1 Policy T5 of the VALP states that new development will only be permitted if necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development. Paragraph 110 of the NPPF requires decision-takers to ensure that safe and suitable access can be achieved to new developments.



- 13.2 The site would be accessed via an existing access and given the nature of the development, the Highways Officer has advised that the proposal would not have a material impact on the safety and operation of the adjoining public highway during construction or operation of the panels.
- 13.3 It is therefore considered the proposal would accord with policies T5 and criterion f. of Policy C3 of the VALP and the NPPF in this regard.

#### **14.0 Ecology**

*VALP policies: NE1 (Biodiversity and geodiversity) and C3 (Renewable Energy)*

- 14.1 Policy NE1 seeks to conserve and enhance the district's biodiversity through the protection and improvement of the terrestrial and water environments and fauna and flora, relative to their importance.
- 14.2 The site lies in a Red Impact Zone for Great Crested Newts. The Ecology Team have advised that the proposal is unlikely to cause impact on great crested newts and/ or their habitats. However, as the presence of GCN cannot be entirely ruled out, an informative is provided, advising the applicant of the procedure that should be followed if a Great Crested Newt is encountered during the works.
- 14.3 Policy NE1 of the VALP also seeks a net gain in biodiversity. The provision of a length of hedging along the southern/ south-eastern boundary of the site would provide a net gain in biodiversity and shall be secured by condition.
- 14.4 Subject to conditions, the proposal is therefore considered acceptable with regards to ecology impacts and would accord with policies NE1 and criterion a. of Policy C3 of the VALP.

#### **15.0 Impact on Heritage Assets and Archaeology**

*VALP Policies: BE1 (Heritage Assets) and C3 (Renewable Energy)*

- 15.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Policy BE1 of the VALP highlights that proposals for development should contribute to heritage values and local distinctiveness and the impact of the proposal must be assessed in proportion to the significance of the heritage asset. Paragraph 196 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 15.2 The site lies outside of but adjacent to Mentmore Conservation Area which extends to the west and south of the site. The proposed panels would be sited approximately 50 metres

from the host dwelling which is identified as a Non-Designated Heritage Asset. Approximately 40m to the south of the site is the Grade II\* listed Mentmore Towers Historic Park and Garden.

- 15.3 The Council's Heritage Officer was consulted and commented the proposals would be viewed in the context of the buildings along Ledburn Road and with the panels having a maximum height of 1 metre, the proposal would not be likely to result in a significant visual detractor and as such raises no heritage objections. The proposal is therefore considered to have a neutral impact on the setting of the Conservation Area.
- 15.4 Given the degree of separation between the proposed panels and The Stud House, the proposed development is considered to have a neutral impact on the setting of the dwelling as a non-designated heritage asset.
- 15.5 The Gardens Trust have advised they raised no objection to the proposal in principle but would ask the Local Planning Authority to consider low level planting to mitigate the impact on the Mentmore Towers Historic Park and Garden. Officers are content that there is space for planting to be provided along the southern boundary of the site and therefore details of planting can be secured by condition. Subject to the imposition of a condition, the proposal is therefore considered to have a neutral impact on the setting of the Mentmore Towers Historic Park and Garden.
- 15.6 The site also lies adjacent to an Archaeological Notification Area for medieval earthworks. The Council's Archaeology Officer commented the location of the solar panels is outside of this area and the proposal will only require minimal ground disturbance and therefore raises no objections.
- 15.7 Great weight has been given to conserving the significance of the designated heritage assets. In this instance, the proposal would have a neutral impact on the settings of the designated and non-designated heritage assets. The proposal is therefore considered to accord with policies BE1 and criterion c. of policy C3 of the VALP and chapter 16 of the NPPF in this regard.

## **16.0 Weighing and balancing of issues / Overall Assessment**

- 16.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 16.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
  - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,

c. Any other material considerations

16.3 As set out above it is considered that the proposed development would accord with development plan policies S1, S3, BE1, BE2, BE3, C3, NE1, NE4, NE7 and T5 of the Vale of Aylesbury Local Plan and National Planning Policy Framework 2021. The proposal would deliver environmental benefits from the creation of energy from renewable energy resources and through the planting of a new length of hedging. There are no social, environmental or economic harms arising from the proposal.

16.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

**17.0 Working with the applicant / agent**

17.1 In accordance with paragraphs 38 and 39 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

17.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

17.3 In this instance the applicant/ agent submitted amended plans, which have been assessed against national and local planning policy and guidance, including all material planning considerations and are considered to be acceptable. Officers therefore recommend that planning permission is granted.

**18.0 Recommendation**

18.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that planning permission be **GRANTED** subject to appropriate conditions, to include the following:

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

**Reason:** To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and plan numbers:

- Figure 3 of the accompanying Planning Statement [dated 21 August 2022] received by the local planning authority on 20<sup>th</sup> September 2022,  
- Location Plan 1:1250 [Unnumbered] received on 21<sup>st</sup> December 2022,  
- Block Plan 1:500 [Unnumbered] received on 21<sup>st</sup> December 2022,  
and in accordance with any other conditions imposed by this planning permission.

**Reason:** To ensure that the development is carried out in accordance with the details considered by the Planning Authority.

**3.** The ground mounted photo-voltaic solar panels hereby approved shall not exceed 40 in number and no part of the photo-voltaic solar panels shall exceed a height of 1 metre above ground level at any time.

**Reason:** In the interests of visual amenities of the locality and to comply with policies BE1, BE2, C3 and NE4 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.

**4.** Prior to the installation of the ground mounted solar panels hereby permitted, a planting scheme to provide for a hedgerow along the south/south-east boundary of the site bordering Haselden House shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate species, plant sizes and proposed numbers/densities and shall be carried out in accordance with the approved planting scheme within the first planting season following the commencement of the development.

**Reason:** To safeguard the rural character of the area and the setting of Mentmore Towers Historic Park and Garden and to provide a net gain in biodiversity, to accord with policies, BE1, BE2, NE1, NE4 and C3 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.

**5.** Any tree or shrub which forms part of the approved planting scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity in accordance with the planting scheme approved under Condition 4 of this permission.

**Reason:** To safeguard the rural character of the area and the setting of Mentmore Towers Historic Park and Garden and to provide a net gain in biodiversity, to accord with policies,

BE1, BE2, NE1, NE4 and C3 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021.

6. The solar panels hereby permitted shall be finished in a non-reflective material and the frames and mountings shall have a non-chrome finish.

**Reason:** To ensure a satisfactory appearance to the development and to prevent undue glare in the interests of residential amenity and to comply with policies BE1, BE2, BE3 and NE4 of the Vale of Aylesbury Local Plan and the advice within the National Planning Policy Framework.

**INFORMATIVE:**

**Great Crested Newts (European Protected Species)**

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a EPS mitigation licence from Natural England or the district licence distributed by Buckinghamshire Council. If a great crested newt is encountered during development, works must cease and advice should be sought from a suitably qualified ecologist.

**List of approved plans:**

<b>Received</b>	<b>Plan Reference</b>
20 September 2022	Planning Statement [dated 21 August 2022]
21 December 2022	Location Plan 1:1250 [Unnumbered]
21 December 2022	Block Plan [Unnumbered]

**Appendix A: Consultation Responses and Representations**

**Appendix B: Site Location plan**

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

*No comments received at the time this report was written.*

### Parish/Town Council Comments (verbatim)

Mentmore Parish Council has no comment.

### Consultation Responses (Summarise)

#### **Heritage Officer**

Comments: The proposal will be read in the context of the buildings along Ledburn Road and as long as the units are no higher than the 1m proposed (and detailed within the submission documents), it is unlikely to result in a significant visual detractor and as such there are no heritage objections to the proposal.

#### **Landscape Officer (via surgery)**

Comments: The proposal would be highly visible when viewed from the B488 to the east and surrounding area including the adjacent conservation and Historic Parks and Garden.

#### **Historic England**

Comments: Not necessary to consult us on this application.

#### **The Garden Trust**

Comments: No objection to the proposal in principle but would ask the LPA to consider low level planting to mitigate the impact.

#### **Archaeology Officer**

Comments: The location of the solar panels is outside of this area and the proposal will only require minimal ground disturbance and therefore raises no objections.

#### **Ecology Officer**

Comments: The proposal is unlikely to cause impact on great crested newts and/ or their habitats. However, as the presence of GCN cannot be entirely ruled out, an informative is provided.

#### **Highways Officer**

Comments: The proposal would not have a material impact on the safety and operation of the adjoining public highway.

#### **Environmental Health**

Comments: No environmental health objections to this application.

### Representations

None received at the time this report was written.

**APPENDIX B: Site Location Plan**



**Do not scale – this map is indicative only**

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