

Planning Committee
Report of the Planning Manager (Development Management)

Planning Ref: 24/00120/CONDIT
Applicant: Mr Daniel Corcoran
Ward: Barlestone Nailstone And Osbaston



Hinckley & Bosworth
Borough Council

Site: Church Farm Washpit Lane Barlestone

Proposal: Variation of conditions 2,4,12,21,22 and 23 to planning permission 21/01395/FUL. Amendment to the access, required management and maintenance, construction traffic management plan, construction access improvements and vehicular visibility splays

1. Recommendations

1.1. Grant planning permission subject to:

- The revised Planning conditions outlined at the end of this report which have been updated to reflect the amendments and those that have already been discharged

2. Planning application description

- 2.1. Full planning consent was granted under planning application reference 21/01395/FUL for a 107 hectare solar farm comprising solar PV arrays, battery storage facilities, ancillary infrastructure, Distribution Network Operator (DNO) connection infrastructure, internal access tracks, highways between the solar farm and substation, and areas of landscape planting and ecological enhancement
- 2.2. The current application seeks to amend a number of conditions applied to the permission to secure minor material changed to the approved scheme. The proposed changes comprise the following:
- Removal of the approved access and access road which was intended to serve the substation and, instead, rely upon the approved “temporary access and access road” for the operational life of the development.
 - Condition 12 of the consent is proposed to be amended to clarify the fact that the management and maintenance to secure biodiversity net gain would be required for the operational duration of the solar farm and management activities would not be required to continue post de-commissioning.

3. Description of the site and surrounding area

- 3.1. The application site comprises some 107 hectares of agricultural land located between the settlements of Nailstone and Barlestone, with a smaller area to the south-east of on land west of the B585 Bagworth Road. The application site comprises a number of arable and pastoral fields located between the settlements of Barlestone and Nailstone. The land is Agricultural Land Classification (ALC) Grade 3b.

- 3.2. The application site covers an area north (Parcel A) and south (Parcel B) of Booson Brook which runs east-west through the middle, along with a single field (Parcel C) located to the west of the B585. The surrounding landscape and fields within the site are relatively flat in-themselves. The site slopes down towards Booson Brook which forms the lowest point of a “valley” between Nailstone and Barlestone. The surrounding landscape is predominantly agricultural in appearance with some scattered farm holdings and barns.
- 3.3. The land immediately surrounding Booson Brook is located in Flood Zone 2 and 3 although the remainder of the site is located in Flood Zone 1 and is subsequently at low risk of fluvial flooding
- 3.4. A Public Right of Way (Footpath S29) runs through Parcels A and B between Barlestone and Nailstone. The path forks to the south of Nailstone. Footpath R66 runs broadly parallel to the site’s northern boundary. Footpath S48 runs north-east to south-west to the west of the application site and footpath S30 runs west to north east and is located to the south-east of the application site.
- 3.5. The application site is located in the countryside and is not subject to any other local or national designations.
- 3.6. There are no designated heritage assets located within the site itself. Nailstone Conservation Area is located approx. 250m to the north of the application site. There are 6 Grade II Listed building within Nailstone, as well as Grade II* All Saints Church. Barlestone includes 4 Grade II Listed buildings.
- 3.7. The application site falls within the Charnwood Fringe and Barton Village landscape character areas as identified by the Landscape Character Assessment (2017)

4. Relevant planning history

21/01224/EAS

- Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Formal request of a Screening Opinion For Stoneshollow Solar Farm
- OPISS
- 02.11.2021

21/01395/FUL

- Installation and operation a of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, point of connection mast, switchgear container, inverter/transformer units, Site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
- PERMISSION GRANTED
- 16.08.2022

23/00347/DISCON

- Application to discharge conditions 17, (Surface Water drainage scheme) 18, (Surface Water During Construction)
- 19 (Long Term Drainage Maintenance), 20 (Infiltration) relating to application 21/01395/FUL

- DISCHARGED
- 07.06.2023

23/00608/DISCON

- Application to discharge condition 25 (Public right of way) attached to planning permission 21/01395/FUL
- DISCHA
- 17.11.2023

23/00747/DISCON

- Application to discharge condition 10 (Badger Mitigation)) C13 (CEMP Ecology) and C15 (CEMP Environmental) attached to planning permission 21/01395/FUL
- DISCHARGED
- 05.09.2023

23/00885/DISCON

- Application to discharge Condition 9 (Biodiversity Management Plan) and Condition 12 (Landscape and Ecological Management Plan) 21/01395/FUL
- DISCHARGED
- 06.10.2023

23/01178/DISCON

- Application to discharge conditions 7 (Archaeology), 8 (Archaeology/Position and materials on site), and to re-discharge 9 (Biodiversity Management Plan), 12 (Landscape and Ecological Management Plan) due to changes on C25 PRoW) attached to planning permission 21/01395/FUL
- SPLDIS
- 07.02.2024

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press. No letters of representation have been received following the publicity surrounding this application.

6. Consultation

- 6.1. The following provides a summary of the consultation responses received. Where appropriate the consultation responses are expanded upon in the body of this report.

Archaeology – no comments
 LCC Highways – no objection
 LCC Drainage – no comments
 Parish – no objection
 Conservation – no objection

Historic England – no comments
Inland Waterways Association – no comments
HBBC Drainage – no objection
HBBC Pollution – no objection
HBBC Ecology – no comments received

7. Policy

7.1. Core Strategy (2009)

- Spatial Objective 12: Climate Change and Resource

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation

7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Renewable Energy Capacity Study (2014)
- Landscape Character Assessment (2017)
- Landscape Sensitivity Study (2017)

8. Appraisal

8.1. Key Issues

- Principle of Development
- Design and impact upon the character of the area
- Impact upon Assessment against strategic planning policies
- Impact upon the character of the area
- Impact on the Historic Environment
- Agricultural Land Classification
- Impact upon neighbouring residential amenity
- Highways Matters
- Flooding and Drainage
- Archaeology
- Ecology
- Pollution

Principle of Development

- 8.2 The principle of development has been established by the approval of planning application reference 21/01395/FUL. As there has been no significant change in policy

since the original approval it is necessary to assess the proposed changes to the scheme against planning policy, guidance and other material considerations to establish if any of the changes would warrant a different decision being taken.

Design and impact upon the character of the area

- 8.3 In the context of the previous approval it was found that from the development would arise a number of significant effects on both the landscape character and visual receptors within the site and immediate area. This amounts to a significant adverse effect at a site and local level at year one which would reduce to an extent by year 10. As the development removes on access but will continue to rely on a temporary access there will be no net increase in accesses and so the resulting impact on the character of the area would be negligible.
- 8.4 As the development proposals are concerned with a large scale, long term solar farm that occupies the majority of a valley feature between two neighbouring villages. As with the previous approval, this is significant harm that needs to be weighed into the planning balance.

Heritage Matters

- 8.5 The proposed amendments to the scheme would not lead to any additional impacts on the heritage environment compared to the approved scheme. No material impact would arise over and above what has already been approved and it remains that less than substantial harm can be apportioned to the heritage environment as a result of the development.

Agricultural Land Classification

- 8.6 As with the earlier approved scheme, the development proposals will no impact on best and most versatile agricultural land.

Impact upon neighbouring residential amenity

- 8.7 The amendments to the scheme will have no material impact on neighbour amenity when compared to the approved scheme and continues to comply with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

Highways Matters

- 8.8 The Highway Authority have noted that as part of application 21/01395/FUL, the applicant advised that access to Parcel C off Bagworth Road (B585) would be subject to a separate planning application and it would be the responsibility of the Distribution Network Operator (DNO) to operate the substation, in this location, and thus gain access to it. As part of that application, within the observations dated 29th June 2022 it was advised that the Highway Authority could only assume, in the absence of any other planning application, access to the substation would be taken from the construction access detailed on RPS drawing number JNY11137- 05.
- 8.9 The Highway Authority also advised any new access to the site would need to be considered safe and suitable and that that the applicant should consider appropriate access rights to the sub-station in the event that any new access is not granted planning permission. As part of the current application, the applicant has submitted a Technical Note dated 2nd February 2024 which states that rather than taking the above route, they would like to retain the temporary construction access permanently,

removing the need to apply for planning consent for the previously shown maintenance access. RPS drawing number JNY11137-06 Rev. B has also been submitted, which removes reference to the new maintenance access.

- 8.10 The Highway Authority has confirmed that they have no objection to the retention of the construction access for maintenance purposes and therefore advise it has no objection to the variation of Conditions 22 and 23 and other minor changes to the conditions to refer to the updated documents.
- 8.11 The Highway Authority is satisfied that the development proposals will not lead to a severe cumulative impact on the highway network and that the proposed alterations to the scheme will pose no material impact on highway safety. The amended development scheme still accords with SADMP policy DM17 and the advice contained in the NPPF.

Flooding & Drainage

- 8.12 No alterations to the drainage scheme are proposed and so the development will pose no material impact on the site's risk of flooding or ability to drain compared to the approved arrangement. With the use of the conditions previously applied to the decision notice the development will continue to comply with the NPPF advice in respect of flood risk together with SADMP policy DM7 and BNP policy EN1.

Archaeology

- 8.13 The alterations to the scheme will have no material impact on any below ground archaeological remains. The conditions applied to the original permission will be applied to the new decision notice and will be updated to reflect those that have been discharged since the grant of consent. The scheme continues to comply with SADMP policy DM13 and the advice contained in the NPPF.

Ecology & Trees

- 8.14 One of the key considerations in the determination of this amended application is the proposed amendment to the condition relating to Biodiversity Net Gain. The applicant wishes to alter this condition in order to clarify the fact that the requirement to secure the management and maintenance of the features required to achieve the BNG would only last the operational life span of the development – either 40 years or sooner should the solar farm be decommissioned in advance.
- 8.15 If the solar farm was decommissioned before the 40 year time limit it would be unreasonable to expect the maintenance and management of the BNG features to continue to be provided – it could not be said to be reasonable and fairly related in scale and kind to the development. Considering that condition 6 of the original consent secures a Decommissioning Method Statement & Site Restoration Scheme, which will ensure that habitat and species are not harmed during decommissioning, the clarification of this condition should not be detrimental to biodiversity interests.
- 8.16 With the use of the recommended conditions which include the other ecological conditions applied to the earlier consent, the amended proposals are considered to continue to accord with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the relevant wildlife protection legislation.

Pollution

- 8.17 The proposed amendments to the scheme will have no material impact on environmental health matters and the conditions applied to the original consent that seek to control any adverse environmental effects during construction will continue to apply. The development continues to comply with policy DM7 of the SADMP and the advice contained in the NPPF.

9. Equality implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty in the consideration of this application. The Committee must also ensure the same when determining this planning application.
- 9.3 There are no known equality implications arising directly from this development.

10. Conclusion & Planning Balance

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise
- 10.2 Policy DM2 of the Site Allocations and Development Management Policies DPD (SADMP) sets out that the Council will support appropriately designed and sited renewable energy developments. This Policy has full weight, no conflict with this policy has been identified.
- 10.3 Due to the minor changes proposed to the scheme the planning balance remains unaltered from the previous approval. The proposal has been found to have limited conflict with policy DM4 through harm afforded to public footpaths that cross the site and harm to the character of the countryside through development in the form of solar arrays being introduced to open fields. This harm is held in significant weight.
- 10.4 Paragraph 8 of the NPPF identifies the three strands of sustainable development broken down into social, economic and environmental benefits.
- 10.5 When considering the development's impact on nearby heritage assets, as with the approved scheme, the less than substantial harm to the assets is considered to be outweighed by the public benefits arising from the generation of renewable energy and subsequent reduced reliance on fossil fuels.
- 10.6 The proposal would result in economic benefits through the construction of the scheme through creation of jobs and constructions spend, albeit for a temporary period, therefore having limited weight.
- 10.7 The proposed solar farm will generate enough renewable energy each year to power approximately 22,000 homes. This is a significant environmental benefit of the scheme and it follows that this should be held in significant weight in the planning balance. The proposal also introduces other environmental benefits including enhancements to

existing vegetation, additional planting, proposed bird boxes and bat boxes and wildlife habitats. These benefits are held moderate weight.

- 10.8 There remain to be a number of areas of compliance with development plan policies including matters surrounding heritage, drainage and flood risk, environmental health matters and residential amenity. These are not considered benefits as such and are subsequently held in neutral weight when considering the overall planning balance. It is anticipated that the highways matters can be resolved and held in neutral weight in the planning balance.
- 10.9 As with the earlier scheme, the recommendation is finally balanced but it is suggested that the significant benefits associated with the generation of renewable energy, together with the moderate benefits associated with the environmental enhancements, outweigh the significant harm associated with the landscape and visual impacts arising from the development which in turn are harmful to the rural character of the area. The development is thus regarded to represent a sustainable form of development.

11. Recommendation

11.1 Grant planning permission subject to:

- The following amended Planning conditions:

Please note that the condition numbering is different from the original decision notice as the numbering is updated to reflect that fact that drainage conditions 17,18,19 and 20 have been discharged and are recommended to be amalgamated into a single compliance condition.

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

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

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- o Block plan 1 (received 22 November 2021)
- o Site Layout Plan P23-0657-EN-00-03 (Received 5th February 2024)
- o Detailed Soft Landscaping Plan P23-0657-EN-00-01 Rev H (Received 5th February 2024)
- o Fence, track and cctv details revision A (received 22 November 2021)
- o Inverter station details revision A (received 22 November 2021)
- o Custom switchgear details revision A (received 22 November 2021)
- o Battery station details revision A (received 22 November 2021)
- o Comms and weather station mast revision A (received 22 November 2021)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. Written confirmation of the date of the first export of electricity to the National Grid from the solar farm hereby approved shall be provided to the local planning authority within one month of the date of this taking place.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

4. The planning permission hereby granted is temporary for a period of 40 years from the date of the first export of electricity to the National Grid from the solar farm hereby approved. After such time the use shall cease and the solar farm and associated equipment shall be removed from site in accordance with Condition 5 with exception of the electric substation, the associated access and its direct ancillary equipment hereby approved which shall be retained as permanent infrastructure.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

5. Not less than 12 months prior to the expiry of this permission a decommissioning Method Statement & Site Restoration Scheme shall be submitted to and in agreed in writing by the local planning authority. This shall include details of:-
 - o The works for the removal of the solar panels, ancillary equipment and structures;
 - o works for the restoration of the site;
 - o the management and timing of any works;
 - o a Traffic Management Plan;
 - o an Environmental Management Plan to include measures to be taking during decommissioning to protect wildlife and habitats;
 - o identification of access routes; and
 - o a programme of implementation.

The decommissioning works shall then be carried out in accordance with the agreed Decommissioning Method Statement & Site Restoration Scheme during the 12 months of the expiry of this permission.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

6. Should the solar farm hereby approved no longer be required for the purposes of electricity generation or cease to operate for a continuous period of 6 months, a Decommissioning Method Statement & Site Restoration Scheme as per the requirements of Condition 5 shall be submitted to and agreed in writing by the local planning authority within 3 months after the end of the 6 months cessation period. The statement must also include the date the site first ceased to operate. The decommissioning works shall then be carried out in accordance with the agreed Decommissioning Method Statement & Site Restoration Scheme.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

7. The solar farm shall not be brought into operation until the site investigation and post investigation assessment has been completed, submitted to and approved in writing

by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation WSI V4.1 Stoneshollow Solar Farm (received 5th December 2023) and provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with To ensure satisfactory archaeological investigation and recording in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. In respect of archaeological mitigation the development shall be carried out in accordance with the approved Archaeological Excavation Interim Statement, Table 1 – Building Material and Colour Finishes and PV layout - Drg No. 20210906_A017_3P495.dwg received 5th December 2023.

Reason: To ensure any archaeological deposits are protected and recorded in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. The development shall be carried out in accordance with the Badger Report – Received 31 July 2023 No development shall be undertaken except in accordance with the approved scheme of mitigation.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. The development shall be carried out in full accordance with the mitigation strategies specified in the RPS Ecological Appraisal dated 5th November 2021.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. The development shall be carried out in accordance with the details of the site wide Landscape & Ecological Management Plan provided in - Landscape & Ecological Management Plan received 5th December 2023 and maintained in accordance with this approved document for a period of 40 years or until such a time that the development is decommissioned.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and secure BNG in accordance with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the Habitats Directive.

12. The development shall be carried out in accordance with the approved Construction Environment Management Plan (CEMP) received – Received 31 July 2023.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and secure BNG in accordance with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the Habitats Directive.

13. No external lighting of the site shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect any bats using the site for foraging or commuting in accordance with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the Habitats Directive.

14. The development shall be carried out in accordance with the mitigation measures provided in Pile & Noise Method Statement Received 14 August 2023.

Reason: To protect the amenities of nearby land users in accordance with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

15. Site preparation and construction shall be limited to the following hours;
Monday - Friday 07:30 - 18:00
Saturday 08:00 - 13:00
No working on Sundays and Bank Holidays

Reason: To protect the amenities of nearby land users in accordance with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

16. The development shall only be carried out in accordance with the Drainage Scheme detailed in Drainage Details 23-309 (Received 11th April 2023)

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to ensure the long term maintenance of the drainage infrastructure to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

17. The construction of the development shall be carried out in accordance with the Construction Traffic Management Plan dated 2 February 2024.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

18. The construction access improvements shown on RPS drawing numbers JNY11137-02 Rev B (Access 2), JNY11137-04 Rev A (Access 3) and JNY11137-06 Rev A B (Access 5), shall be implemented in full prior to commencement of main construction works to the site which the access serves.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general

highway safety and in accordance with the National Planning Policy Framework (2021)

19. Vehicular visibility splays of 2.4m x 160m (west) and 2.4m x 215m (east) at Access 2, drawing number JNY11137-02 Rev B, 2.4m x 47m (south) and 2.4m x 120m (east) at Access 3, drawing number JNY11137-04 Rev A and 2.4m x 215m at Access 5 drawing number JNY11137-06 Rev A B shall be provided prior to commencement of main construction works to the site which the access serves. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6m above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

20. The access drives shall be surfaced with tarmacadem, or similar hard bound material (not loose aggregate) for a distance of at least 15m behind the highway boundary prior to commencement of main construction works to the site which the access serves and once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway in the interests of highway safety and in accordance with the National Planning Policy Framework (2023),

21. The scheme, timetable for delivery and treatment of Public Rights of Way shall be carried out in accordance with the PROW Scheme reference C25 P23-0657_TR01 Rev.A_OCT23_Stoneshollow (received 1st November 2023) and shall be retained as such for the operational life of the development.

Reason: To protect and enhance Public Rights of Way and access in accordance with Paragraph 100 of the National Planning Policy Framework (2023).

23. No trees or shrubs should be planted within 1m of the egde of the Public Right of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species.

Reason: To prevent overgrowth of the path in the interests of protecting and enhancing Public Rights of Way and Access in accordance with paragraph 100 of the National Planning Policy Framework (2023).