

**TOWN & COUNTRY PLANNING ACT 1990**

**Refusal of Planning Permission**

Ms Charlotte Peacock (Wessex Solar Energy Ltd)  
Barmoor Farm House  
Barmoor  
Morpeth  
NE61 6LB

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **REFUSE TO PERMIT** for:

Proposal: Installation of a solar park to export up to 25 MW (AC) electricity, comprising up to 65,000 photovoltaic panels, 10 inverter/transformer cabins associated works.

Site address: Land North East Of Bates Lodge Peterborough Road Haddon

in accordance with your application received on 16th March 2022 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	Figure 1.1		11.10.2022
Landscaping	LL149.01	rev G	28.11.2023
Planning Layout	Figure 1.2B		23.06.2023
Planning Layout	Figure 1.2A		23.06.2023
topographical survey	Figure 1.2D		19.12.2022
Elevations	Plan B		11.10.2022
topographical survey	Plan C		11.10.2022
Ownership Plan	Plan D		11.10.2022
Access Details	33444/200	rev 0	13.05.2022
Access Details	33444/300	rev 0	13.05.2022
Plans	Figure 4.5		16.03.2022
Gate details	Figure 4.6		16.03.2022
Floor plans and Elevations	Figure 4.2A		16.03.2022
Elevations	Figure 4.2B		16.03.2022
Access Details	Figure 4.3		16.03.2022
fence details	Figure 4.4		16.03.2022



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1. Reason.

By virtue of the siting of the development, the proposal would result in the loss of 8.3 hectares of Grade 3a Agricultural Land, designated as Best and Most Versatile Agricultural Land (BMV Land) in accordance with the National Planning Policy Framework 2023 and available for productive growth. The application fails to demonstrate the proposed development would not lead to the irreversible loss or degradation of BMV Land to the detriment of food production and its contribution to the local and rural economy, and contrary to policies LP10 and LP35 of Huntingdonshire's Local Plan to 2036 and Para 180 of the National Planning Policy Framework 2023.

2. Reason.

The application site forms part of the eastern slope of a valley located within the Northern Wolds Landscape Character Area, characterised by the ridged topography formed by streams flowing within valleys, and which includes the highest land in the District. Valley landscapes within this area are notable for being well vegetated and intimate in landscape character, with more open ridgelines and plateaux. By virtue of the significant scale of the development, located partially on the valley slope, the solar array would be visually dominant from views both near to and far from the site, particularly from Public Rights of Way (Bridleways 111/5, 111/8, 46/4 and 75/18, and Permissive Path CSS: 05/352/0003) and to users of the A605, Bullock Road and Haddon Road. It would undermine the distinctive and verdant character of the valley through the loss of vegetated fields, and the proposed landscaping scheme has not demonstrated it would be sufficient to mitigate such views given the significant topographical change across the site and the visibility from longer views. The development therefore fails to recognise the intrinsic character and beauty of the countryside and would undermine its sensitive landscape character through inappropriate design, position, visual prominence, and the introduction of intrusive lighting into an otherwise dark landscape. The proposal would conflict with policies LP10 and LP35 of Huntingdonshire's Local Plan to 2036 and the provisions of the National Planning Policy Framework 2023, particularly paragraphs 135 and 180.

3. Reason.

The proposed development, by reason of its scale, the need for lighting within an otherwise dark landscape and the introduction of glint and glare from the reflective panels, would materially harm the amenity of occupants at Bates Lodge, a residential dwelling 470m to the west of the site. The proposal is therefore contrary to policies LP14 and LP35 of Huntingdonshire's Local Plan to 2036 and the provisions of the National Planning Policy Framework, particularly paragraphs 135 and 191.

4. Reason.

Insufficient information has been submitted to demonstrate the proposed development would not result in an adverse impact to the safe functioning of Sibson Airfield and RAF Wittering, or the



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operation of private aircraft utilising surrounding fields by virtue of glint and glare arising from reflected light from the solar panels, contrary to policies LP14 and LP35 and the provisions of the National Planning Policy Framework 2023, particularly paragraph 191.

5. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2023.

NOTES

**Rights of Appeal under the Town and Country Planning Act, 1990 Section 78**

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.



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If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

### **Claiming Compensation**

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

### **General Notes**

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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