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• Our ref: 5229/nl
Your ref:

Cherwell District Council
Planning and Building Control
Bodicote House
White Post Road
Bodicote
Banbury OX15 4AA

27 November 2019

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION FOR THE INSTALLATION OF A STANDALONE SOLAR PV ARRAY,
ASSOCIATED INFRASTRUCTURE AND LANDSCAPING ON LAND NORTH OF HILL FARM, HILL
FARM LANE, DUNS TEW, BICESTER OX25 6JJ**

Aardvark EM Limited is instructed by Greenheath NRG Limited ('the applicant') to submit a planning application for the installation of a standalone Solar PV array, associated infrastructure and landscaping on Land North of Hill Farm, Hill Farm Lane, Duns Tew, Bicester OX25 6JJ.

National and Local Planning Policy is supportive of developments of this nature and there are no planning policies which would suggest that any planning application should be immediately refused, although care has been taken to establish a robust justification statement and supporting site assessments for the proposed development.

The presumption in favour of sustainable development flows through national policy to the local development plan.

The site does not lie within any statutory designated areas. The site is well screened by topography and trees/vegetation and well distanced from receptors. The landscape appraisal undertaken for the proposed development concludes that there is capacity for the landscape to accommodate the development without causing landscape or visual harm to the surrounding area and that the landscape and visual effects would be limited in scale and extent. There are no features of traffic, ecological, historic or archaeological interest that may be significantly affected as a result of the development.

In summary, based on the proposed development and assessments undertaken, the site is deemed suitable for a development of this nature in terms of planning policy and guidance, and planning permission should be granted. It is considered that in line with paragraphs 11 and 47 of the NPPF (2019) and Section 38(6) of the Planning and Compulsory Purchase Act 2004, when undertaking the

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planning balance, the proposed development would accord with the local development plan and that there are no material considerations which indicate otherwise.

The planning application has been prepared and submitted in line with the Local Planning Authority validation checklist and is supported by the documentation set out (prepared by Aardvark EM Limited unless stated otherwise) below;

- Completed 1APP (Application Form) and Certificates
- Planning application drawings – location plan, topographical survey, site layout plan, planting plan and site buildings/infrastructure elevations
- Covering Letter
- Design & Access Statement
- Planning Statement
- Statement of Community Involvement
- Landscape and Visual Impact Assessment – Applied Landscape design
- Flood Risk Assessment – Hafren Water
- Preliminary Ecological Appraisal – Western Ecology
- Construction Traffic Management Plan - ADL Traffic and Highways Engineering
- Heritage Assessment and Geophysical Survey – SW Archaeology
- Agricultural Land Classification – Tim O’Hare Associates

The above documents and application should be read as a whole to gain a complete understanding of the well considered and prepared proposal.

The planning application documentation has been submitted to the Council via the Planning Portal and the application fee paid directly to the Council by the applicant.

We trust the submitted documentation is sufficient for the Council to validate and register the application without delay. However if you do require any further information, please contact Nick Leaney at this office.

Yours faithfully



Aardvark EM Limited