

Report to **Planning Committee**
Date **12 February 2026**
By **Director of Placemaking**
Local Authority **Chichester District Council**
Application Number **SDNP/25/02622/FUL**
Applicant **Ropemaker Properties Ltd**
Application **Installation of solar PV array, a PV switchboard, erection of a substation building and energy centre building at Hatch Farm, and the installation of a step-down transformer at Hollycombe House with a detailed scheme of landscaping and other associated works to provide renewable energy across the Hollycombe Estate.**
Address **Hatch Farm, Wheatsheaf Enclosure, Milland, West Sussex**

Recommendation:

- I. That planning permission be granted subject to the conditions set out in Section 9 of this report and any amendments or other conditions to address technical matters.**
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Site Location Map



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Executive Summary

The application seeks full planning permission for a ground-mounted solar PV array and associated infrastructure at Hatch Farm to supply 100% renewable electricity to the wider Hollycombe Estate. The proposal comprises 978 panels, a PV switchboard, a substation, an Energy Centre and underground cabling to Hollycombe House, generating a minimum of 856MWh annually to eliminate the Estate's operational carbon emissions.

The site forms part of the Hollycombe Estate, adjacent to the Grade II Listed Hollycombe House and Grade II* Registered Park and Garden, within a tranquil and wooded landscape. The array has been sited to utilise landform and existing vegetation to minimise visual effects, with amendments reducing hardstanding and field interventions. Officers conclude the scheme conserves and enhances landscape character.

Heritage assessment confirms no harm to designated assets, with restoration of the historic Holloway providing additional enhancement. Ecological surveys indicate no significant impacts on nearby Special Protection Area (SPA), Special Area of Conservation (SAC) or Site of Special Scientific Interest (SSSI) designations, and the scheme secures over 20% Biodiversity Net Gain (BNG) through grassland restoration and tree planting.

Construction access via Wheatsheaf Enclosure can be appropriately controlled through a detailed Construction Environmental Management Plan (CEMP), including measures to protect Public Rights of Way (PRoW). Neighbour amenity impacts are considered to be limited, with glimpsed views not considered harmful; a targeted operational noise assessment for Upper Hatch Farm is recommended as a condition.

Overall, the proposal delivers significant renewable-energy and climate-resilience benefits for the Estate while complying with relevant Local Plan policies, the National Planning Policy Framework (NPPF) and National Park purposes. The application is recommended for approval, subject to conditions.

I. Site Description

- I.1 The site is part of the Hollycombe Estate, which comprises Hatch Farm and Top Fields to the northwest, Hollycombe House (Grade II Listed) to the east and the Grade II* Hollycombe Registered Park and Garden (RPG), which borders Top Fields. Works are currently underway to restore the RPG and extend the dwellinghouse (consented under a separate planning permission). The wider estate is characterised by woodland and open pasture.
- I.2 The application site relates primarily to Hatch Farm, specifically the field to the north of the existing farm building complex. The field has most recently been used for grazing. The red line boundary also includes a cable route across land known as Top Fields, through West Park, which forms part of the RPG and into the curtilage of Hollycombe House.
- I.3 The main application site is accessed from the north through Liphook Golf Course, a Local Wildlife Site (LWS) and Wheatsheaf Enclosure. The latter is a private residential estate, characterised by large dwellings in substantial plots, set amongst woodland. The woodland stretches along the northern edge of Top Fields (west) and there is an area of Ancient Woodland as well as several veteran trees to the east. A number of Public Rights of Way (PRoW) run through Wheatsheaf Enclosure and include part of the access to Hatch Farm / Top Fields.
- I.4 The site is part of the Greensand Hills Landscape Character Area, which is typified by significant woodland cover comprising an interlocking mosaic of different woodland types and structures, open heathland, irregular patterns of fields within clearings and woodland edges and an extensive network of Public Rights of Way. The area is highly tranquil and has a high level of perceived naturalness with extensive panoramic views from open hilltops. The wider application site and immediate surrounding area demonstrates many of these key

characteristics, whilst other elements such as irregular field patterns have been lost over time.

- 1.5 There are several designated sites within close proximity to the application site; the closest being Chapel Common Site of Special Scientific Interest (SSSI), which is approximately 1km away and Forestmere SSSI; 1.5km from the site and also close to Woolmer Forest Special Area of Conservation (SAC) and East Hampshire Hangars SAC – 3km and 9.9km respectively.
- 1.6 The immediate neighbouring properties include Hatch House, a detached dwelling in separate ownership to the west of the Hatch Farm complex, and Upper Hatch Farm, an equestrian enterprise to the east – also in separate ownership.

2. Relevant Planning History

- 2.1 Pre-application ongoing for Estate masterplan.
- 2.2 SDNP/25/02137/FUL – Landscape works comprising the excavation and construction of Hatch Farm Pond, East Pond, and West Pond; a temporary construction compound and access routes; and a comprehensive scheme of landscaping and biodiversity enhancements.
- Status: Resolution by Planning Committee to approve, subject to Environment Agency and Lead Local Flood Authority concerns being resolved.

3. Proposal

- 3.1 The application is seeking approval for a 978no. panel solar ground array generating a minimum 856MWh electricity per annum, to deliver the estate’s vision of Hollycombe House and Hatch Farm running on 100% renewable, on-site generated energy and eliminating the operational carbon of the estate. This would comprise:
- The ground-mounted array, located in the northernmost field associated with Hatch Farm comprising 6 rows of panels reaching a maximum height of 2.9m from ground level.
 - PV switchboard buildings located in the north-eastern corner of the array, measuring 8m by 3.5m and 3.5m in height.
 - 100kVA substation housing a secondary transformer and SSEN equipment, measuring 6.1m by 5.1m and 3.7m in height.
 - Energy Centre which houses a utility transformer, battery room, electrical and mechanical plant rooms, measuring 10.7m by 12.9m and 5m in height.

All buildings will be clad in timber left to weather naturally, under dark grey metal-clad pitched roofs.

- 3.2 A below-ground cable, adjacent to existing tracks across Top Fields and the RPG would route to a further transformer (4.7m by 6.7m) the majority of which will be below ground, adjacent to the ha-ha in front of Hollycombe House.

4. Consultations

- 4.1 **Ecology (Hampshire County Council)** – No Objection, subject to conditions.
- Potential to move the northernmost track further from the veteran trees beyond the application site, although a no-dig condition would suffice. Conditions regarding the Biodiversity Gain Plan and Habitat Management and Monitoring Plan are required.
- 4.2 **Environment Agency** – No Objection.
- 4.3 **Environmental Health (Contaminated Land)** – No Objection subject to conditions.

- The updated Energy Centre Noise Impact Assessment produced by Peninsular Acoustics dated October 2025 has assessed the key noise sources at relevant receptor locations. The assessment has been undertaken in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'. The report concludes that the plant is likely to have a low impact on nearby residential amenity. We agree with the conclusions of the report and, providing the development is constructed and operated as detailed in the report, no additional noise mitigation is required. A condition should be applied to require the development to be installed as per the proposals submitted.

4.4 **Gardens Trust – No objection.**

- The Gardens Trust have confirmed they do not wish to comment.

4.5 **Historic Buildings Officer – Comment.**

- The proposed transformer will result in little to no harm to the setting of the Grade II listed Hollycombe House or the Grade II* Registered Park and Garden, subject to how it is connected to the house.

4.6 **Landscape Officer – No Objection.**

- The principle of introducing renewable energy onto this site is supported. This support is subject to sensitive design and land management measures. These are needed to mitigate for negative effects and then demonstrate the overall enhancement of this landscape and its character. The site design has generally accounted well for visual impacts. It does however erode the site's agricultural character which could be easily avoided through minor changes to materials and finishes to buildings and associated infrastructure.

4.7 **Lead Local Flood Authority (WSCC) – Further information requested.**

- While a drainage layout has been provided, which shows the applicant proposes to drain the site using infiltration, no infiltration testing or winter groundwater monitoring results have been provided. It is also noted that there are proposals to construct a soakaway outside the red line boundary.

4.8 **Milland Parish Council – Objection.**

- Milland Parish Council has no objection in principle to the creation of a solar farm to meet the energy demands of the Hollycombe Estate, as proposed in the above application, in line with Policy EN4 of the Milland Neighbourhood Development Plan 2016-30. Policies HD2 (Landscape Character) and LE3 (Farm Diversification) are also relevant. However, the Council shares the concerns of near neighbours, residents of the Parish and users of the extensive network of public rights of way throughout the Parish, as follows:
 1. Siting of the PV arrays. Viewpoints from further away should be included in the study (e.g. Older Hill and Dunner Hill). Further screening should be included along northern and western boundaries to protect neighbouring properties.
 2. Site access. The roads through Wheatsheaf Enclosure are not designed or built for heavy traffic and have a weight limit of 17 tonnes; nor are they not wide enough to permit safe two-way traffic involving large vehicles. Larger vehicles should use the designated haul road from Hollycombe Lane.
 3. Siting of sub-station and energy centre. Drawing No 01423-PL-250 shows the proposed sub-station and energy centre less than 15m from Upper Hatch (Bridger) Farm, a neighbouring property. No assessment of noise from the sub-station has been provided.

4. Removal/remediation if no longer used.

- Milland Parish Council would reiterate its support in principle for the generation of green energy at Hollycombe but considers that the current proposals do not take into sufficient account their impact on residents of the Wheatsheaf Enclosure and users of the public rights of way network across the Parish. The Council therefore objects to the application in its present form.

5. Representations

5.1 11 objections have been received since the scheme was first submitted. The comments are summarised below.

5.2 Objections

- Large, articulated lorries are not suitable for access road, which is narrow with limited passing opportunities and will cause damage to road surface. There is a 17-tonne limit on the access, which has not been taken into account.
- Red line boundary and extent of ownership incorrect.
Officer note: this has since been rectified and updated plans submitted.
- Impact on PRoW during construction – safety of users.
- Alternative access from Milland Lane should be sought.
- Concern regarding overall intensification of Hatch Farm use and piecemeal nature of applications for wider plans.
- Concern that by approving this application, it may prejudice subsequent applications and objections.
- Impact on the existing business enterprises adjacent, including the working race yard. This includes the construction impact on horses.
- Lack of engagement with neighbouring properties.
- Impact on historic wall through Hatch Farm.

6. Planning Policy

6.1 Most Relevant Sections of the National Planning Policy Framework:

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Heritage Legislation

6.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission that may affect Listed Buildings, Conservation Areas or their setting. Section 66(1) states that ‘in considering whether to grant planning permission for development which affects a listed building or it’s setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

6.3 Most relevant policies of the adopted South Downs Local Plan (2014-2033) (A full list of relevant policies and applicable legislation can be found in Appendix 1):

- SD4: Landscape Character
 - SD5: Design
 - SD7: Relative Tranquillity
 - SD9: Biodiversity and Geodiversity
 - SD51: Renewable Energy
- 6.4 The South Downs Local Plan is undergoing a period of review and the First Publication (Regulation 18 Consultation) took place in 2025, with future consultation planned to take place in Summer 2026. Currently the emerging Local Plan does not carry weight in decision making. As it progresses through the adoption process, it will gain more weight for the purposes of decision making.
- 6.5 Most Relevant Policies of the Adopted Milland Neighbourhood Development Plan (A full list of other relevant policies can be found in Appendix 1):
- EN.1 – Natural Environment
 - HD.2 – Landscape Character
 - LE.3 – Farm Diversification
- 6.6 Other Relevant Policy Documents (including Supplementary Planning Documents and Technical Advice Notes):
- Biodiversity Net Gain TAN
 - Ecosystem Services TAN
- 6.7 Relevant Objectives of the South Downs Management Plan (2026 – 2031)
- Objective 2.1 – To support businesses and local communities to take positive climate action to ensure they are adapted and resilient to climate change.
 - Objective 2.2 – to support land managers, farmers, foresters and landowners in their aspirations to deliver nature recovery and climate action on their land.
- 7. Planning Assessment**
- 7.1 This application is seeking full planning approval for a ground mounted solar array to provide renewable energy for the Hollycombe Estate alongside the associated buildings and underground cabling. Therefore, the main issues for consideration are:
- Principle of development and wider context;
 - Landscape Character and Visual Impact;
 - Setting, Character and Appearance of Heritage Assets;
 - Ecology and Biodiversity Net Gain;
 - Access and Rights of Way; and
 - Neighbour Amenity.
- Principle of Development
- 7.2 The principle of freestanding solar arrays serving individual properties or small groups of properties is supported in the SDLP, specifically policy SD51, subject to compliance with the following criteria:
- Being suitably sited and screened and clearly associated with the buildings they are intended to serve;

- Appropriate in scale to the property being served; and
- No having an unacceptable adverse impact on local amenity or conflict with public safety.

- 7.3 An Energy Statement accompanies the application which outlines the projected electricity needs for Hollycombe House and associated ancillary buildings. Hollycombe House is Grade II Listed and land immediately around the house is Registered Park and Garden, which limits the options for siting the array immediately adjacent. Top Fields (to the east) are exposed and visually isolated from both the House and the Hatch Farm complex. The proposal is to site the solar array at Hatch Farm, which forms part of the wider Hollycombe Estate. Whilst not immediately adjacent to the existing buildings, the location is still well-related to the complex and therefore the estate as a whole, and not isolated.
- 7.4 The scale of the array has been determined as a result of the estate-wide Energy Statement, a summary of which is submitted as part of the current application. It is considered that this is proportionate to the estate needs. The emerging Local Plan requires consideration of roof-mounted solar ahead of ground-mounted arrays, whilst this is not yet policy it indicates the direction of travel for the SDNPA. The applicant has confirmed that the intention is for the buildings at Hatch Farm, as well as the proposed Energy Centre, to eventually be fitted with roof-mounted panels, which will provide power to the buildings at Hatch Farm as well. The available roof space across the wider estate is not at a scale that would mean solar panels could be provided solely on existing buildings.
- 7.5 The Energy Centre and substation are located closer to the existing built form at Hatch Farm. They are located on the eastern edge to reduce the length of cable corridor and minimise the intrusion on both the neighbouring farm activity and activity on site and ensure easier access for maintenance. These are relatively ‘inert’ buildings, inasmuch there is little human activity associated with them. Therefore, siting these on the periphery of the farm complex is considered acceptable. The impact of these, and the array on neighbour amenity and landscape character is explored further in the assessment below.

Landscape Character and Visual Impact

- 7.6 The panels are proposed to be sited in the northern part of paddock, where the landform falls away towards the mature trees that characterise Wheatsheaf Enclosure. This provides a natural veil which, alongside land cover, screens the array from a relatively large area. In this respect, the applicant has sought to use the landform positively, to inform the overall design. It is noted that the Parish Council requested further viewpoints from further afield, however based on the intervening landform and vegetation this was considered unnecessary. The potential for longer views does indicate the importance of the wooded backdrop and the interventions proposed as part of the landscape and planting proposals.
- 7.7 Further detail has been provided during the course of the assessment to justify the siting of the new supporting buildings, specifically the Energy Centre and substation. In terms of landscape and visual impact from public vantage points, the buildings are of an appropriate scale and location to be read as part of the Hatch Farm complex. They respond to the topography and, following amendments to the proposed materials, would maintain a low-key functional and characteristic appearance. No lighting is proposed for either the buildings or the array, which will further protect landscape character and visual impact.
- 7.8 Following advice from officers, the applicant has reduced the number of interventions to the field, including separation through fencing between the panels and the remaining paddock and the number of surfaced tracks proposed. Hardstanding around the buildings has been kept to a minimum and finished with Bredon gravel, which is appropriate for the agricultural setting.

- 7.9 It has been demonstrated that the proposals would conserve and enhance landscape character and have no adverse visual impact from public vantage points. Therefore, the development would comply with SD4, SD5, SD7 and SD51 of the South Downs Local Plan and HD.2 of the Milland Neighbourhood Plan.

Setting and Character of Heritage Assets

- 7.10 The ha-ha adjacent to which the partially sunken transformer would be located is of modern construction and design, having been introduced in the latter half of the 20th century. It does however form part of the Grade II* RPG. The transformer needs to be located within 100m of the main house, in order to achieve the appropriate connection. Following a detailed assessment undertaken by the applicant, summarised within the Heritage Impact Assessment, the proposed location was considered to be most appropriate, given the limited amount of work required for installation and the limited heritage value of the ha-ha itself.
- 7.11 The new transformer will be largely sunk below surrounding ground level in a ‘valley’ formed by the ha-ha and surrounding vegetation. It will not be visible in views across the northern parkland. Further low-level planting is proposed which would reduce visibility further; this will help screen views from the house itself. Overall, it is considered that there will be no harm caused to the setting of the listed building nor to the character and appearance of the RPG.
- 7.12 There is an existing low historic wall, alongside vestiges of an historic Holloway across the northern boundary of the Hatch Farm complex and Top Fields (east). Through the evolution of both Hatch Farm and Upper Hatch Farm, part of its understanding and legibility has been lost. As part of the development, primarily the cable route from the Energy Centre heading south and east towards Hollycombe House, a further small area of stone embankment would be removed. The applicant proposes to retain and restore the remaining sections of the Holloway within its ownership and restore part of the existing historic route between two fields. It is considered that this would provide an enhancement to the understanding of this non-designated heritage asset. Conditions have been secured to protect the Holloway during construction and for the restoration work to be undertaken prior to the Energy Centre being brought into use.
- 7.13 The proposed development will preserve the designated heritage assets, their special architectural/historic interest and setting and will deliver interventions that will conserve and enhance the historic character of the Estate. The proposal therefore accords with policy SD12 of the SDLP.

Ecology and BNG

- 7.14 The site is approximately 2km from Wealden Heaths Phase II Special Protection Area (SPA) and also close to Woolmer Forest Special Area of Conservation (SAC) and East Hampshire Hangars SAC – 3km and 9.9km respectively. Given the nature of the proposals, no potential impacts are anticipated on the protected sites – alone or in combination with other projects. The same applies to the SSSI’s at Chapel Common and Forestmere, which are both within 2km of the application site. Whilst the development itself would not have an impact on the Liphook Golf Course LWS, the proposed construction route makes use of the existing vehicular access that runs through the LWS. Construction safeguards are recommended as part of the Ecological Impact Assessment accompanying the application and are secured by condition.
- 7.15 The northern edge of the solar array and switchboard building are more than 15m from the woodland to the north of the site. An access track has since been removed, which would have been within the 15m buffer. Native hedgerow planting is proposed to supplement the boundary and further protect the woodland buffer – this continues along the western boundary of the paddock in which the array is located. No trees will be removed as a result of the development and a further 35 trees are proposed to be planted.

- 7.16 Survey work has confirmed that the site is used by common reptiles (slow worm, common lizard and grass snake), primarily along the field margins. Mitigation and enhancement opportunities have been recorded in the Ecological Impact Assessment and will be secured by condition.
- 7.17 BNG of more than 20% will be achieved on site, through the improved management and reinstatement of grassland through an improved grazing regime and planting of the trees. This will be secured through the statutory condition for a biodiversity gain plan and a condition requiring a Habitat Management and Monitoring Plan.
- 7.18 The development will therefore deliver significant ecological enhancement, whilst conserving existing designated sites including SPA, SAC, SSSI and woodland. The proposed development is considered to be compliant with policies SD9, SD10 and SD45 of the SDLP and policy EN.1 of the MNDP.

Access and Rights of Way

- 7.19 The main issues concerning access and Rights of Way (bridleways) relate to the construction phase of development. The application seeks to make use of the vehicular access through Wheatsheaf Enclosure from Liphook Road (B2070). This is a privately owned drive, albeit one which is a PRow for much of its length. Whilst the route is only wide enough to accommodate a single lane in places, it is used by larger vehicles, including tractors and includes passing places along its length. Vehicle sizes, including weight limits, and movements can be controlled by a more detailed and bespoke CEMP to be secured by condition. This would also ensure appropriate measures are applied to make good any damage caused by construction vehicles to the PRow and protect walkers / riders during construction. The landform between the rights of way and the application site mean that there would be no adverse visual impact for users of the PRow network as a result of the development. The development therefore complies with SD19 and SD20 of the SDLP.

Neighbour Amenity

- 7.20 There will be glimpsed views of parts of the site from private land – the nearest dwelling being approximately 120m from the solar array. Whilst being partially visible from within the curtilage of some of the dwellings or within private areas of the Wheatsheaf Enclosure, the presence of the solar array does not have a harmful effect on amenities of nearby residents.
- 7.21 Notwithstanding the above, the applicant proposes, mainly for biodiversity benefits, additional hedgerow/vegetation along the boundary with the existing track (along the western site boundary). A positive by-product is that this characteristic intervention would also mitigate for some of the localised visual effects in the long-term.
- 7.22 The Energy Centre and substation are approximately 10m from the nearest buildings associated with Upper Hatch Farm to the east. The neighbour has raised concerns regarding the impact operational noise would have on their equestrian business. A noise impact assessment accompanies the application and whilst not assessing the impact on this specific business, outlines the noise levels expected from the transformers and inverters within the buildings and the potential impacts to any residential dwellings. Given the circumstances, distances, orientation and sensitivity of receptors, it is considered unlikely that there would be an adverse effect on the neighbouring property as a result of noise. However, taking a precautionary approach, a condition recommending a targeted noise impact assessment considering the effects of noise on Upper Hatch Farm is recommended.
- 7.23 As with access, the main impact on neighbour amenity arises from the construction process, particularly the potential for noise and air pollution. As previously reported, this can be effectively resolved through the imposition of a condition securing a CEMP. It is acknowledged that whilst there may be some impact on amenity during this period, it will be

minor and temporary in nature. Any noise experienced during the construction process by nearby properties and businesses is also unlikely to be greater than that which could be generated from agricultural activities that do not require planning permission.

Water Environment and Surface Water Drainage

- 7.24 The solar array will be fixed to the ground using screw piles, which penetrate to a depth of approximately 1.5m. The construction process requires no excavation, drilling, grouting or the use of concrete. As such, there is no generation of spoil or requirement for groundwater abstraction or contamination to soil or groundwater system. This is considered an appropriate method of construction for this sensitive area.
- 7.25 Further to the Lead Local Flood Authority’s request for further information regarding the sustainable drainage, this has now been received. Officers consider that subject to a condition regarding the appropriate testing, a suitable surface water drainage system can be delivered within the Hollycombe Estate and will not increase risk of surface water flooding within the area.
- 7.26 The proposal would therefore protect the water environment and is in accordance with SD17, SD49 and SD50 of the SDLP.

8. Conclusion

- 8.1 It is considered that the proposed development will provide significant benefits to the climate resilience of the wider Hollycombe Estate. The scheme has demonstrated a landscape-led approach and will conserve and enhance landscape character, biodiversity and cultural heritage.
- 8.2 Local concerns have been acknowledged and where appropriate and characteristic of the local landscape and special qualities, interventions to reduce impacts are secured by condition. The proposals substantially comply with both relevant individual policies and the Development Plan as a whole, the NPPF, National Park Purposes and duty and relevant legislation. They will further the natural beauty and special qualities of the National Park which demonstrates compliance with S245 of the Levelling-up and Regeneration Act 2023.

9. Recommendation and Conditions

- 9.1 It is recommended that planning permission be granted subject to the conditions set out below.

Time Limit

- 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 provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved plans and documents

- 2. The development hereby permitted shall be carried out in accordance with the plans and documents listed below under the heading ‘Plans and Documents referred to in consideration of this application.

Reason: For the avoidance of doubt and in the interests of proper planning.

Construction Management

- 3. No development shall commence on site, including any site clearance work, until a Construction Environmental Management Plan (CEMP), which shall include, but not be limited to, the following:

- A programme for carrying out the works, including phased programme of construction works;
- The anticipated number, frequency and types of vehicles used during construction;
- The method and management of access and routing of vehicles during construction;
- The parking of vehicles by site operatives and visitors;
- The location of site office and welfare facilities;
- The timings of deliveries to site;
- The loading and unloading of plant, materials and waste;
- The storage of plant and materials used in construction of the development;
- The erection and maintenance of security hoarding;
- A demolition asbestos survey (undertaken by a competent person) and, if required, mitigation measures;
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, the careful selection of plant and machinery and use of noise mitigation barriers;
- Measures to control the emission of dust and dirt during the demolition / construction process, including details of a dust management plan;
- Management measures being taken to ensure no burning of demolition and construction materials on site;
- Tree protection works during construction in accordance with the details required under Condition 4;
- A scheme for recycling / disposing of waste resulting from construction works;
- Wheel washing facilities and other works required to mitigate the impact of construction upon the public highway, Public Rights of Way and Wheatsheaf Enclosure (including the provision of temporary Traffic Regulation Orders where necessary);
- Measures to manage flood risk both on and off-site during construction;
- Any lighting, including location, height, type and direction;
- Other ecological mitigation measures, including method statements and measures to be adopted to avoid and manage impacts on the adjacent designated sites, protected species and other important habitats and the eradication of invasive non-native species (in accordance with the approved Ecological Impact Assessment prepared by Aurochs Ecology dated June 2025 and the Response to Matters Raised by HCC Ecology, prepared by Aurochs Ecology dated 21 August 2025); and
- Public engagement both prior to and during the construction works has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Environmental Management Plan shall be adhered to in full throughout the construction period. The development shall not be carried out otherwise than in full accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in the interest of maintaining a safe and efficient highway network and in the interests of local amenity.

4. The development shall be carried out in accordance with the Arboricultural Impact Assessment dated 13 June 2025 prepared by Tree Frontiers. The measures of protection identified should be in accordance with BS5837:2012 and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the Root Protection zones.

For the purposes of this condition the term 'tree' means any existing tree or hedge / hedgerow.

Reason: In the interests of amenity and the landscape character of the area.

Landscaping / Ecology

5. The development hereby permitted shall be carried out in accordance with the recommendations for mitigation and enhancements set out in the Ecological Impact Assessment prepared by Aurochs Ecology dated June 2025 and the Response to Matters Raised by HCC Ecology, prepared by Aurochs Ecology dated 21 August 2025.

Reason: To conserve and enhance the landscape character and to safeguard protected species and habitats.

6. No development shall be commenced until the final details of the soft landscaping, have been submitted to and approved in writing by the Local Planning Authority. The plans shall include, but not be limited to:

- Detailed schedule of hedgerows and trees, noting species, sizes and proposed numbers / densities;
- Tree protection measures (in accordance with details required under Condition 5);
- Planting methods including soil depth and support proposals (underground guying etc);
- Tree guards, staking and tree-pit construction information (if required);
- Ground preparation;
- Grassing / turfing operations;
- Seed mixes;
- Written specification for soil amelioration including cultivations, planting methodology, establishment and maintenance operations;
- Proposed and existing levels and falls;
- Any bunding or land alterations (including cross-sections);
- Surface water drainage features details (in accordance with the details required under Condition 13), and
- Other ecological mitigation and enhancement measures, including method statements and measures to be adopted to avoid and manage impacts on the adjacent designated sites, protected species and other important habitats and the eradication of invasive non-native species (in accordance with the approved Ecological Impact Assessment prepared by Aurochs Ecology dated June 2025 and the Response to Matters Raised by HCC Ecology, prepared by Aurochs Ecology dated 21 August 2025).

Reason: In the interests of amenity and to conserve and enhance the landscape character and biosecurity.

7. All soft landscape works shall be carried out in full accordance with the approved details (in accordance with Condition 6).

All soft landscaping shall be carried out in full accordance with the approved details prior to the development hereby permitted first being occupied or in accordance with a programme to be agreed in writing by the Local Planning Authority.

All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of ten years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity, to conserve and enhance the landscape character and to safeguard protected species.

Detailed Design

8. No development shall commence above slab level until a schedule of materials (including samples where required) for the substation, Energy Centre and switchboard, as well as any surfacing materials, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

Reason: In the interests of amenity and to conserve and enhance landscape character.

9. The solar panels hereby permitted shall be installed with a matt finish to avoid glint and glare and shall remain as such thereafter.

Reason: In the interests of amenity and to conserve and enhance the landscape character.

10. The solar panels hereby permitted shall be removed from the land on which they are situated as soon as reasonably practicable after the units are no longer required for electricity generation and the land restored to its condition before the development took place, or to any other condition as may be agreed in writing by the local planning authority.

Reason: To control the development in detail and in the interests of the special landscape character qualities of the South Downs National Park.

11. Prior to the Energy Centre being brought into use, final details of the reinstatement and restoration of the Holloway, including cross-sections, levels and materials, shall be submitted to and approved in writing by the Local Planning Authority. The details shall take into account the Historic Holloway Condition Analysis and Conservation Proposal prepared by Jinny Blom Design dated January 2026. The works shall be undertaken prior to the Energy Centre being brought into use and retained thereafter.

Reason: To conserve and enhance the cultural heritage and landscape character of the National Park.

Noise

12. Prior to the Energy Centre or Substation being brought into use, a further Noise Impact Assessment shall be submitted to and agreed in writing by the Local Planning Authority, taking into consideration the potential effects of noise on Upper Hatch Farm. The development shall then be operated in accordance with any mitigation measures recommended within the approved assessment and retained in perpetuity.

Reason: In the interests of amenity for nearby residents and businesses.

Drainage

13. No development shall commence until a surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include hydraulic calculations that take into account the connectivity of different surface water drainage features and include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely. The detailed design of soakaways, if relevant, shall be informed by findings of groundwater monitoring between autumn and spring. The development shall be carried out in accordance with the approved details.

Reason: To ensure surface water runoff from the development is managed safely and in the interest of local amenity.

Biodiversity Net Gain and Management

14. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Impact Assessment prepared by Aurochs Ecology dated June 2025, the Response to Matters Raised by HCC Ecology, prepared by Aurochs Ecology dated 21 August 2025 and the Biodiversity Net Gain Metric submitted 10 September 2025.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

15. Prior to the commencement of the development hereby permitted, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall accord with the Biodiversity Gain Plan as well as any relevant drainage plans and include, but not be limited to:

- i) A non-technical summary;
- ii) The roles and responsibilities of the people or organisations delivering the HMMP;
- iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the first use of the development;
- v) The monitoring methodology and frequency in respect of the created or enhanced habitat; and
- vi) Provision for the identification, agreement and implementation of contingencies and/or remedial actions where the results from monitoring show that the conservation aims and objectives of the HMMP are not being met.

The created and/or enhanced habitat specified in the approved HMMP shall thereafter be managed, maintained and monitored in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

16. Prior to the use of the development hereby permitted, a completion report, evidencing the completed habitat enhancements set out in the approved Habitat Management and Monitoring Plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

TIM SLANEY

Director of Placemaking

South Downs National Park Authority

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Appendices: I - Information concerning consideration of applications before committee.
SDNPA Consultees: Director of Placemaking; Legal Services.
Background Documents: [All application plans, supporting documents, consultation and third party responses for SDNP/25/02622/FUL](#)
[Milland Neighbourhood Development Plan](#)
[South Downs Local Plan 2019](#)
[Supplementary Planning Documents and Technical Advice Notes](#)