

APP/N1920/W/22/3295268

**Land North of Butterfly Lane, Land Surrounding Hilfield Farm and Land West of
Hilfield Lane, Aldenham**

PLANNING - STATEMENT OF MATTERS AGREED/NOT AGREED

1. The table on the following page sets out the weight to be attached to the various harmful and beneficial effects of the proposed solar development. This reflects the assessments provided in the proofs of Laura Ashton (for the LPA) and Paul Burrell (for the Appellant). It is intended as a quick reference point for the Inspector to easily see where there is agreement and disagreement.
2. The other main parties have not provided an equivalent assessment of weighting, and therefore it was not considered appropriate to attempt to summarise their evidence in this way.

Signed and dated:



13th October 2022

Laura Ashton (for the LPA)



17th October 2022

Paul Burrell (for the Appellant)

Weight attributed to harms and benefits in the planning balance		
	LPA	Appellant
Harms (negative weight)		
Green belt openness and purposes	Substantial	Substantial
Landscape impact	Significant	Moderate
Heritage impact	Substantial	Moderate
Benefits (positive weight)		
Generation of 49.9MW of renewable energy	Significant	Substantial
Biodiversity/ecological enhancements	Significant	Substantial
Landscape enhancements (operational period)	Neutral	Moderate
Landscape enhancements (post-development)	Limited	
Improving soil and agricultural land quality	No weight	Moderate
Aiding farm diversification	No weight	
Permissive footpaths	Neutral	Limited/moderate
Education strategy	No weight	Limited
Economic benefits	Limited	Significant