

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:



13<sup>th</sup> October 2022

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Laura Ashton (for the LPA)



17<sup>th</sup> October 2022

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Paul Burrell (for the Appellant)

| <b>Weight attributed to harms and benefits in the planning balance</b> |             |                  |
|--|-------------|------------------|
|  | <b>LPA</b>  | <b>Appellant</b> |
| <b>Harms (negative weight)</b>   |             |                  |
| Green belt openness and purposes                                       | Substantial | Substantial      |
| Landscape impact   | Significant | Moderate         |
| Heritage impact  | Substantial | Moderate         |
|  |             |                  |
| <b>Benefits (positive weight)</b>                                      |             |                  |
| 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      |