



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555
DX41001 ELY Fax: (01353) 665240
www.eastcambs.gov.uk

Lightsource SPV 115 Ltd
C/O Lightsource Renewable Energy Ltd
Fao: Brendan Clarke
7th Floor
33 Holborn
London
EC1N 2HT

This matter is being dealt with by:

Penelope Mills

Telephone: (01353) 616549
E-mail: penny.mills@eastcambs.gov.uk
My Ref: 15/00723/ESF
Your ref

10TH November 2015

Dear Sir/Madam

THIS DECISION NOTICE SUPERSEDES THE ORIGINAL OF THE SAME DATE

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Installation and operation of a solar farm and associated infrastructure
Location: Goose Hall Farm Factory Road Burwell Cambridge CB25 0BN
Applicant: Lightsource SPV 115 Ltd

This consent for planning permission is granted in accordance with the application reference **15/00723/ESF** registered 3rd July 2015.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

1. Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
SB_01 STORAGE BUILDING DETAILS		23rd June 2015
TC_01 TOILET CABINET		23rd June 2015
TD_01 TRANSFORMER DETAILS		23rd June 2015
TYP_P_E_4L PANELS ELEVATION 4 LA		23rd June 2015
L.0300_01-C		23rd June 2015
L.0300_02-C		23rd June 2015
L.0300_03-D		23rd June 2015

L.0300_05-C SITE LAYOUT PLANTING
L.0300_06-C
L.0300-20-A ADDITIONAL HERITAGE
TRANSPORT STATEMENT ADDENDUM SEP
ADDENDUM REGARDING PERMISSION TE

23rd June 2015
23rd June 2015
23rd September 2015
23rd September 2015
23rd September 2015

- 1 Reason: To define the scope and extent of this permission
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 Within 6 months of the cessation of energy generation from the site, or a period of 30 years and 6 months following commencement of construction, whichever is the sooner, all infrastructure associated with the solar farm (above and below ground) will be removed from the site and the former agricultural use reinstated.
- 3 Reason: The development has been assessed in these terms as a medium term use and to prevent the permanent loss of agricultural land in accordance with the National Planning Policy Framework.
- 4 Written notice is to be given to the local planning authority at least 5 days prior to construction starting on site.
- 4 Reason: To allow the proper enforcement of condition 3 of this permission limiting the length of time the development is able to remain on the land.
- 5 Prior to the approved solar farm coming into use for the generation of electricity, the drainage arrangements indicated on plan L311/17 shall be fully implemented in accordance with the details within the submitted Flood Risk Assessment. The drainage arrangements shall be thereafter maintained for the life of the development, in accordance with the procedures set out in Table E of the submitted Flood Risk Assessment
- 5 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 6 Notwithstanding the details shown on drawing no. L.300_05-C, no development shall take place until full details of soft landscape works and a programme of works for all proposed planting, have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans; a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and an implementation programme. The details shall also indicate full details of existing trees and hedgerows being retained and details of gapping up of existing hedgerows. The works shall be carried out in accordance with the approved details in accordance with the programme agreed in writing with the Local Planning Authority.
- 6 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 Prior to the approved solar farm coming into use for the generation of electricity, a scheme for the maintenance of the soft landscaping agreed under condition 6 for the anticipated life of the development, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:
 - i) methods for the proposed maintenance regime;

ii) details of who will be responsible for the continuing implementation.

- 7 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 The site shall be managed and monitored in full accordance with the Biodiversity Management Plan received on 3rd July 2015. Any changes to the proposed management of the site resulting from the results of monitoring shall be submitted to the local planning authority and agreed in writing.
- 8 Reason: To protect and enhance the biodiversity of the site in accordance with policy ENV7 of the East Cambridgeshire Local Plan 2015.
- 9 The noise level emitted from the site shall not exceed 35dB(A) at any site boundary when measured and/or calculated in accordance with BS4142:2014.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 During the construction and decommissioning phases, all work on site including loading and unloading as well as deliveries to the site and removal of equipment from the site, shall only take place between 07:00 - 19:00 each day Monday - Saturday. There shall be no work on Sundays or Bank Holidays.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures during the construction phase. This shall include, but not be limited to:

Finalisation of the precise route to be taken to the site for construction and decommissioning purposes.

Full details of how the traffic will be managed along the length of the route including timing and frequency of deliveries, holding areas and passing places.

Details of all junctions and access points along the final route.

The management of the impact on pedestrians and cyclists along the delivery route and users of the nearby public rights of way.

Full details of warning and directional signage

Details of temporary parking and turning facilities on the site and on site compounds

Details of onsite wheel washing facilities.

Pollution prevention and control measures on site.

The CEMP shall be adhered to at all times during all phases, unless otherwise agreed in writing with the Local Planning Authority.

- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, and ensure the safety of other road and public right of way users in accordance with policies ENV2 and COM7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it relates to the construction phase of the development.
- 12 Prior to the commencement of development full details of the construction access arrangements, including any gating to be used, shall be submitted to the local planning authority and agreed in writing. The access shall be provided in accordance with the agreed details.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, and ensure the safety of other road and public right of way users in accordance with policies ENV2 and COM7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it relates to the construction phase of the development.
- 13 The Final Access Route submitted to the local authority under condition 11, shall be either 1a or 2, as detailed in the Transport Statement Addendum. The access route to the site shall not include the use of any part of Howlem Baulk.
- 13 Reason: To safeguard the residential and recreation amenity of residents and users of Howlem Baulk and to preserve its character, in accordance with policies ENV2 and ENV1 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to the commencement of the development a scheme for carrying out highway condition surveys shall be submitted to the local planning authority and agreed in writing. The agreed surveys shall be carried out in accordance with the agreed details and any remediation works required completed to the satisfaction of the local highway authority.
- 14 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as to allow the required details to be submitted in relation to a reserved matters application.
- 15 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

The programme of archaeological works will commence with a field evaluation of the application area. The significance of the archaeological evidence will be determined by the Local Authority's Archaeological Advisor using field observations made during a monitoring visit(s) and the reports of results of both non-intrusive and field surveys.

In the event of archaeological evidence of national importance being found, or where human cemetery evidence is present, construction impacts of any kind (including temporary works) will either be avoided, or not permitted without appropriate archaeological excavation, analysis, and publication of the results.

- 15 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 16 PV panels will be surface mounted (eg use of concrete shoes) in any area in which significant archaeological remains are present. In areas found not to contain archaeological remains, or where they are of low significance, the PV panels may be mounted on standard piles (eg H-shaped, round or screw).

With regard to cable trenches and substations/associated groundworks: These areas will be subject to excavation in areas of significant archaeological remains as established through the evaluation. Cable trenches shall not cut through areas of human remains.

- 16 Reason: To ensure that any archaeological remains are suitably preserved and protected in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015.
- 17 All work shall be carried out in full accordance with the proposed mitigation and enhancement measures set out in 9.6.3 of the Environmental Statement and the associated Appendix 9A and Biodiversity Management Plan.
- 17 Reason: To protect and enhance the biodiversity of the site in accordance with policy ENV7 of the East Cambridgeshire Local Plan 2015.
- 13 No lights shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application.
- 18 Reason: To safeguard the character and appearance of the area, and protect neighbouring residential amenity in accordance with policies ENV2 and ENV1 of the East Cambridgeshire Local Plan 2015.
- 19 No CCTV cameras shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application, shown on the approved plans.
- 19 Reason: To safeguard the character and appearance of the countryside, in accordance with policies ENV1 the East Cambridgeshire Local Plan 2015.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The Local Planning Authority has taken all of the submitted Environmental Information into consideration in reaching this decision. This information includes that contained within the Environmental Statement (and any further information supplied), the comments from the consultation bodies and comments from the public and any other bodies.
- 2 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The policies in themselves have been sufficiently explicit to guide the submitted application and acceptable plans and information has been submitted, therefore no amendments/improvements have been sought from the applicant.
- 3 Public Footpath No.10 Burwell runs along First Drove. The applicant is advised that it is an offense under s 1 of the Criminal Damage Act 1971 to damage the surface of a Public Right of Way. The

applicant is advised that it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway.

- 4 The applicant's attention is drawn to the contents of the Internal Drainage Board letter, which is enclosed with this consent.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Rebecca Saunt

Planning Manager

Dated: 10th November 2015