

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 April 2011

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0154/11 – Haslingfield

Continued use as agricultural land and erection of a new (approx 17ha) solar farm of up to 5MW of generating capacity, comprising the installation of solar photovoltaic panels and associated infrastructure including electrical inverter and transformer cabins, switchgear and meter housing, access track, fencing, security cameras and landscape planting at Land to the West of Cantelupe Road, Cantelupe Farm for Alectron Investments Ltd.

Recommendation: Delegated Approval

Date for Determination: 29th April 2011

Notes: This application has been reported to the Planning Committee at the request of the Development Control Manager.

DEPARTURE

Site and Proposal

1. The application site comprises two parcels of land separated by a small area of woodland, the cumulative area of the two parcels is approximately 17.1ha of flat and level grade 2 agricultural land and is bounded by hedgerows and further agricultural fields on all sides except to the east of the northern site which is bounded by an existing banked reservoir. The site is accessed via Cantelupe Road, which runs northwards from the settlement of Haslingfield. Approximately 0.2km to the north of the site itself is a scheduled ancient monument.
2. The site is outside of the Haslingfield Development Framework and therefore within the defined countryside and also falls within the Cambridge Green Belt. The wider area is characterised by flat agricultural fields that are divided through established field boundaries largely comprising mature hedgerows. Also contributing to the character of the area are the surrounding Lordsbridge radio telescopes that represent significant man made features within the landscape.
3. The closest residential properties to the site are a small group of dwellings located along Cantelupe Road around 0.4km to the east of the northern site. One of these dwellings is a Grade II Listed Building, however the existing reservoirs lie between these dwellings and the site.
4. The full application, dated 31st January 2011, seeks consent for a solar energy farm. This includes the installation of solar panels, with on site plant and machinery, temporary access routes, security fencing, landscaping, and associated works. The proposal seeks to create a solar farm with an electrical

output of up to 5MW of electricity which would generate enough clean energy to power approximately 1,000 homes (based on information from the Department of Energy and Climate Change). This equates to approximately one out of every 59 households within the District (as of 2008) and is anticipated to provide a carbon saving of 2,800Ton CO₂.

5. The panels would be mounted at 30° from the ground facing south to maximise solar gain, and would measure approximately 3.5m from the ground at the highest point. There would be a gap of approximately 7.7m between rows running east to west across the site. This would create a total of 43 rows spread between the two separate fields. The technology used within modern photovoltaic panels is such that they will continue to generate electricity on cloudy and overcast days. The frames supporting the panels are secured to the ground and kept stable with piling of approximately 1.5m depth. The piles require no concrete foundations with the sub structure being suitable to support the weight (including wind and snow load) of the panels. The site can therefore relatively easily and quickly be reverted back to its former use once the life span of the panels comes to an end.
6. Five transformer & inverter cabinets and 3 switchgear cabinets are proposed across the site on concrete bases. The former proposed cabinets would measure approx 7.0m by 3.0m with a height of 2.5m, whilst the latter would measure 6.0m by 3m with a height of 2.5m. The general layout plan submitted (ref.C230 rev 02) shows these cabinets to be located in three corners of each of the respective fields.
7. A 1.1m high security fence is proposed around the solar farm boundary with a barbed wire coping, this is proposed to be inside of the existing and proposed hedge boundary and is required to keep sheep from grazing on the wild flower seed planting. Taller palisade fencing (approx 2.4m) is proposed to protect the inverter and switch gear cabinets. Ten CCTV cameras mounted on 5m poles are proposed to be dispersed at large intervals around the site boundary.
8. Once operational, quarterly visits would be necessary to the site and access is proposed to utilise existing access points from Cantelupe Road to either field. Maintenance roads are proposed on the site during construction and to be retained for maintenance visits but these would be unbound comprising a granular base, geotextile layer, and gravel capping. The intention is for the panels to be on site for a minimum 25 years after which the land would be restored to agricultural use.
9. The application is accompanied by a site location plan, site section plan, master plan, solar panel cross sections and detailed plan, details of structures on site, landscaping plan, fencing and security systems plan, design and access statement, transport assessment, heritage statement, environmental reports, flood risk assessment, security report, landscape and visual assessment and a statement of community involvement.

Planning History

10. None of relevance.

Policies

11. **East of England Plan 2008:**
 - ENG1** Carbon Dioxide Emissions and Energy Performance
 - ENG2** Renewable Energy Targets

12. **Local Development Framework Development Control Policies (LDF DCP) 2007:**
 - DP/1** Sustainable Development
 - DP2** Design of New Development
 - DP/3** Development Criteria
 - DP/4** Infrastructure and New Development
 - DP/7** Development Frameworks
 - GB/1** Development in the Green Belt
 - GB/2** Mitigating the impact of Development in the Green Belt
 - NE/2** Renewable Energy
 - NE/4** Landscape Character Areas
 - NE/6** Biodiversity
 - NE/11** Flood Risk
 - NE/15** Noise Pollution
 - NE/17** Protecting High Quality Agricultural Land
 - CH/2** Archaeological Sites
 - CH/4** Development within the Setting or Curtilage of a Listed Building
 - TR/1** Planning for More Sustainable Travel

13. **Trees and Development Sites SPD** – adopted January 2009
 - Biodiversity SPD** – adopted July 2009
 - Landscape in New Developments SPD** – adopted March 2010
 - District Design Guide SPD** – adopted March 2010.

14. **Circular 11/95 – The Use of Conditions in Planning Permissions:** Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

15. **Circular 05/2005 - Planning Obligations:** Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Consultations

16. **Haslingfield Parish Council** – Recommends approval. However raises concerns about the suitability of Cantelupe Road as access for construction traffic and enquires as to the possibility of a contribution from the developer to the local community.

17. **Council for the Protection of Rural England** - No comments have been received.

18. **East of England Regional Assembly** – No comments have been received.

19. **East of England Development Agency** – No comments have been received.

20. **The Council's Communities Team Leader** – No comments have been received.
21. **The Council's Acting Environmental Health Manager** – No comments have been received.
22. **The Local Highways Authority** – No comments have been received.
23. **The Council's Ecology Officer** – Raises no objections to the proposals and considers that the proposals will deliver ecological enhancements to the area.
24. **The Environment Agency** – Raises no objection to the proposal subject to conditions requiring surface water drainage details to be implemented in accordance with the submitted details and the a scheme for the provision and implementation of pollution control be agreed prior to the commencement of works.
25. **Tree Officer** – Raises no objections.
26. **Landscape Design Officer** – Considers that a high quality landscape scheme should be possible to mitigate against the visual impact of the proposals from most viewpoints. An exception may be views from Spring Hill, where the scale of the development could be very apparent. Areas of off-site planting as proposed will assist in achieving layering and filtering of views, and to integrate the development into the landscape. Considers the proposed landscaping plan to be largely acceptable but requests a number of changes, which could be dealt with by a pre-commencement condition.
27. **The County Archaeology Team** – Recommends that a pre-development condition be attached to ensure that sufficient archaeological investigation is carried out to investigate whether or not the site contains archaeological remains.
28. **English heritage (Archaeology)** – No comments received.
29. **Conservation Officer** – No comments received.
30. **Natural England** – No comments received.
31. **Lordsbridge Radio Telescope** – No comments received.
32. **Contaminated Land Officer** – No objections, satisfied that a condition relating to contaminated land investigation is not required.
33. **Rights of Way Access Team** – No objections.

Representations

34. None have been received.

Planning Comments

35. The key issues to be considered for the determination of this application are:
 - Whether the proposal is inappropriate development in the Green Belt

- Whether the proposal would cause other harm in addition to that caused by inappropriateness; and
- Whether the need for the development amounts to very special circumstances that clearly outweigh the harm caused by the inappropriateness of the proposal in any other respect

Whether the proposal is inappropriate development in the Green Belt

36. The proposal is inappropriate development within the Green Belt by definition. This is due to the fact that the development comprises 'other *development including engineering, other operations, and making a material change in the use of land*' and has a material impact upon the openness of the Green Belt. In view of the presumption against inappropriate development, the proposal is harmful by definition.

Whether the proposal would cause other harm in addition to that caused by inappropriateness; Policy DP/7, Landscape Character, Ecology, Residential Amenity, Loss of Agricultural Land, Flood Risk and Drainage

Policy DP/7 Development Frameworks

37. The proposals are not in accordance with Policy DP/7 of the LDF 2007 which states that outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor-recreation and other uses, which need to be located in the countryside will be permitted. The proposed development does not adhere to the principle of this criterion and is therefore a departure from this policy. This is other harm in addition to the identified inappropriateness by definition.

Landscape Character

38. The application site falls within the open countryside the character of which at this point comprises large flat arable fields typically subdivided by established hedgerows and irrigation ditches. Where public highways intersect the landscape boundary hedges typically screen views of the fields.
39. The proposed solar farm would be enclosed by stock fencing, which would be screened by existing approximately 2-4m tall hedgerows on the outer side of the fence. Where no outer hedge exists at present it is proposed to establish a new one at 3.5-4m height (this is only necessary on the northernmost boundary of the site). The submitted landscaping plan proposes to supplement the existing and proposed hedge boundaries with tree planting in order to break up the linear profile of the boundaries.
40. The application site comprises two existing arable fields that are separated by a small bank of trees and hedges. The proposed development would not alter the shape of the landscape but simply result in built energy generating infrastructure upon it. There are examples of similar but significantly more imposing utilitarian structures within the surrounding landscape most notably the Lordsbridge radio telescopes. Far from being an eyesore these structures are of significant visual stimulation.
41. Nearby farmsteads include agricultural buildings, which in limited views dominate the landscape due to their scale and typically wide profile, whereas in comparison the proposed solar arrays would be of significantly lower scale.

The spacing, arrangement and orientation of the solar panels in strings along with the retention of existing boundary treatments would maintain the regular field patterns identified as key characteristics of the landscape.

42. The detail of the proposed security fence to enclose the transformer cabins including its height, material and colour is to be agreed by way of a pre-development condition to ensure that the fence is not visually intrusive. The Council's landscape design architect is in general agreement with the landscape character assessment submitted and supports the soft landscape proposals in principle, however, the detail required is sufficient for an indicative proposal only and therefore, a pre-development condition requiring a detailed planting methodology and management strategy will be required unless the scope of these details can be agreed prior to determination.

Ecology

43. The existing field is understood to be regularly ploughed and harvested, whereas following completion of the Solar Park it will be laid to wild flower and grass with the potential for a greater level of biodiversity and improved habitat around the panels. Given the sites current status it is considered that the development has the potential to provide biodiversity enhancement as arable fields provide little in terms of habitat provision. Furthermore 'resting' the arable fields will allow the soil to build up essential nutrients the benefits of which can be realised when the site is ultimately reverted back to its arable use.

Impact upon the amenity of surrounding residential properties

44. The closest residential dwellings to the application site are approximately 400m to the east upon Cantelupe Road. The proposals would not be prominently visible from these properties due to the lay of the land and natural screening afforded by trees, hedgerows, the existing reservoirs and the low scale of the development. It is considered that the development would have little impact upon the amenity of these properties.
45. Comments are yet to be received from the Acting Environmental Health Manager concerning the impact of the construction of proposals and it is possible that there may be a request for further conditions in relation to construction and assessment of the onsite plant. Such conditions can be secured to any permission granted under delegated powers where considered reasonable and necessary in accordance with circular 11/95.

Impact upon Highway & Public Safety

46. Once operational the site will require minimal access with technical personnel in a car or LGV anticipated to visit only once a quarter. The most intense highway impact will be during the period of construction. The submitted transport statement suggests that construction is anticipated to take between 15-16 weeks with peak intensity being during weeks 3-12. The report predicts a maximum of 12 HGV deliveries per day, HGV size will be limited to 9.2m 'tippers' and rigid flat beds due to the site constraints. Due to the weight restriction on Barton Road the report recommends that site vehicles approach the site from the east or west using trunk roads.

47. The development site itself would be accessed via Cantelupe Road. Cantelupe Road is adopted and has an initial carriageway width of 4-5m but this reduces to 3m width for a majority of its length. The road's speed limit is the national speed limit, however due to the characteristics of the road vehicle speeds are significantly lower. Due to these low vehicle speeds highway safety along this stretch of highway is not considered to be unduly affected during construction. However the submitted transport assessment does identify the need for two-way flow to be managed due to the narrow width of the road.
48. Internal access roads are required to allow vehicles safe access from Cantelupe Road to the site, these will be essentially temporary unbound surfaces but will remain for the duration of the presence of the panels on site.
49. Vehicles leaving the site will be subject to wheel and chassis cleaning and routine sweeping and cleaning of access points to and from Cantelupe Road will occur as standard.
50. The Parish Council raises concerns for the suitability of Cantelupe Road for use by construction traffic. However the Local Highways Authority have reviewed the submitted Transport Assessment and raise no concerns. Any damage caused to Cantelupe Road by any traffic using the highway would be the responsibility of the Local Highways Authority.

Loss of Agricultural Land

51. Agricultural land is classified into five grades numbered 1-5, where grade 1 is excellent quality agricultural land, and grade 5 is very poor quality agricultural land. The site comprises grade 2 (very good) agricultural land. Grade 2 land is classed as 'land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
(<http://www.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf>).
52. Planning Policy Statement 7 (Sustainable Development in Rural Areas) states that the presence of the best and versatile agricultural land should be taken into account alongside other sustainability considerations. It does add that significant development of agricultural land should seek to use areas of poorer quality land. Policy NE/17 of the LDF DCP 2007 states that the District Council will not grant planning permission for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless (criterion b) sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
53. The proposal would require a lot of works to the land. The frames for the photovoltaic panels would need to be pinned into the ground, the transformer and inverter units would be set on concrete bases, and there would be a need for trenches to be built underground for cables to run. There would be disruption to the soil during the use. However, the proposals are considered a temporary use, albeit for potentially 25 years, where the land can be restored back to agricultural in the long term. The development would not therefore be

“irreversible” as noted in the policy. Whilst there would be disruption to the land, it could be reverted back to agricultural following the removal of the development. Although the siting of such development on poorer quality agricultural land would be preferred, it is not considered that the development would cause any long-term loss of grade 2 agricultural land.

Flood Risk and Drainage

54. The flood risk assessment submitted with this application concludes that the risk of flooding is low, due to the insignificant change in the impermeability of the site resulting from the development and also the sustainable urban drainage principles applied to the equipment cabins (infiltration trenches). However this states that flow rates are based on assumed soakage rates and the rates have been conservative. As such it is possible that drainage details may need to change, and if so the LPA would need to be assured that the details remain affective. Thus a conditional requirement to ensure that the drainage details are to be carried out in accordance with the submitted plans and FRA is considered reasonable and justified in this instance.
55. The Environment Agency also request a conditional requirement to detail measures for pollution control with particular regard to the water environment. This is considered reasonable and justified in this instance as the submitted Geo-environmental Desk Study Report dated Jan 2011 does conclude that whilst the site is classified as low risk with regard to land contamination (a viewpoint supported by the Council’s Contaminated Land Officer) there is the chance of localised contamination that would otherwise not be identified until construction begins.

Very Special Circumstances

56. The applicants have provided reasoning as to why the development has been located within the Green Belt rather than in a non-Green Belt location. These are detailed in the Design and Access Statement and the submitted Alternative Site Assessment dated 25th February 2011.
57. The applicant demonstrates a sound approach to site selection in this instance dismissing other potential sites due to the existing access arrangements, natural security and the limited amenity impacts of development afforded to the proposal location that were superior to the same three considerations of another potential three sites on the applicant’s land.
58. Further to the above the obvious environmental benefits of the scheme are a material consideration. PPS 22 (para 13) advises that such benefits can be used as *very special circumstances* to outweigh and harm by inappropriateness or otherwise.
59. Notwithstanding policy DP/7, policies ENG1 and ENG2 of the East of England Plan 2008 identify a need to meet regional and national targets to reduce climate change emissions and the development of new facilities to provide energy from renewable sources. However, while the Plan remains part of the development plan, the Secretary of States intention to revoke this is a material consideration to be taken into account. Nonetheless, Policy NE/2 of the Council’s adopted LDF states that the District Council will grant planning

permission for proposals to generate energy from renewable sources, subject to proposals according with the development principles set out in Policies DP/1 to DP/3. The proposed development is considered to accord to Policy NE/2 as it would meet the following criteria:

- The proposal would be connected efficiently to the national grid infrastructure;
- The proposal and its ancillary facilities can be removed and reinstatement of the site, should the facilities cease to be operational is not precluded by the proposed development.

60. South Cambridgeshire has greater levels of sunshine than the UK average and Policy NE/2 states that solar power can make a significant contribution to renewable energy generation. In light of this the District Council seeks to reduce the use of fossil fuels, opportunities to increase the proportion of energy, especially electricity, generated from renewable sources will be permitted unless there is clear adverse impact on the environment or amenity of the area.

61. The Government aims to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, and to maintain reliable and competitive energy supplies. The development of renewable energy is considered to be an important part of meeting this aim and as such, there has been greater emphasis on 'positive planning', which facilitates renewable energy developments.

62. One of the key principles of Planning Policy Statement 22: Renewable Energy is that *'renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily'*. It also states that *'the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission'*. Members should also be aware that paragraph 20 of PPS Planning and Climate Change – Supplement to PPS1 regarding renewable energy generation, states *'planning authorities should not require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location'*. It also adds that Local Planning Authorities should *'avoid stifling innovation including by rejecting proposals solely because they are outside areas identified for energy generation'*.

63. The limited visual impact, the significant environmental benefits and the applicant's selection criteria used to identify the application are therefore considered to amount to very special circumstances that clearly outweigh the harm by inappropriateness of the development and the harm in the form of the departure from Policy DP/7.

Other Matters

64. The Parish Council has raised enquiries regarding a form of contribution to the local community from the developers. This was following initial discussions between the applicant and the Parish Council.
65. There are practical concerns as to how this would be achieved in this instance, in terms of securing such provision through planning permission. It is considered unreasonable to insist the applicant make such a commitment at this stage in the determination as such a contribution would not be directly related to the proposed development in accordance with the guidance set out in circular 05/2005. Therefore it is considered that the community provision offered would need to be a matter between Haslingfield Parish Council and the applicant and separate from the determination of this planning application.
66. Notwithstanding the above, the applicant has agreed to provide a scheme of community benefit to the residents of Haslingfield in the form of a 3kw solar unit installed upon an unspecified community building. The feed in tariff revenue generated by the unit would also be accredited to the Parish Council.
67. Planning for Renewable Energy, a Companion Guide for Planning Policy Statement 22 (Renewable Energy) does note that there would be direct economic benefit for such proposals from the creation of jobs for the installation and maintenance of solar panels.
68. The site falls within a relatively close proximity to the Lordsbridge Radio Telescope installation. Although no formal comments have been received from the telescope operators the proposed installation is not believed to affect the efficient operation of the radio telescopes.

Conclusion

69. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

70. Approve under delegated powers.

Conditions

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: SC-01, SC-02, C230 Rev 02, C330 Rev 02, C430 Rev 02, C530 Rev 02, C531 Rev 02, C630 Rev 02, C715 Rev 02, C716 Rev 02, C717 Rev 02, C751 Rev 01, C930 Rev 02, 228501/LA/P01 Rev B, Transport Statement, Flood Risk Assessment and Drainage Strategy.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- 3. If the Solar Farm, hereby approved, fails to produce electricity for supply to the electricity grid for a continuous period of 6 months the solar photovoltaic panels and associated infrastructure shall be removed from the site to a depth of at least 1m below ground level and the land shall be reinstated within a period of 6 months of the end of that 6 month period in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme shall include management and timings of the works and a traffic management plan and shall be implemented as approved.**

(Reason - To prevent the retention of development in the countryside and green belt that it not being used for its intended purpose in accordance with policies DP/7 and GB/2 of the Local Development Framework)
- 4. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include details of the areas of all existing vegetation to be protected and removed during construction, details of proposed planting including species, stock sizes, positions, planting rates & spacing, seeding mix and proposed management of trees shrubs and grassed areas.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.**

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- 6. The surface water drainage works shall be carried out in accordance with plan refs C716 Rev 02, C930 Rev 02 and the Flood Risk Assessment and Drainage Strategy dated Jan 2011 unless otherwise agreed in writing with the Local Planning Authority.**

(Reason - To prevent the increased risk of flooding to the water environment in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- 7. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted and agreed in writing with the Local Authority. The works shall be constructed and completed in accordance with the approved plans.**

(Reason - To prevent the increased risk of pollution to the water environment in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- 8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the proposed fencing to surround the transformer and switch gear cabins. The boundary treatment shall be completed in accordance with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- 9. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.**

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

- 10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.**

(Reason - To prevent the increased risk of pollution to the water environment in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

Informatives

The granting of planning permission does not constitute a permission or license to carry out any works within, or disturbance of, or interference with, the public highway, and a separate permission must be sought from the Local Highways Authority for such works.

Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its consent for such works will not normally be granted except as a means of access. The granting of planning approval must not be taken to imply that consent has been given in respect of the above.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank, temporary or otherwise, shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

No alteration to the surface of Public Bridleway No.2 is permitted without the consent of Cambridgeshire County Council. It is an offence to damage the surface of a public footpath under s1 of the Criminal Damage Act of 1971.

Public Bridleway No.2 must remain open and unobstructed at all times. Building materials must not be stored on the bridleway and contractors vehicles must not be parked on it.

Background Papers: the following background papers were used in the preparation of this report:

- **Planning Policy Statement (PPS) 1: Delivering Sustainable Development, PPS Planning and Climate Change – Supplement to PPS1, PPS7: Sustainable Development in Rural Areas, PPS22: Renewable Energy & PPG24: Planning and Noise**
- **Local Development Framework Development Control Policies 2007.**
- **East of England Plan 2008**
- **Trees and Development Sites SPD – adopted January 2009, Biodiversity SPD – adopted July 2009, Listed Buildings SPD – adopted July 2009, Landscape in New Developments SPD – adopted March 2010 & District Design Guide SPD – adopted March 2010.**
- **Circular 11/95 – The Use of Conditions in Planning Permissions**
- **Circular 05/2005 - Planning Obligations**
- **Circular 02/2009 - T&CP Consultation Direction 2009**

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