

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 March 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/2616/13/FL

Parish(es): Meldreth

Proposal: Development of solar photovoltaic panels and ancillary structures including; field transformers, auxiliary transformer, inverter housing, communication room, district network operator building, switch room building, access tracks, security fencing and security cameras

Site address: Bury Lane Fruit Farm, Melbourn Bypass, Meldreth, Roston, SG8 6DF

Applicant(s): EW Pepper Ltd

Recommendation: Approval

Key material considerations: Principle of development; Impact upon the landscape character; Ecology; Flood Risk; Highway Issues; Impact upon Residential Amenity; Archaeology; Landscaping; Loss of Agricultural Land; Crime and Disorder Act 1998 and Other Considerations

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Andrew Fillmore

Application brought to Committee because: The officer recommendation is contrary to the views of the Parish Council

Date by which decision due: 19 March 2014

Planning History

1. No relevant planning history.

Planning Policies

2. National

3. National Planning Policy Framework
4. DCLG Publication: Planning Practice Guide for Renewable and Low Carbon Energy
5. Written Ministerial Statement by the Secretary of State for the Department of Communities and Local Government 'Local Planning and Renewable Energy Developments'
6. *Adopted Local Development Framework, Development Control Policies*
 - DP/1 Sustainable Development
 - DP/2 Design of New Development
 - DP/3 Development Criteria
 - NE/2 Renewable Energy
 - NE/4 Landscape Character Areas
 - NE/6 Biodiversity
 - NE/11 Flood Risk
 - CH/1 Historic Landscapes
 - CH/3 Historic Buildings
 - NE/17 Protecting High Quality Agricultural Land
 - CH/4 Development within the curtilage or setting of a listed building
 - TR/3 Mitigating Travel Impact
7. *Draft Local Plan*
 - S/3 Presumption in Favour of Sustainable Development
 - CC/1 Mitigation and Adaptation to Climate Change
 - CC/2 Renewable and Low Carbon Energy Generation
 - CC/8 Sustainable Drainage Systems
 - CC/9 Managing Flood Risk
 - NH/2 Protecting and Enhancing Landscape Character
 - NH/4 Biodiversity
 - TI/2 Planning for Sustainable Transport
 - TI/3 Parking Provision
8. *Supplementary Planning Document(s)*
 - Listed Buildings SPD – adopted July 2009
 - District Design Guide SPD – adopted 2010

Consultations

9. **Meldreth Parish Council** - Recommend refusal for the following reasons;
 - The size of the proposal (47 hectares), we understand is the largest currently being considered by SCDC and is comparable to the development area of Meldreth village
 - There will be a visual impact from high ground nearby and some local areas
 - Possible reflection hazard for trains passing immediately by the site aircraft overhead from Meldreth airfield
 - Loss of Grade 2 arable farmland for at least 25 years
 - There is already a proposed solar farm at Orwell and another in Melbourn. Our research of the SCDC website has shown there are already 13 applications pending (6 for full planning and 13 requesting EIA clearance) and 4 approved. There may be others at pre-application stage. Meldreth Parish

Council believes that because of this and due to the size of this application it should be looked at a part of the whole solar development within the South Cambs area from the standpoint of how much arable farm land we should lose or what is the fair burden we should bear on the landscape.

10. **Melbourn Parish Council** - Recommend approval. Use of concrete road preferred, S106 needs to benefit all communities affected by the development (Melbourn and Meldreth). A10 traffic management.
11. **South Cambridgeshire District Council (SCDC) Environmental Health (Contaminated Land)** – The application contains the potential to import quantities of soil onto the site, recommend a condition requiring a chain of evidence of all material imported onto the site.
12. **National Grid** – Due to the presence of National Grid apparatus in proximity to the specified area the contractor should contact National Grid before any works are carried out.
13. **Cambridgeshire County Council Archaeology** – The site is located in a landscape of high archaeological potential, with ring ditches likely representing Bronze Age burial mounds and enclosures of pre-historic or Roman date. These significant archaeological remains would be severely damaged or destroyed by the proposed development. Advise further information (archaeological evaluation) is necessary.
14. **NetworkRail** – No objection. To mitigate the impact of glint/glare from the solar panels affecting train drivers vision of signals a condition is recommended requiring screening be provided. Vegetation and planting would provide a suitable means of screening.
15. **Environment Agency** – No objection on flood risk grounds. We have reservations regarding surface water drainage from solar farms and have no long term records to date. We cannot therefore predict what can happen and recommend an ongoing inspection to ensure any problems with runoff are picked up at an early stage.
16. **SCDC Landscape** – No objection. Recommend conditions relating to provision of hard and soft landscaping works, tree/hedgerow protection, 5 year replacement planting plan, boundary treatment and 10 year maintenance and management plan.
17. **English Heritage** – The development would cause harm to the setting of Grinnel Hill Schedule Ancient Monument which could be reduced by sensitive landscape planting along the eastern edge of the solar farm to screen the panels from views from the monument. The proposal is located in an area of high archaeological potential, and it is recommended that determination be deferred until a programme of archaeological assessment has been undertaken to inform the suitability of the proposal
18. **Local Highway Authority** – Object. The Highways Authority has concerns in respect of the movement of HGV's and seeks empirical data showing periods of maximum and minimum deliveries to the farm shop. The applicant will need to provide a Traffic Management plan to demonstrate these time frames will be avoided.

Representations

19. 17 letters of representation have been received, including from the consultation exercise undertaken by the applicant.

20. 16 of these oppose the application for the following reasons;
- excessive size of the development
 - considers it unfair that the price of electricity is inflated due to the subsidies for the installation of solar panels
 - question how farmers can increase food production if the panels are granted
 - the development would be better mounted on either an industrial building or floated on a new agricultural reservoir in Norfolk
 - question if sufficient grass would grow to sustain sheep under solar panels
 - too close to property ruining views across field
 - will lead to an increase in crime
 - will disturb wildlife during construction
 - will be visible from the footpath over the railway bridge
 - result in traffic problems on the A10
 - issues with microclimate
 - concerns over vermin control
21. One letter of support has been received citing the sites ideal location with the development resulting in a low visual impact.

Planning Comments

22. The site includes 45 hectares of agricultural land comprising three fields located to the west of the A10 and Cambridge-London railway line outside the villages of Melbourn and Meldreth. This Grade 2 agricultural land is currently used for crop planting.
23. The land slopes gradually, with the north of the site set circa 10m lower than the southern end. Vegetation can be found around the perimeter.
24. Two public footpaths can be found in the locality. Harcamlow Way (Byeway/Long Distance Route) runs parallel with the southern edge of the site, with a public footpath to the north.
25. Vehicular access is proposed via the existing arrangements serving Bury Lane Fruit Farm during the construction phase (18 weeks), with the temporary storage compound positioned to the rear of the shop. Post construction the maintenance vehicles will access the site from a track directly off the A10 approximately 350m south of the fruit farm entrance.
26. The site lies entirely within the parish of Meldreth.
27. Full planning permission is sought for a temporary 25 year consent for a solar farm with an output of approximately 24MW of electricity on a site of circa 47 hectares. The proposed development involves the installation of approximately 94,000 fixed panels mounted on metal frames set at an angle of 25 degrees facing south with maximum and minimum heights of 2.5m and 0.9m above ground level. These non-reflective panels will be of a dark blue/grey appearance arranged in rows running east to west, with the rows separated between 4-6m to avoid overshadowing. The panels are fixed into position through piles to a depth of between 1 and 2m.
28. Additionally the development includes 15 no. inverter stations (5.6m x 1.3m x 2.3m height), 15 pairs of two transformers (6.1m x 2.5m x 2.6m maximum height), a switchgear enclosure (3.9m x 4.4m x 3m height) along with a number of supporting buildings including site transformer (6.1m x 2.5m), communications building (7.2m x 3m) and underground cabling, temporary construction storage compound and CCTV

cameras installed on 3m high posts (no lighting) all of which is to be enclosed by security fencing around the perimeter comprising 2m high deer fencing with timber posts and a wire mesh.

29. Installation would take approximately 18 weeks, and once constructed the site will be used for grazing sheep. After decommissioning the site would be returned to agricultural use.

The principle of development on this site

30. The proposal represents a major development for the generation of renewable energy and as such receives considerable support from national and local planning policy.
31. Nationally the NPPF has as one of its 12 core principles the requirement to support renewable resources. Reference is made throughout the NPPF to the support of sustainable development and renewable energy whilst paragraph 98 clarifies that applications for energy development ought not to be required to demonstrate the need for renewable energy.
32. The Government's commitment to electricity generation by renewable sources is set out in the Renewable Energy Strategy, and in particular the target that 15% of national electricity production should be derived from renewable sources by 2020. This target has been maintained under the Coalition Government.
33. Locally the development plan comprises the adopted Core Strategy and Development Control Policies DPD. The Core Strategy has as two of its four objectives the effective protection and enhancement of the environment, and the prudent use of natural resources. Development Control policy NE/2 relates to renewable energy and advises the district council will support proposals to generate energy from renewable sources subject to compliance with general sustainable development principles and additionally be able to connect efficiently to existing infrastructure and for provision to be made for the removal of facilities from site should the facility cease to be operational. Policy NE/4 advises development is required to respect, retain or enhance the local character and historic distinctiveness of the individual landscape character area.
34. The site is located within the open countryside. In determining this application, it is necessary to balance the strong policy presumption in favour of applications for renewable technologies against the site specific impacts. These matters are addressed below in turn.

Impact upon the landscape character

35. The proposed solar farm covers approximately 47 hectares in total of which circa 45 will be covered in solar panels. The impact on the site itself would be considerable.
36. Development Control policy (2007) NE/4 advises South Cambridgeshire contains five character areas with Meldreth and Melbourn identified as 'The Bedfordshire and Cambridgeshire Claylands'. The more recent (2010) adopted District Design Guide classifies the parish as part of the 'Claylands' where the landscape character is defined as 'broad scale landscape of large fields, low trimmed hedgerows and few trees. Certain high points have small beech copses which form strong focal points, and these are occasional shelterbelts around settlements'. Key characteristics of this landscape include:

- distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau
 - mostly large-scale landscape of arable fields, low hedges and few trees
37. Key viewpoints of the site are from Harcamlow Way which runs along the southern boundary and offers 'short' views of the development proposal. The public footpath and railway crossing, located approximately 400m and 600m to the north, offer 'long' views. Further long views are offered from elevated ground along Harcamlow Way to the east of the A10.
38. The arrays would potentially be very dominant given their length and uniformity and would generate a very distinctive and uncharacteristic feature in this natural environment. This is exacerbated given photovoltaic panels are a matt dark blue colour when seen from the front, although oblique views of the arrays tend to have a dull lighter grey metallic sheen caused by the framing of the panels. A new 2m high fence is proposed around the sites perimeter. However the application is accompanied by a comprehensive landscape plan with planting proposed primarily along the exposed southern and eastern perimeter. It is further noted grass will grow on the land with the gaps between the rows of solar panels wider than the rows of panels themselves. Given the scale, nature and location of the proposed development in combination with the sloping topography and existing vegetation it is considered that the site is capable of accepting the proposals for a solar farm without any significant adverse effects in landscape and visual terms. Appending appropriate conditions requiring further landscape mitigation, above that proposed within the application, including securing additional planting along the eastern boundary is necessary. This would also address concerns relating to potential glare affecting train drivers and the impact on the setting of Scheduled Ancient Monuments.
39. The council's landscape officer does not offer any objection recommending a number of conditions. In conclusion, it is considered that the site is capable of accepting the proposals for a solar farm without significant adverse effects in landscape and visual terms.

Ecology

40. The application has been supported by an Ecological Appraisal which assesses the site as being of low value for nesting and foraging opportunities for birds, provides 'likely' foraging opportunities for bats and concludes the overall impact will be neutral subject to mitigation measures. Such measures include incorporating a six metre construction offset from all hedgerows and gaps in the fencing to allow badger passage.
41. A request for a Screening Opinion was submitted in August 2012. After due consideration it was determined that the proposed development was not considered to be 'EIA Development', as assessed under the criteria set out in the EIA regulations. Although the development covers a not insignificant land area the characteristics of the development (relatively modest structures) and the character of the area (agricultural land with no landscape or ecological designations) meant that it was not considered to be so significant to warrant an Environmental Statement to accompany the application.

Flood Risk (Surface Water Drainage)

42. The site is located within Flood Zone 1 (low risk) of the Environment Agency (EA) flood map and the District's Strategic Flood Risk Assessment map.

43. The Environment Agency has no objection to the proposed development but expresses concern regarding surface water drainage commenting there is no long term data relating to the management of such sites, with their likely to be an impact but that this is dependent on site specifics. A condition is recommended requiring on-going inspection to ensure any problems with surface water runoff are picked up early.

Highway Issues

44. The site is to be accessed off the A10 which is classified as a Primary Road in the county's hierarchy connecting the M11 with the A505. Access is proposed via the existing Bury Lane shop access during construction, with a further track access to the south proposed for maintenance.
45. Whilst the construction of the solar array will entail a considerable number of traffic movements, once it is operational the traffic to the site would be very light with no operational staff based on site.
46. The construction period is expected to last 18 weeks with deliveries to the temporary construction compound on land behind the farm shop. This area is suitable for parking, loading, unloading, storage, manoeuvring of construction vehicles and staff parking. The layout and operation of this construction compound and its relationship with the existing farm shop carpark will be managed by temporary route signage, fencing and bollards.
47. Throughout the 18 week period approximately 315 HGV deliveries are expected, with the most intense period lasting 7 weeks when there will be a maximum of 7-8 deliveries per day (14-16 movements), with 2 HGV deliveries per day for the remaining 11 weeks. Additionally it is expected 30-40 staff will be working on site. Following construction between 2 and 4 vehicles per month for maintenance are expected.
48. On-site construction is expected to be undertaken between the hours of 07:00-18:30 Monday to Friday and 07:00-13:00 Saturday with deliveries proposed between 06:00-09:00 to avoid conflict with the opening hours of the shop.
49. The highway authority object to the development expressing concern over the potential impact to traffic on the A10 during peak times and request a Traffic Management Plan be submitted prior to determination to fully assess this aspect of the scheme.
50. Officers are of the view that while controlling the hours of delivery is necessary to avoid conflict with construction traffic this can be controlled through a condition requiring the provision of a Traffic Management plan. Such an approach is in conformance with the thrust of the NPPF which advises Local Planning Authorities to adopt a positive approach to fostering sustainable development.

Impact upon Residential Amenity

51. There are no residential properties adjacent to the site. The nearest dwellings to the site are to the north, some 400m away. Other residential properties are even further from the site and would therefore not be affected by this proposal. The arrays would face away from these properties and would be screened by the existing vegetation,

which would be reinforced with additional planting. It is not considered that there would be any significant impact on residential amenity as a result of this proposal.

Effect on Heritage Assets

Schedule Ancient Monument

52. The solar PV array lies 700m to the west of two scheduled Bronze Age bowl barrows (Grinnel Hill and to the south east of Lodge Cottage). Grinnell Hill survives as a substantial earthwork mound measuring 3m in height and is located on a prominent northern facing slope on chalk hills to the south of Melbourn, a second schedule barrow is located 45m to the north of Grinnell Hill and survives as a buried archaeological deposit. These features form part of a wider group of similar monuments extending across the north and west of Royston. Harcamlow Way, public byway and long distance footpath, passes adjacent Grinnel Hill allowing an appreciation of the monument in its landscape setting. The solar PV array will be visible from Grinnel Hill bowl barrow and English Heritage consider this will result in harm to the significance of the monument, but that additional (above that proposed in the application) taller planting along the eastern boundary may reduce the impact from higher views to the east. Subject to securing a landscaping scheme no material harm to the setting of the Schedule Ancient Monuments is identified, taking into account the site is already separated from these monuments by the A10 and railway line.

Archaeology

53. Cambridgeshire County Council Archaeology advise the site is located in a landscape of high archaeological potential, with ring ditches likely representing Bronze Age burial mounds and the enclosures of pre-historic or Roman date. These archaeological remains are considered significant. The county goes on to advise the development would potentially severely damage or destroy such remains and request further archaeological works be undertaken. This view is supported by English Heritage.
54. The applicant is not adverse to undertaking such works prior to commencement of development, but cites the damage to crops and associated loss of income should this be an immediate requirement. The NPPF advises heritage assets are an irreplaceable resource and Members will be updated at the meeting as to whether it is considered the impact on archaeology can be satisfactory addressed through condition.

Loss of agricultural land

55. The site is classified as Grade 2 (very good quality) agricultural land, with the development seeking a 25 year temporary permission with the site continuing to remain in agricultural use during this time. Despite this the development will result in a 'loss of agricultural productivity' with sheep grazing replacing crop planting on good quality agricultural land and this is material in considering the application. Officers are of the view this loss of productivity is not so significant as to justify refusal of permission or conflict with the overall thrust of policy NE/17. Policy NE/17 seeks to protect high quality agricultural land. It states that permission will not be granted where the loss is 'irreversible' unless sustainability considerations and the need for the development were overriding factors.

Crime and Disorder Act 1998

56. Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. Overall, it is considered that the security measures proposed (2m high mesh security fence to perimeter with 3m high CCTV cameras) by this application are adequate and take into account the requirements of Section 17 of the Crime and Disorder Act whilst balancing the need to protect the open countryside from visual harm. No flood lighting is proposed within the site, with the CCTV cameras operating using infrared technology

Other Material Considerations

57. The site lies adjacent the London-Cambridge railway line, with NetworkRail recommending a condition requiring planting along the eastern boundary to prevent reflection affecting train drivers. Whilst the panels are non-reflective NetworkRail would be a consultee to the discharge of the landscaping condition.
58. Concerns are raised by the Environmental Health (contamination) officer over the potential for soil to be imported onto the site and contaminating the land, and a condition is recommended requiring details (source, type, amount, copies of transfer documents) of any imported soil to be provided and agreed by the Local Planning Authority.
59. National Grid does not raise any material planning issues.
60. A number of representations have been received from third parties opposing the application, including those relating to vermin control and S106 payments. The development does not trigger any S106 payments, with vermin control being undertaken by the site operator.

Conclusions

61. The development is of a kind that receives very considerable support in national and local planning policy and that, following the guidance in the National Planning Policy Framework there must be a strong presumption in favour of it.
62. The proposal would have an impact on the landscape, but this would be mitigated by appending a landscaping condition including management plan. The form of the landscape on the site lends itself to the scheme and the existing framework of hedges and trees, which would be supplemented, would make the proposal an acceptable feature of the landscape.
63. There is no outstanding amenity issue. Conditionally there are no outstanding highways, flood risk, nature conservation or historic environment issues.
64. With the conditions recommended below, it is concluded that on balance the benefits of the scheme in respect of renewable energy production, outweigh the harm over the temporary 'loss' of agriculture productivity.

Recommendation

65. Approval subject to the following 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: promap location plan, 'proposed 94030 panel site layout' Drawing number '255/167/001', '44 panel, ground mount array plan and elevations' Drawing number '255/167/002', 'deer fence and gate elevations' Drawing number '355/167/003', 'deer fence (including mammal access) and gate elevations' Drawing number '355/167/004', 'cctv mast elevation' Drawing number '255/167/005', 'client side substation building plan and elevations' drawing number '255/167/006', 'communications building plan and elevations' drawing number '255/167/007', 'dno and client witch room building plan and elevations' drawing number '255/167/008', 'ukpn 33kw dno substation plan and elevations' drawing number '255/167/009', 'inverter compound plan and elevations' drawing number '255/167/010', 'inverter station plan and elevations' drawing number '255/167/011', 'site aux transformer plan and elevations' drawing number '255/167/012', 'transformer compound plan and elevation' drawing number '255/167/013' and 'field transformer plan and elevations' drawing number '255/167/014'
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall be commenced until a schedule of materials for the inverters and substation and details of the precise colours of the solar panels, their supports, the inverters, substation and mesh fencing have been first submitted to and agreed in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details and all must be so maintained for the lifetime of the development.
(Reason: In the interests of visual amenity)
4. No development shall take place until full details of both hard and soft landscape works including 10 year maintenance plan have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(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 first exportation of electricity from the site or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of ten 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. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior consent in writing of the Local Planning Authority. Any trees, shrubs or hedges which die, are removed, or become seriously damaged or diseased within ten years of being planted, shall be replaced with trees, shrubs or hedge plants in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.
(Reason: To ensure the existing trees, shrubs and or hedges are retained and thereafter properly maintained, in the interests of visual amenity and nature conservation.)
7. All solar panels, their supports, the inverter, the substation and any underground concrete to a depth of 1.5m must be removed from site within 6 months of the solar farm ceasing to be operational.
(Reason: The application site lies in the open countryside and it is important that once the development has ceased the site is brought back into a full agricultural use in accordance with the provisions of the NPPF and policy NE/2.)
8. All works shall be carried out in accordance with the mitigation measures referred to in Section 5.2 Proposed Mitigation of the 'Ecological Appraisal' by the landscape partnership dated December 2013.
(Reason: To ensure the protection and enhancement of natural habitat on the application site, in the interests of nature conservation.)
9. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage including monitoring arrangements shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
10. No development shall commence until a Travel Plan for construction traffic has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.
(Reason – in the interests of highway safety in accordance with policy TR/3 of the adopted Local Development Framework 2007.)
11. The development, hereby permitted, shall be removed and the land restored to its former condition or to a condition to be agreed in writing by the Local Planning Authority on or before 25 years of the date of this permission in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

(Reason - Approval of the proposal on a permanent basis would be contrary to Policy NE/2 of the adopted Local Development Framework 2007 and the land should be reinstated to facilitate future beneficial use.)

12. 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.)

13. No development shall commence until a detailed scheme for the importation of soil onto the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

(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.)

Background Papers

The following list contains links to the documents on the Council's website or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scamb.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scamb.gov.uk/localplan>

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