

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

5 November 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/1331/14/FL
Parish(es):	WATERBEACH
Proposal:	Solar Farm and Associated Development
Site address:	Radical Farm, Chittering Drove, Chittering
Applicant(s):	North Fen Solar Energy Ltd.
Recommendation:	Delegated Approval (as amended)
Key material considerations:	Countryside Landscape Character Heritage Assets Archaeology Ecology Biodiversity Trees and Landscaping Flood Risk Public Footpaths
Committee Site Visit:	4 November 2014
Departure Application:	No
Presenting Officer:	Karen Pell-Coggins
Application brought to Committee because:	Major Application of Local Interest
Date by which decision due:	8 September 2014 (Extension of Time Agreed)

Executive Summary

1. This proposal, as amended, is for a 9.58 MW solar farm with associated equipment covering an area of approximately 15.38 hectares of grade 2 agricultural land located in-between two approved solar farms (one constructed) to the east of the A10, north east of the hamlet of Chittering and village of Waterbeach, and west of the Kings Lynn to London railway line and River Cam. 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. The proposal would have an impact on the countryside but this is not considered to be unacceptable adverse visual impact that would significantly harm the character and appearance of the area as the

development would be satisfactorily mitigated by additional landscaping. The development is also not considered to harm landscape character, damage the setting of heritage assets, destroy important archaeological evidence, result in the loss of important trees and hedges, harm biodiversity interest, increase flood risk, be detrimental to highway safety, adversely affect the amenities of neighbours or seriously harm the amenity of public footpaths. Therefore, on balance, the public benefits of the scheme in respect of renewable energy production are considered to outweigh any identified modest harm arising from the development such as the limited visual harm and temporary loss of agricultural productivity.

Site and Proposal

2. The site is located outside of any village framework and within the countryside. It is situated 1.4 km metres to the east of the A10 road, immediately to the west of the Kings Lynn to London railway line and 1.7 km to the east of the River Cam and 1.5 km to the north east of the hamlet of Chittering and 4.8 km to the north of the village of Waterbeach. The site, as amended, measures approximately 15.38 hectares in area and comprises two arable fields of a similar size. The eastern field has flat topography. It has drains along the boundaries but limited landscaping. The access track to the existing solar farm runs along the eastern and southern boundaries. The security fence to the existing solar farm runs along the northern boundary with a number of buildings associated with the solar farm just beyond. An agricultural building lies to the north east. Chittering Drove runs from the south eastern corner of the field in a westerly direction and a public footpath runs from the south western corner of the field in a southerly direction. The western field also has flat topography. It has drains along the boundaries but limited landscaping in the form of new trees along the eastern boundary and a partial hedge along the southern boundary. The security fence to the existing solar farm runs along the northern boundary with a number of buildings associated with the solar farm just beyond. An agricultural building lies to the south west. The site has a grade 2 (very good) agricultural land classification and is situated in The Fens Landscape Character Area. It lies within flood zone 3 (high risk). A Romano-British settlement and Denny Abbey Scheduled Ancient Monuments are situated to the south west of the site. The Cam Washes Site of Special Scientific Interest is situated to the east of the site.
3. This full planning application, received on 9 June 2014 as amended, proposes the installation of 9.58MW of solar photovoltaic panels along with transformer buildings, inverter buildings, a DNO building, a customer switchgear building, storage container, access tracks, security fence and pole mounted CCTV cameras for a temporary period of 30 years. The photovoltaic panels would be mounted on steel frames that are angled at 22 degrees to face south. There would be arrays of panels running east to west across the site. Each panel array would measure approximately 4 metres x 20 metres. They would have a maximum height of approximately 2.5 metres and be set approximately 5 metres apart. Access tracks would be provided within the fields to the main access road. Within the site there would be a group of three inverter and transformer buildings within each field to serve the panels. The transformer buildings would measure 6.2 metres in length x 2.5 metres in width x 3.1 metres in height. The inverter buildings would measure 2.6 metres in length x 2.3 metres in width x 2.9 metres in height. The DNO building would be situated in the north eastern corner of the western field and measure 5.4 metres in length x 4.8 metres in width x 3.6 metres in height. The switchgear building would be located centrally within the site of a position to be determined and would measure 6.6 metres in length x 2.9 metres in width x 2.9 metres in height. The storage container would be situated in the eastern field and measure 3 metres in length x 2.5 metres in width x 2.5 metres in height. A wind sensor pole and satellite pole both with a height of 4 metres would also be

situated in the eastern field. A security fence that measures 2.4 metres in height and consists of galvanised metal posts with galvanised mesh panel design would surround the site. A number of CCTV poles at a height of 4 metres would be erected around the perimeter of the site. Access to the site would be via the existing access track and Chittering Drove. It is a single track road on the A10.

Planning History

4. *Part of Site and North of Site*
S/2198/10/FL - Solar Farm - Approved

North of Site

S/2399/13/VC - Variation of Condition 13 of S/1542/12/FL - Approved
S/1542/12/FL - Extension to Solar Farm - Approved

South of Site

S/1516/13/FL – Solar Farm - Approved

Planning Policy

5. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**

DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
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
TR/1 Planning for More Sustainable Travel

6. **Submission Local Plan (March 2014)**

S/7 Development Frameworks
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/14 Heritage Assets
CC/2 Renewable and Low Carbon Energy Generation
CC/6 Construction Methods
CC/9 Managing Flood Risk
SC/11 Noise Pollution
SC/12 Contaminated Land
TI/2 Planning for Sustainable Travel

7. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

Original Submission

8. **Waterbeach Parish Council** – Recommends refusal and makes the following comments: -
 - i) Concerns on which roads would be used to bring equipment to and from the site;
 - ii) No archaeological surveys have been carried out prior to work starting; and,
 - iii) Impact upon neighbouring village i.e. Stretham.
9. **East Cambridgeshire District Council** – Comments are awaited.
10. **Ecology Officer** – Has no objections subject to conditions to secure biodiversity enhancement in terms of seed mixes, the features of the wildlife corridor and bird nest and bat boxes.
11. **Trees and Landscapes Officer** – Comments are awaited.
12. **Landscape Design Officer** – Comments that the landscaping for the existing and proposed solar farms need to work together. Hedge planting should be provided along the northern, southern and western edges of the eastern field and a woodland block should be provided to the east of the eastern field to link with the other sites.
CHECK
13. **Environmental Health Officer** – Comments that given the location of the site there is no likelihood of noise nuisance or other pollution concerns.
14. **Contaminated Land Officer** –Comments that a condition in relation to a contamination investigation is not required.
15. **Local Highway Authority** – Objects to the application as it is not supported by sufficient transport information to demonstrate that the development would not be prejudicial to highway safety. A method statement is required.
16. **Environment Agency** – Has no objections in principle as the site is identified as being within defended flood zones 2 and 3. Requests informatives in relation to the risk of pollution to the water environment.
17. **Waterbeach Level Internal Drainage Board** – Has no objections but comments that no structures can be erected within 9 metres of a Board's Main Drain without the consent of the Board.
18. **Cambridgeshire County Council Historic Environment Team** –Comments are awaited.
19. **Cambridgeshire County Council Rights of Way Team** – Comments are awaited.
20. **Natural England** – Comments that the application it is satisfied that the development would not damage or destroy the interest features of the Cam Washes Site of Special Scientific Interest.

Considers that the proposed development is unlikely to lead to significant and irreversible long term loss of best and most versatile agricultural land, as a resource

for future generations. This is because the solar panels would be secured to the ground by steel piles with limited soil disturbance and could be removed in the future with no permanent loss of agricultural land quality likely to occur provided the development is undertaken to high standards. Although some components of the development, such as construction of a sub-station, may permanently affect agricultural land this would be limited to small areas. In the short-term we recognise that it is likely that there will be a loss of potential agricultural production over the whole development area. Comments that the Authority should consider whether the proposals involve any smaller scale or temporary losses of BMV agricultural land with reference to Paragraph 112 of the National Planning Policy Framework.

Solar farm developments offer excellent opportunities to create new habitats, and especially “priority habitats” listed under s41 of the NERC Act 2006. In particular, solar farms are ideally suited to creating new grassland habitats, which can be created among the rows of solar panels. If not already provided, the applicant should be encouraged to prepare a habitat creation plan (which should include measures to create suitable soil conditions / arable reversion techniques), suggested species mix for sowing, and details of how new habitats will be managed (e.g. grazing / mowing). Other priority habitats that could be created or enhanced depending on site conditions are hedgerows, ponds, and arable field margins. We suggest that a habitat creation plan also references any existing local sites recognised for their nature conservation interest, such as SSSIs and Local Wildlife Sites.

The application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The Authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application in accordance with Paragraph 118 of the National Planning Policy Framework.

The application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

21. **Network Rail** – Comments that it is satisfied that the development would not cause any glint or glare issues in regards to the adjacent railway.

Representations by members of the public

22. Letters have been received from the occupiers of Hill Farm, Ikhaya, Oak Farm Cottage, Ash Cottage, Orchard Farm, No. 3 and No. 4 School Lane in Chittering that raise the following concerns: -
- i) Loss of high grade agricultural land;
 - ii) Disruption from access along School Lane and Chittering Drove and more damage to road and verges;
 - iii) Access road unsuitable as narrow and poor condition due to subsidence;
 - iv) Impact upon telephone cable and water mains if verges dug up to accommodate cables;

- v) Obstruction to School Lane and highway safety issues for traffic backing up on to the A10;
- vi) Impact upon pedestrian safety as no footpaths in School Lane,
- vii) Alternative access to the site should be considered;
- viii) Use of caravan site in School Lane for construction workers rather than tourists;

Material Planning Considerations

23. The key issues to consider in the determination of this application are whether the principle of development is acceptable in the countryside and impact of the development upon the character and appearance of the area, the setting of heritage assets, biodiversity, ecology, archaeology, flood risk, highway safety, neighbour amenity and public footpaths.

Principle of Development in the Countryside

24. The proposal represents a major development for the generation of renewable energy and as such receives considerable support from national and local planning policy.
25. 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.
26. 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.
27. 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. Policy DP/7 of the Development Control Policies DPD states that outside village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside will be permitted. 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.
28. The site is located within the countryside. The installation of a solar farm is considered to represent appropriate development within the countryside providing that there are no suitable brownfield sites available in the area of the scale required and the proposal would not result in the permanent loss of high quality agricultural land.

Best and Most Versatile Agricultural Land

29. The site covers 15.38 hectares of arable land. Natural England states that the site has an agricultural land classification of grade 2 (very good).

30. Whilst the use of brownfield or previously developed land is considered more appropriate and the preference for the development of solar farms rather than greenfield land as per the application site, it is difficult to find such land available that could accommodate the scale of the development and have low land values to enable the scheme to be commercially viable. The whole of the district comprises grade 2 and 3 agricultural land so it would be difficult to contribute to renewable energy in the area without the use of some of this land. Brownfield and previously developed land sites have been ruled out for reasons such as allocations for new development, existing uses, limited area, higher land costs and the use of this land for the proposed temporary development would place greater pressure on the use of greenfield land for permanent development. Lower grade agricultural land is not available and this land is remote from other parts of the holding and in-between two existing sites so is not practical for crops. In addition. Other sites would have a greater rural character. Without the use of greenfield land, the district would not be able to contribute towards the renewable energy targets set out by the government.
31. Furthermore, the proposal is not considered to result in the irreversible loss of this land given that it could be returned to its original agricultural use when there is no further need for the development. The land would be laid to grass on the site and although it is noted that it would not be cropped, there will be the opportunity to use the land for sheep grazing or biodiversity gain to retain the agricultural use throughout the life of the development.

Character and Appearance of the Area

32. The site currently consists of open arable land. Whilst it is noted that the introduction of a significant scale arrays of solar panels and buildings would substantially change the character and appearance of the landscape from being open and rural in character to being industrialised in character, it is unlikely to have adverse visual impact from the main public viewpoints surrounding the site. This is as a result of the location of the site in-between two existing solar farms, the low height and new planting that is proposed along the boundaries to screen the development and mitigate its impact upon the landscape from close views from Chittering Drove and the public footpath and longer distance views from the A10.
33. The nearest approved solar farms to the site where the cumulative impact of the development needs to be taken into consideration are those immediately adjacent to the site and the proposed solar farm at Stowbridge Farm, Green End, Stretham currently under consideration by East Cambridgeshire District Council. It is clear from the Landscape Officer's comments that the development would be viewed cumulatively with the adjacent solar farms in the area from long distance public viewpoints along the A10 and in close proximity from users of the railway line. Although these impacts cannot be completely mitigated, the development is considered acceptable providing there is a robust landscaping scheme. This would be a condition of any consent.
34. The site is located within the The Fens Landscape Character Area. The distinctive features of this area are the large scale, low lying, flat wetland landscape with huge skies and extensive vistas. Although the development is not necessarily compatible with the existing landscape qualities of the area as the open arable landscape would be lost, the development would retain some of the the characteristic features such as the rectilinear field pattern and drains together with the provision of additional planting that would be designed to ensure it is in keeping with the visual qualities of the area. The development is unlikely to have an unacceptable impact upon landscape character.

Heritage Assets

35. The site is not located in close proximity to any listed buildings or conservation areas and the nearest Scheduled Ancient Monument is situated a significant distance away. The development is not therefore considered to harm any heritage assets.
36. The comments of the Cambridgeshire Historic Environment Team are awaited but given the approach taken with similar developments in the district, it is likely that an archeological evaluation of the site will be required prior to the determination of any application to ensure that the development would not result in the loss of any important archaeological remains. Any recommendation is therefore subject to this evaluation unless indicated that a condition would be justified for an investigation post the decision but prior to the commencement of any development.

Biodiversity

37. The site is located a significant distance away from the Cam Washes Site of Special Scientific Interest (SSSI) and would not have an adverse impact upon the features of this designation.
38. The habitats on the site comprise a mixture of arable land, trees, and ditches. The ditches on the site are wet but the majority are not considered to provide a suitable habitat for Great Crested Newts. However, ditch 5 has aquatic vegetation suitable for egg laying. The common amphibian could use the ditches. The ditches could also be used by water voles as holes were present and there has been evidence of use in the past. No otter holt was observed. Bats have been observed using the ditches as a foraging route. The ditches would be retained to ensure that these habitats are not unduly impacted by the development. One Elm tree on the site was considered suitable for roosting bats but this had low potential. The marginal grassland, arable land and ditches could provide habitats for birds but ground nesting is likely to be limited. The arable land would not be likely to support reptiles but a mound of soil could provide a refuge habitat. There was evidence of badger sett on the site.
39. The development would include mitigation measures such as buffer zone to protect the badger sett, buffer zones to protect the ditches, native tree and hedgerow planting, wildflower seeding and grassland. Any clearance of vegetation would also take place outside the bird nesting season.

Landscaping/Trees

40. The development would be unlikely to result in the loss of any important trees or hedges that contribute to the visual amenity of the area providing a condition is attached to any consent for protection purposes. A significant landscaping scheme would also be attached as a condition of any consent in order to mitigate the impact of the development upon its surroundings.

Flood Risk

41. The site is located within Flood Zone 3 (high risk). Drainage ditches run along the boundaries of the site. The site has flood defences and the development is not considered to increase the risk of flooding to the site and surrounding area.

Highway Safety

42. Access to the site during and after construction would be via the existing public highway along Chittering Drove and School Lane on to the A10. This is a busy road with a speed limit of 60 miles per hour.
43. Details of the traffic generation from the construction of the development is awaited. When construction is complete, the traffic generation to maintain the development is estimated at one or two visits every quarter. Whilst it is acknowledged that there would be a significant number of traffic movements during the construction period, this would be in the short term and the development is unlikely to result in a level of traffic generation to and from the site that would be detrimental to highway safety given the capacity of the road, position of the access and visibility, the route taken to the site and the management of the traffic to the site. However, confirmation of the acceptability of the access is awaited from the Local Highways Authority. A condition would be attached to any consent to agree a Construction Traffic Management Plan.
44. There is space on site for vehicles to park off the public highway during the construction period.

Residential Amenity

45. The site is located a significant distance from the nearest residential properties and is not considered to result in a loss of amenity. No Noise Impact Assessment is required to be submitted with the application as the low noise levels from the development would not be audible outside the site area.
46. Whilst it is acknowledged that there would be disturbance to residents along School Lane and Chittering Drove from delivery traffic during the construction period and the Council is sympathetic to this situation, this is not considered to justify refusal of the application as it would only cause harm for temporary period of time in the short term.

Other Matters

47. Any damage to the public highway is the responsibility of the Local Highways Authority. Any damage to private verges of properties is a civil matter between the owner of the land and the developer.
48. Obstruction to the access by delivery traffic is a police matter but the developer will be made aware of this concern.
49. The Council has to assess the application as submitted and cannot consider an alternative access unless the proposed access is not acceptable.
50. The use of the caravan park for workers is a separate matter that would be investigated if that was the case.

Conclusion

51. 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.
52. The proposal would have an impact on the countryside but this is not considered to be unacceptable adverse visual impact that would harm the character and

appearance of the area as the development would be satisfactorily mitigated by additional landscaping. The development is also not considered to harm landscape character, significantly damage the setting of heritage assets, destroy important archaeological evidence, result in the loss of important trees and hedges, harm biodiversity interests, increase flood risk, be detrimental to highway safety or adversely affect the amenities of neighbours.

53. Therefore, on balance, the benefits of the scheme in respect of renewable energy production are considered to outweigh any harm from the visual impact and temporary loss of agricultural productivity.

Recommendation

54. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) subject to the comments of the Local Highways Authority, Cambridgeshire County Council Historic Environment Team and Ecology Officer and the following conditions and informatives: -

Conditions

- i) 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.)
- ii) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- iii) 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 30 years of the date of the first operational use of the development 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.)
- iv) All development 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 of the adopted Local Development Framework 2007.)
- v) No development shall take place until details of the design and materials of the switchgear building have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- vi) No development shall take place until full details of both hard and soft landscape works 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.)
- vi) 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.)
- vii) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from [the date of the first occupation of the dwellings hereby approved].
- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

- viii) The development shall be carried out in accordance with the Traffic Management Plan reference (to be confirmed).
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- ix) The development shall be carried out in accordance with the Biodiversity Management Plan reference (to be confirmed).
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- x) No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- xi) The development shall be carried out in accordance with the Flood Risk Assessment reference (to be confirmed).
(Reason - To prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- xii) 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.)
- xiii) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Submission March 2014
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References S/1331/14/FL, S/15176/13/FL, S/2399/12/VC, S/1542/12/FL and S/1098/10/FL

Case Officer: Karen Pell-Coggins- Senior Planning Officer
Telephone: (01954) 713230