

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

5 November 2014

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/1898/14/FL
<b>Parish(es):</b>	MELBOURN
<b>Proposal:</b>	Solar Farm and Associated Development
<b>Site address:</b>	Munceys Farm, London Way
<b>Applicant(s):</b>	Lightsource SPV100
<b>Recommendation:</b>	Delegated Approval (as amended)
<b>Key material considerations:</b>	Countryside Landscape Character Heritage Assets Archaeology Ecology Biodiversity Trees and Landscaping Flood Risk Public Footpaths
<b>Committee Site Visit:</b>	4 November 2014
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Karen Pell-Coggins
<b>Application brought to Committee because:</b>	Major Application of Local Interest
<b>Date by which decision due:</b>	6 November 2014

### **Executive Summary**

1. This proposal, as amended, is for a 31.53 MW solar farm with associated equipment covering an area of approximately 50.2 hectares of grades 2, 3a and 3b agricultural land located to the east of the A10, north east of the town of Royston, north west of the A505, and south of the village of Melbourn. 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.
2. 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.

3. 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**

4. The site is located outside of any village framework and within the countryside. It is situated 900 metres to the east of the A10 road, 650 metres to the north east of the town of Royston, 1.1 km to the north west of the A505 and 600 metres to the south of the village of Melbourn. The site, as amended, measures approximately 50.2 hectares in area and comprises two arable fields. The smaller northern field has flat topography. It has mature trees and hedges along the northern and eastern boundaries and partial hedges along the southern and western boundaries. The larger southern field has gently rising topography to the south that rises more significantly towards the A505 and Royston. It has mature trees along eastern boundary and southern boundary adjacent Munceys Farm. The remainder of the southern boundary has a partial hedge and the western boundary has an intact hedge.
5. The site has grades 2 (very good), 3a and 3b (good to moderate) agricultural land classification and is situated in East Anglian Chalk Landscape Character Area. It lies within flood zone 1 (low risk). Melbourn has a conservation area and a number of listed buildings. A number of Scheduled Ancient Monuments are situated within close proximity to the site. The Holland Hall Railway Cutting (Melbourn) Site of Special Scientific Interest is situated to the west of the site beyond the A10. A public right of way runs along London Way towards the site but stops at Munceys Farm. Munceys Farmhouse is situated immediately to the south of the site.
6. This full planning application, received on 7 August 2014 as amended, proposes the installation of 31.53MW of solar photovoltaic panels along with transformer buildings, inverter buildings, switchgear buildings, a client side substation, a monitoring house, an auxiliary transformer, 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 20 degrees to face south. There would be arrays of panels running east to west across the site. They would have a maximum height of approximately 2.2 metres and be set 3.8 metres apart.
7. Access tracks would be provided around and between the fields to the main access road that would run to the rear of Munceys Farm. Within the site there would be a group of nine inverter, switchgear and transformer buildings to serve the panels. The transformer buildings would measure 2.6 metres in length x 1.6 metres in width x 2.5 metres in height. The inverter buildings would measure 4.4 metres in length x 1.4 metres in width x 2.9 metres in height. The switchgear buildings would measure 2.15 metres in length x 1.5 metres in width x 2.3 metres in height. The monitoring house, client side substation and auxiliary transformer would be situated in the south eastern corner of the southern field. The monitoring house would measure 6.1 metres in length x 2.4 metres in width x 2.6 metres in height. The client substation would measure 6 metres in length x 2.5 metres in width x 2.8 metres in height. The auxiliary transformer would measure 3.3 metres in length x 3.3 metres in width x 2 metres in height.

8. A security fence that measures 1.9 metres in height and consists of timber posts with steel deer fencing would surround the site. A number of CCTV poles at a height of 3 metres would be erected around the perimeter of the site. Access to the site would be via the existing access single width unmade track to the A505. The solar farm will connect to a new substation to the west of the A10.

### **Planning History**

9. S/0709/14/E1 – Request for Screening Opinion – EIA Not Required

### **Planning Policy**

10. **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

11. **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

12. **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***

13. **Melbourn Parish Council** – Recommends approval.

14. **Ecology Officer** – Objects to the application on the grounds of the lack of biodiversity enhancement in terms of seed mixes, the lack of gaps for mammals to move through the site and management and monitoring of new habitats on the site.
15. **Trees and Landscapes Officer** – Comments are awaited.
- 16.. **Landscape Design Officer** – Has no objections and comments that the proposed landscape mitigation measures to strengthen the boundaries are welcomed. Requires conditions in relation to hard and soft landscaping, details of tree and hedgerow protection and management measures, and provision of bird nest and bat boxes and log piles, hedgehog and inset houses.
17. **Environmental Health Officer** – Comments are awaited.
18. **Contaminated Land Officer** –Comments that a condition in relation to a contamination investigation is not required unless the access route is changed to run via London Way.
19. **Local Highway Authority** – Objects to the application and comments that there are concerns that the full visibility splay of 215 metres cannot be achieved in an easterly direction due to the contour of the road. Requests information on height of the landscape within the visibility splays at 5 metre intervals and a plan that shows splays measuring 2.4 metres x 215 metres within the public highway or land under the control of the applicant.
20. **Environment Agency** – Has no objections and comments that the submitted Flood Risk Assessment has assessed the likely increase in greenfield runoff rates and volumes as a result of the proposed increase in impermeable area at the site. The proposed use of swales to intercept and attenuate runoff in the lower areas is an acceptable surface water drainage scheme. Requires conditions to ensure that the development is carried out in accordance with the mitigation measures in the Flood Risk Assessment. Also request informatives in relation to surface water drainage, pollution prevention and habitat enhancement.
21. **English Heritage** – Comments that the development would cause some harm to designated heritage assets and particularly the setting of the causewayed enclosure at New Farm but this harm can be mitigated to an acceptable level through enhanced vegetation particularly along the western boundary.
22. **Cambridgeshire County Council Historic Environment Team** – Comments that the site comprises two barrows (burial monuments) and a Roman enclosure, though the latter did not seem to be the locus of a settlement area, but more field enclosure, so not as significant. The management of the assets is likely to be pretty simplistic, involving the use of concrete shoe surface mounts for the PV panels in the area of the barrows, and some areas of the Roman enclosure. No objections are raised raised but further information is awaited before confirmation.

23. **Cambridgeshire County Council Rights of Way Team** – Comments that Public Byway No. 16 Melbourn runs adjacent to the site and has a recorded width of 30 feet between hedges. Requests that all solar panels and fences are placed a minimum of 2 metres from the edge of the right of way. Notes that site traffic would not use the byway. States that the byway is used by horse riders and the British Horse Society should be consulted. Requests informatives in relation to points of law with regards to the right of way.
24. **Natural England** – Satisfied that the development would not damage or destroy the interest features of the Holland Hall Railway Cutting (Melbourn) Site of Special Scientific Interest.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

30. **Royal Society for the Protection of Birds** – Welcomes the biodiversity gains but recommends further enhancements for birds known in the local area by a condition to any planning consent.

#### ***Amended Plans***

31. **Melbourn Parish Council** – Recommends approval.
32. **Landscape Design Officer** – Would not support the increase in the height of the CCTV poles.

#### **Representations by Local Members**

33. Two Local Members that represent Melbourn support the application.

#### **Representations by members of the public**

34. One letter of objection has been received from the owner of the adjacent land. The following concerns are raised: -
- i) Lack of notification of application;
  - ii) Visual impact upon the countryside;
  - iii) Impact upon business as farm office recently given permission;
  - iv) Site security during construction and decommissioning.
- 35.. 35 Letters have been received from residents of mainly Royston and Melbourn that support the application for the following reasons: -
- i) Reduction in carbon emissions and reliance on foreign fossil fuel supplies;
  - ii) Power to a large number of homes and save carbon emissions;
  - iii) Agricultural use would be continued with sheep grazing;
  - iv) Measures for enhancing wildlife habitats;
  - v) Limited visual impact;
  - vi) Temporary use;
  - vii) Consistent with paragraph 97 of the NPPF.

#### **Material Planning Considerations**

36. 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**

37. The proposal represents a major development for the generation of renewable energy and as such receives considerable support from national and local planning policy. 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.

38. 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.
39. 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.
40. 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**

41. The site covers 50.2 hectares of arable land. An Agricultural Land Classification Report has been submitted following soil sampling that states the site has an agricultural land classification of grades 2 (very good), 3a and 3b (good to moderate).
42. 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 site area, contamination, higher land costs and distance from the grid connection.
43. The majority of the site has grade 3a and 3b (good to moderate) agricultural land classification that is the lowest grade agricultural land available in the area with a very small proportion of grade 2 (very good) agricultural land. Other sites would have a greater rural character, higher visibility or constraints such as a high flood risk zone, Registered Parks and Gardens or Green Belt. Without the use of greenfield land, the district would not be able to contribute towards the renewable energy targets set out by the government.
44. 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 and/or biodiversity gain to retain the agricultural use throughout the life of the development.

## **Character and Appearance of the Area**

45. 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 the low height of the development and new planting that is proposed along the boundaries to screen the development and mitigate its impact upon the landscape from long distance views from Therfield Heath and close views from the A10 and A505.
46. The nearest approved solar farms to the site where the cumulative impact of the development needs to be taken into consideration are at Black Peak Farm, Melbourn, land to the west of the A10, Melbourn and Bury Lane Fruit Farm, Meldreth. 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 from Therfield Heath. 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.
47. The site is located within the East Anglian Chalk Landscape Character Area. The distinctive features of this area are the gently undulating arable landscape with large fields bounded by hedges and occasional small groups of woodland. 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 field pattern and additional planting in the form of boundary hedges 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**

48. The site is not located in close proximity to any listed buildings or conservation areas that would be adversely affected by the development. There are a number of Scheduled Ancient Monuments in close proximity to the site and some harm would result to the setting of New Farm causewayed enclosure. However, mitigation measures in the form of additional planting along the western boundary would ensure that this would remain protected.
49. The developers are working with the Cambridgeshire Historic Environment Team to determine mitigation measures to ensure that the development would not result in the loss of any important archaeological remains. Trenching is currently being carried out on site and further information is to be submitted shortly for approval.

## **Biodiversity**

50. The site is located a significant distance away from the Holland Hall Railway Cutting (Melbourn) Site of Special Scientific Interest (SSSI) and would not have an adverse impact upon the features of this designation.
51. The habitats on the site comprise a mixture of arable land, grassland, ditches, trees and hedges. The ditches were dry and would not provide suitable habitats for species such as Great Crested Newts, otters or water voles. The hedges and trees on the site are likely to support breeding birds. No trees were suitable for barn owls. The trees



offer limited opportunities for roosting bats due to being covered with ivy although the hedges would provide foraging for bats. Field signs in the form of latrines and snuffle holes indicating badger activity were found but no setts. The hedges and grassland field margins provide a suitable habitat for reptiles.

52. The development would include mitigation measures such as native tree and hedgerow planting, existing tree and hedgerow protection, gaps for mammals in the fence, covered ground excavations overnight, wildflower seeding and grassland. Any clearance of vegetation would also take place outside the bird nesting season.

### **Landscaping/Trees**

53. 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**

54. The site is located within Flood Zone 1 (high risk). The surface water drainage scheme includes swales to intercept any increased runoff. The development is not considered to increase the risk of flooding to the site and surrounding area.

### **Highway Safety**

55. Access to the site during and after construction would be via an existing single unmade track off the A505. This is a busy road with a speed limit of 60 miles per hour.
56. The traffic generation during the construction period (12 weeks) of the development is estimated at 485 HGV movements. In addition, there would be movements by minibuses and cars/vans for staff. When construction is complete, the traffic generation to maintain the development is estimated at 10 to 20 visits by small van per year. 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.
57. There is space on site for vehicles to park off the public highway during the construction period.

### **Residential Amenity**

58. The site is located in close proximity to a residential property at Munceys Farmhouse. The development is not considered to result in a loss of amenity to this property through noise and disturbance as the low noise levels from the development would not be audible outside the site area and the access would be situated to the rear of the property and screened by agricultural buildings.

## **Other Matters**

- 59.. The land ownership of the surrounding fields was not known prior to the receipt of the objection letter so a site notice was displayed and the application advertised in the local newspaper to ensure adequate publicity.
- 60. Any trespass on land outside the application site requires the permission of the landowner and is a civil matter although this concern has been passed on to the developer for information.

## **Conclusion**

- 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 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.
- 63. 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**

- 64. 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**

- 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: 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.)
- 3. 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.)

4. 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.)
5. 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.)
6. 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.)
7. 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.)

8. 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.)
9. 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.)
10. 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.)
11. The development shall be carried out in accordance with the Written Scheme of Investigation Archaeological Evaluation reference (to be confirmed).  
(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.)
12. 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/1898/14/FL, S/1928/14/FL, S/2358/14/FL, S/1902/14/FL, S/1427/14/FL and S/1616/13/FL
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**Case Officer:** Karen Pell-Coggins- Senior Planning Officer  
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