

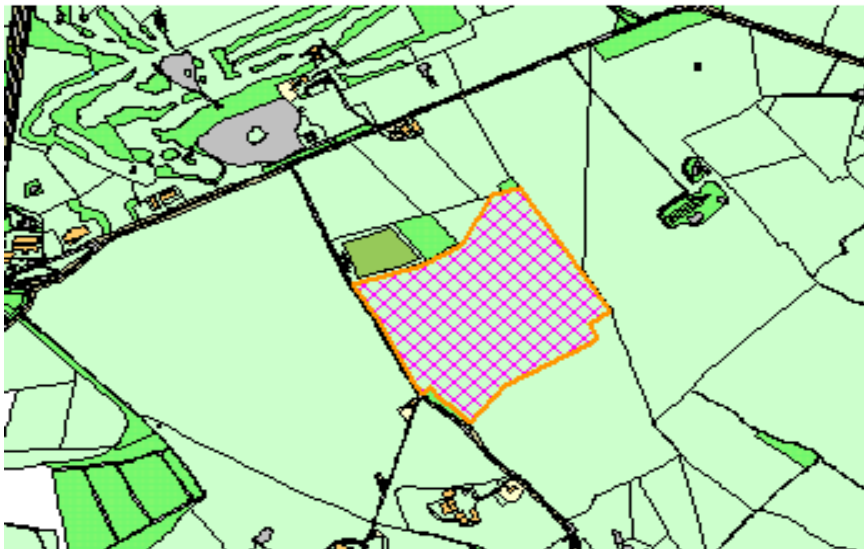
Reference: 14/00529/FUL

Date submitted: 27.06.2014

Applicant: Mr Lightsource – SPV 102 Limited

Location: Field OS 00077 and 6867 Six Hills Road, Ragdale

Proposal: Installation of a solar farm and associated infrastructure including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, fence and pole mounted security cameras for the life of the solar farm.



Proposal:-

The proposal comprises the installation of a solar farm and associated infrastructure. The proposal would provide an 18.7MW solar farm which would output electricity capacity equivalent to the power requirements of 5,298 typical households per year. The energy generated would be fed directly into the local power grid network for use by the nearest points of demand. The solar farm would be a temporary installation and at the end of its operational life (approximately 30 to 35 years) all equipment associated with the provision would be removed from the site and remediation works undertaken to backfill any excavated areas.

The application site comprises a single parcel of land currently used for growing crops, bordered by Six Hills Road to the west and further agricultural land to the north, east and south. The site is defined by existing hedgerow planting and sporadic trees along the majority of the field boundaries with pockets of woodland located adjacent to the north and south-west. An underground reservoir is located within an area of undulating agricultural land to the north-west corner. The site itself is relatively flat and the topography of the land falls away to the south-east, south and south-west towards Ragdale and Hoby. A public footpath runs adjacent to the south-eastern boundary for a section of approximately 250 metres which then heads in a north-easterly direction towards Old Dalby and south towards Ragdale.

The main issues to consider are:

- **Principle of Development and the Contribution to renewable energy supply**
- **Impact upon the character of the countryside**
- **Impact upon Heritage Assets**
- **Impact upon residential amenities**
- **Access and Highway Safety**
- **Ecology**
- **Flood Risk**

Relevant History:-

There is no relevant history.

Planning Policies:-

Adopted Melton Local Plan

Policy OS2 – planning permission will not be granted for development outside the town and village envelopes except for, amongst other things, limited small scale development for employment, recreation and tourism which is not significantly detrimental to the appearance and rural character of the open countryside.

Policy BE1 - allow for development providing that the form, character and appearance of the settlement is not adversely affected, the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality, the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity and satisfactory access and parking provision can be made available.

Policy C1 - planning permission will not be granted for development that would result in the loss of the best and most versatile agricultural land (grades 1, 2 and 3A) unless there is an overriding need for the development, there are no suitable sites for the development within existing developed areas or where agricultural land is of poorer quality and the proposal is on the lowest practicable grade.

Policy C2 - planning permission will be granted for farm based diversification proposals provided the activities would be ancillary to the main agricultural use and would not prejudice the future operation of the holding, the proposal should reuse or adapt any suitable farm building that is available. If a new building is necessary it should be sited in or adjacent to an existing group of buildings; the proposed development should be compatible with its rural location in terms of scale, design and layout, there should be no significantly adverse impact on the character and appearance of the rural landscape or conservation of the natural environment, access, servicing and parking would be provided at the site without detriment to the rural character of the area and the traffic generated by the proposal can be accommodated on the local highway network without reducing road safety

Policy C14 – planning permission for development which may adversely affect the nature conservation of, amongst other things, hedgerows and tree belts, will only be permitted where conditions are used to ensure their protection, replacement or re-instatement.

Policy C15 – planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is available and the development is designed to protect the species or provision is made for the transfer of the species to an alternative site of equal value.

The National Planning Policy Framework was published 27th March 2012 and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives
- support the transition to a low carbon future by encouraging the development of renewable energy
- recognising the intrinsic beauty of the countryside
- contribute to conserving and enhancing the natural environment

On Specific issues relevant to this application it advises:

Climate Change:

Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. (Paragraph 93)

Paragraph 97 states that to increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute energy generation from renewable or low carbon sources.

Paragraph 98 states that when determining planning applications, local planning authorities should;

- not require developments to demonstrate overall need for renewable or low carbon energy
- approve the application (unless material considerations indicate otherwise) if its impacts are (or can be made) acceptable.

Conserving and enhancing the natural environment:

- Protecting and enhancing valued landscapes
- Apply great weight to protection of designated landscape and scenic areas (e.g. National Parks)
- Avoid noise giving rise to significant adverse impacts
- Minimise other impacts on health and quality of life through conditions
- Identify and protect areas of tranquillity

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Planning Practise Guidance for Renewable & Low Carbon Energy

Guidance was issued by the Department for Communities and Local Government in July 2013 to offer advice on the planning issues associated with the development of renewable energy, and should be read alongside the guidance within the National Planning Policy Framework (NPPF – above). This guidance was updated and reiterated within the NPPF National Planning Practice Guidance published on 6th March 2014. The guidance is material consideration in planning decisions and should generally be followed unless there are clear reasons not to.

The document states that energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. The NPPF states that all communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need automatically overrides environmental protections and the planning concerns of local communities.

When considering impact of renewable technologies landscape character areas could form a basis for considering which technologies at which scale may be appropriate in different types of location. For consideration whilst dealing with planning applications, particular factors will need to be considered by the local planning authority, including:

- Encouraging the effective use of land by focussing large scale solar farms on previously developed non-agricultural land, provided that it is not of high environmental value;
- Where proposals involve green field land, whether (i) the proposed use of any agricultural land has been shown necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays;
- The need for renewable or low carbon energy does not automatically override environmental protections;
- Solar farms are normally temporary structures, planning conditions can be used to ensure that the installations are removed when no longer in use, and the land is returned to its previous use;
- Cumulative impacts require particular attention, especially the increasing impact that wind turbines and large solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases;
- Local topography is an important factor in assessing whether wind turbines and large scale solar farms could have a damaging effect on landscape, and recognise that the impact can be as great in predominantly flat landscapes as in hilly areas. ;
- The effect of glint and glare on neighbouring uses and aircraft safety;
- Great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. Careful consideration should be given to the impact of large scale solar farms on such assets;
- Protecting local amenity is an important consideration which should be given proper weight in planning decisions;
- The potential to mitigate landscape and visual impacts through, for example, screening with native hedges;
- The potential for energy generation which can vary for many reasons, including latitude and aspect.

Particularly in relation to the consideration of applications for solar technology the guidance advises that they can have a negative impact on the rural environment, particularly in undulating landscapes.

The approach to assessing cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines, although in the case of ground mounted panels it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero.

Consultations:-

Consultation Response	Assessment of Head of Regulatory Services
<p>LCC Highways – Recommendation Approval No objection in principle. The existing agricultural access serving the site is not suitable to cater for the type and volume of traffic likely to be generated during the construction and decommissioning stages and as such would need to be improved so that it is wide enough for two delivery vehicles to pass clear of the highway, has hardbound surfacing so it is capable of carrying the type and volume of traffic generated and is positively drained so as to prevent surface water running into the highway. Recommends conditions and informatives.</p>	<p>Access to the site is to be taken from an existing field access to Six Hills Road to the south-west. A Traffic Management Method Statement has been submitted and states that during the construction and de-commissioning phases traffic to and from the site would be restricted to between the hours of 0800 and 1800 Monday to Friday and between 0800 and 1300 on Saturdays. A total of 370 HGV's are expected during the construction phase and 390 HGV's during the de-commissioning phase. The submission states the total of staff working on the site at any one time during construction would not exceed 15 and all vehicles would be parked within the construction compound on the site. Due to the limited number of deliveries each day all delivery vehicles would be able to enter the site and unload within the compound area and there would be no queuing, parking or unloading within the public highway.</p> <p>It is considered the proposed development would be acceptable in highway safety terms. The traffic generation would be concentrated on the construction and decommissioning phases which would both have a relatively limited impact in terms of traffic movements. The traffic generation of the operational phase would also be limited and would not result in a level of traffic that would be harmful to the local highway network. Conditions can be imposed requiring the upgrading of the access surfacing, to control the locations of gates, to approve the Traffic Management Method Statement and to control the routing of HGV's.</p> <p>It is not considered that the development would have a detrimental impact on highway safety.</p>
<p>LCC Footpaths – no objection.</p> <p>Footpath H1 runs adjacent to the north-eastern boundary of the site. Notes that the proposal includes the provision to fill gaps in the existing hedgerow between the footpath and the site and to plant a hedge along the remainder of the north-eastern boundary. With this provision for separation and screening the development should not affect the public's use and enjoyment of the right of way and therefore raise no objections subject to informatives.</p>	<p>Noted.</p> <p>The public footpath runs along only part of the north-eastern boundary. With the provision of an adequate separation distance and additional landscaping users of the public footpath would not be affected by the installation or any on-going maintenance of the panels. Furthermore, the landscaping proposals can be controlled by condition.</p> <p>It is not considered that the development would have a detrimental impact to users of the right of way.</p>
<p>LCC Archaeology – comments awaited.</p>	<p>Noted.</p>

	<p>The Agent is liaising with the County Archaeologist who has informally advised a response of no objection subject to a condition is likely to be provided. It is therefore considered the archaeological importance of the site could be adequately dealt with via a condition.</p> <p>It is considered therefore that the proposal would not have any adverse impacts upon the archaeological interests of the site and complies with the overarching aims of the NPPF.</p>
<p>LCC Ecology – No objection.</p> <p>The ecology survey submission found the application site to be of minimal ecological value with the main interest being the hedgerows surrounding the site and note that the plans show these to be retained. The survey indicates that no protected species were found in the walkover survey and the site was generally considered to be unsuitable for protected species, except badger. Therefore we draw attention to the recommendations in Section 4 of the ecology report. The solar farm is to be situated adjacent to two small areas of woodland (one to the north of the site and one to the south-east) and recommend there is a substantial buffer of around 10 metres between these woodland areas and the solar farm.</p>	<p>Noted.</p> <p>The submitted Ecological Assessment included a Phase 1 habitat survey and protected species walkover survey of the proposed development site and its immediate surroundings. The survey concluded the proposed development would benefit the ecological resources in the local area and provide an overall net gain for biodiversity.</p> <p>The assessment identified a range of notable receptors as being present or likely to be present within the proposed development site and its immediate surroundings. This included bat species, badgers, reptiles and some nesting bird species. However, no habitat that is potentially suitable for these species would be significantly impacted by the proposed development.</p> <p>The report proposed precautionary mitigation to safeguard any nesting birds which make use of the site to include avoiding undertaking construction works during the bird breeding season (March to August inclusive) or undertaking a nesting bird survey immediately prior to the commencement of works should this not be possible. The report also states the removal of any hedgerows and woody vegetation should be avoided in order to prevent any adverse impacts on bats, badgers and reptiles.</p> <p>The planting of new sections of hedgerows would improve the habitat connectivity and foraging and nesting opportunities for a range of species. It is also proposed that the field margins around the proposed development site would be retained and enhanced with a wildflower mix to provide further opportunities for ecological receptors. In addition, bat boxes and a barn owl nest box would be erected within the vicinity of the site to provide additional opportunities for these species. Badger gates would be installed within the security fencing to prevent impinging on badger movements across the site.</p> <p>As such no objection is raised to the proposal in terms of ecology. The development can be conditioned to ensure the mitigation contained in</p>

	<p>the report is carried out. Furthermore, the Agent has confirmed that there would be buffers between the woodland areas and the solar farm in excess of 10 metres.</p> <p>No further surveys were required as part of the application process.</p>
<p>Ragdale Parish Council – support the proposal having taken account of</p> <ul style="list-style-type: none"> • The visual impact from all directions, which will be minimal. • Site access and traffic implications. • The ecology report. • The achievement of this Parish’s contribution towards national energy objectives. <p>The concern that the Parish Council has would be if further Solar Farms were proposed in this Parish that did not have the unique secluded features of this site on the Six Hills Road at Ragdale.</p>	<p>Noted.</p> <p>The visual impact, site access, principle of development and ecology issues are discussed within the report.</p> <p>In terms of the potential impact, each application is dealt with on its merits and a visual assessment would be carried out for any future proposals.</p>
<p>Environment Agency – no objection.</p> <p>Following the submission of the additional drainage strategy details the original objection can be withdrawn as the development proposed will not increase flood risk elsewhere and where possible reduces overall flood risk.</p>	<p>Noted.</p> <p>The Environment Agency objected originally on the grounds that the submitted flood risk assessment did not provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development. In particular the flood risk assessment failed to provide provision and space within the layout for on-site surface water attenuation.</p> <p>The applicant has now submitted a drainage strategy which calculates there would be additional run-off of 82 cubic metres generated by the development. The strategy proposes this additional volume is attenuated via linear roadside SuDS features including swales which run adjacent to the proposed access tracks and buildings.</p> <p>The implementation of the drainage provisions can be the subject of a condition.</p> <p>It is not considered that the development would lead to an increase in flood risk.</p>
<p>Severn Trent Water – no objection.</p>	<p>Noted.</p>

Representations:

A site notice was posted, application advertised and neighbours were consulted. Three letters have been received, two in support of the application and one raising concerns.

Comments	Assessment of the Head of Regulatory Services
<p>Support solar energy as a low impact option for generating electricity, the proposal is consistent with the NPPF, the proposal balances the need for renewable energy generation with the local environment of the site, the design and planting avoiding adverse environmental impacts, the solar farm will include sheep grazing to ensure a continued agricultural use of the site, the proposal includes measures for biodiversity enhancement including new tree and hedgerow planting, grassland throughout and wildflower meadows in the field margins to benefit local wildlife, properly positioned solar panels need not be an eyesore, the location is ideal and would have zero impact on Ragdale village, both visually and in terms of traffic, there would be no noise or pollution, suggest hedges along the highway boundary be increased in height.</p>	<p>Noted.</p>
<p>Concern relates to protecting views of the open countryside from Ragdale Hall and request the current hedge to the west of the site and adjacent to Six Hills Road be increased in height from the current approximate two metres to three metres and gaps be filled with similar hedge planting, would prefer the fencing to be higher as some of the buildings are 2.9 metres in height.</p>	<p>The landscaping scheme can be subject of a condition to ensure a satisfactory level of additional planting to aid the integration of the proposal into the surroundings. However, a minimum height of hedge cannot be enforced through a condition. Landscaping and the visual impact are discussed below.</p>

Other Material Considerations Not Raised In Consultations:

Consideration	Assessment of Head of Regulatory Services
<p>Principle of Development</p>	<p>The application is considered to be contrary to Local Plan Policy OS2 as it is not small scale development or essential for the purposes of agriculture. The proposal would however comply with the thrust of Policy C2 which seeks to ensure that farm based diversification does not cause any significantly adverse impact upon the character and appearance of the rural landscape or conservation of the natural environment.</p> <p>The application is considered to meet the overall objectives, aims and relevant paragraphs of the NPPF as discussed above, also the guidelines as produced in the ‘Planning Practise Guidance for Renewable and Low Carbon Energy’, and the updated NPPF National Planning Practise Guidance.</p> <p>As such the principle of suitable renewable energy sources is supported. It is also considered that although the proposal does not comply with the criteria contained within Policy OS2 the land use proposed would not conflict with the overall intentions of the policy to resist inappropriate development in the countryside. The impacts of the proposal are considered to be acceptable for</p>

	<p>this rural location and as the agricultural land is classed as 3b the proposal complies with Policy C1.</p> <p>The proposal would generate a significant amount of electricity for export into the grid and would contribute to the overall provision of renewable energy generation in the borough.</p> <p>Planning law requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise. This application highlights a conflict between local and national policy but in this case it is considered that the overall aims of the NPPF should outweigh the objectives of policy OS2.</p>
<p>Landscape Impact</p>	<p>The proposed solar farm comprises mounted panels of 1.65 metres by 0.995 metres by 0.05 metres a maximum of 1.64 metres above ground level with the lower end 0.6 metres above the ground. This allows sheep to graze the grass beneath the panels. The glass panels would be coated to maximise daylight absorption and to minimise glare potential. The panels would be attached in mounting frames at an angle of 20 degrees which would be pile driven into the ground. Ten central inverters, to convert the direct current into alternating current, would be housed in cabin like structures of approximately 2.9 metres in height with a footprint of 4.4 metres by 1.5 metres and would be painted green. Six transformers would be housed in green cabins of approximately 2.8 metres in height and a footprint of 6 metres by 2.5 metres. Two sets of switchgears are required which would have motion activated security lighting affixed.</p> <p>A 2 metre high agricultural timber and wire fence would be installed around the solar farm together with security cameras to be erected around the site perimeter on poles of approximately 2.4 metres in height which would employ infrared technology to negate the need for associated lighting. A communications building is also proposed to enable 24 hour monitoring of performance and security and the building would measure 2.5 metres in height with a footprint of 3.7 metres by 3 metres and would have a satellite dish attached if reception issues necessitate this. It is also proposed to construct swales and other SuDS features to improve run-off and reduce flood risk on site.</p> <p>The total area of development would be 27.1 hectares with the area of ground covered by the rows of solar panels and associated infrastructure totalling 47.6% of the site, the remainder being grassed land constituting the gaps between the</p>

	<p>rows of solar panels and between the fence and the solar farm. Details of landscaping is included in the application and comprises native hedgerow planting along the eastern boundary to minimise the visual impact from the public footpath with additional planting on the other boundaries to gap up and thicken the existing hedgerows where necessary.</p> <p>In support of the application a Landscape and Visual Impact Assessment has been submitted. This assesses the area is considered to have a moderate value with the site and surroundings exhibiting characteristics that are typical of the locality and that given the enclosure of the site the development proposed has potential to be integrated within the local landscape without resulting in harm to the visual character.</p> <p>The submission assesses the proposal from a number of points including along the public footpaths and Six Hills Road and provides mitigation to enable the development to be integrated successfully; these include new planting proposals and gap planting of existing hedgerows. The report concludes the proposal would have a minor impact on the landscape characteristics of the arable farmland and would not significantly disrupt landscape features.</p> <p>Although the site is large it is relatively flat and well landscaped. As a result clear views of the site from the adjacent highway are limited. Furthermore, Ragdale village is set on a significantly lower level than the application site and the proposed development would not be unduly visible from that settlement.</p> <p>The landscaping proposals would further reduce the visual impact of the proposal and it is considered the proposal would not be widely visible.</p> <p>Due to its relatively low height, and the available natural screening and additional screening, the proposal would be visually acceptable.</p>
<p>Residential Amenity</p>	<p>The site occupies a relatively isolated location with a limited number of properties likely to be affected by the proposal. Although the solar array and associated buildings may be visible from neighbouring properties, including Ragdale Hall, the impact would not be significant due to the limited height of the proposal, the existing and proposed landscaping and the distances between the application site and neighbouring dwellings. Furthermore, the panels are to be glass surfaced and coated to maximise daylight absorption and thus minimise glare potential.</p>

	The proposal is considered to meet the objectives of policy BE1 in relation to residential amenity.
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Conclusion

The application seeks approval for the erection of a solar farm including solar panel arrays and associated equipment. The development is considered to have no undue adverse impact upon the landscape of the area or the residential amenity of the neighbouring buildings, would not adversely affect highway safety, increase flood risk or have a negative impact on ecology or archaeology. The development is not considered to be supported within the Melton Local Plan policy OS2 as it is not considered to be small in scale nor essential for the purposes of agriculture. However it is considered to meet the wider objectives of the NPPF, and the guidance published within the 'Planning Practise Guidance for Renewable and Low Carbon Energy', and the updated guidance in the NPPF National Planning Practice Guidance. Following the approach set out in paragraph 215, it is considered that the latter outweighs OS2 due to its more recent date and the absence of policy addressing renewable energy in OS2. Accordingly, the application is recommended for approval.

RECOMMENDATION: Approve, subject to conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. This decision relates to the following documents: L322_2, SHL_01, SHL_01_Rev1, XXX_01, CCTV_01, CB-01, Deer Fence, DN0_01, ID_01, SB_01, Site_Aux_Transformer_Plans+Elevations, TD_01, all received by the Local Planning Authority on 27.6.2014.
3. Before development commences details of the external materials to be used in the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.
4. The permission is for a period not exceeding 35 years from the date that electricity from the development is first provided or brought into operation. Written confirmation of this date will be provided to the Local Planning Authority within one month of the commencement of generation. No later than 3 months prior to the permanent cessation of electricity generation at the site, a scheme for the removal from the site of the PV Panels and associated works shall be submitted to the Local Planning Authority. Restoration shall be completed in accordance with the approved scheme within 12 months of the restoration scheme being approved by the Local Planning Authority.
5. In the event that the PV panels hereby permitted fail to produce electricity for a continuous period of 12 months, unless the panels are under repair then:
 - (i) the operator of the development shall notify the Local Planning Authority in writing no later than one month after the end of that 12 month period;

(ii) the PV panels and any associated ancillary equipment shall be removed from the site no later than 9 months from the end of that 12 month period.

If the PV Panels are removed in accordance with clause (ii) above the land associated with the PV panels shall be restored in accordance with a scheme to be submitted to the Local Planning Authority no later than 2 months after the end of the 12 month period. The scheme must be approved in writing by the Local Planning Authority. Restoration shall take place in accordance with the approved scheme within 12 months of its approval by the Local Planning Authority.

6. Before the development commences, the existing vehicular access serving the site from Six Hills Road, shall have been improved fully in accordance with a scheme that shall first have been submitted to and approved by the Local Planning Authority. Once the access has been improved it shall thereafter be permanently so maintained. These details shall include access width, surfacing and drainage.
7. Before first use of the development hereby permitted, the existing gates to the vehicular access shall be removed. Any new vehicular access gates, barriers, bollards, chains or other such obstructions erected shall be set back a minimum distance of 30 metres from the edge of carriageway of Six Hills Road, and shall be hung so as not to open outwards.
8. The development shall be carried out in accordance with the details contained within the Traffic Management Statement submitted with the application. All construction vehicle and staff vehicle parking and turning shall take place within the site and not within the public highway.
9. Before the development commences, details of the routing of construction traffic shall be submitted to and approved in writing by the Local Planning Authority. During the period of construction and de-commissioning, all traffic to and from the site shall use the agreed route at all times.
10. The development shall be carried out in accordance with the proposed mitigation and conclusions of the Ecological Assessment June 2014.
11. The development shall be carried out in accordance with the Drainage Technical Note and Drainage Strategy Plan Drawing 1000 Project no. UA007200.
12. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the Local Planning Authority, together with measures for their protection in the course of development.
13. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance.

4. To ensure that, on decommissioning, the site is reinstated in order to protect the environment.
5. To ensure that redundant PV Panels are removed from site in order to protect the visual qualities of the environment.
6. In the interests of highway safety.
7. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.
8. In the general interests of highway safety.
9. To ensure that construction traffic associated with the development does not use unsatisfactory roads to and from the site.
10. To ensure suitable mitigation measures for protected species.
11. To ensure the risk of flooding is minimised.
12. To ensure satisfactory landscaping is provided within a reasonable period.
13. To provide a reasonable period for the replacement of any planting.

Officer to contact: **Mr Joe Mitson**

Date: 2nd October 2014