

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2020/1134/F	CASE OFFICER	Rebecca Collins
LOCATION:	ELSING Three Bridges Solar Farm, Land south of Elsing Road	APPNTYPE:	Full
APPLICANT:	Pathfinder Clean Energy UKDev Ltd Quayside House Highland Terrace	POLICY:	Out Settlemnt Bndry
AGENT:	Pathfinder Clean Energy UKDev Ltd Quayside House Highland Terrace	CONS AREA:	N
PROPOSAL:	Ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works.		
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

This is a significant application with significant public interest which warrants consideration at Planning Committee.

KEY ISSUES

Principle
Design and landscape impacts
Amenity
Highways and access
Ecology
Flood risk
Impact on historic environment
Environmental Impact Assessment (EIA)
Other matters

DESCRIPTION OF DEVELOPMENT

The proposal is a Full Planning Application for ground mounted solar photovoltaic (PV) farm along with continued agricultural use, ancillary infrastructure and security fencing, landscaping provision, ecological enhancements and associated works.

The development is for a solar farm covering an area of approximately 35 hectares, capable of generating around 15 Megawatts of power, along with battery energy storage and ancillary infrastructure.

The scheme will enable the generation of approximately 21 GWh (Gigawatt hours) of clean renewable energy each year which will be distributed to homes and businesses via a connection on-site to the local

electricity grid. This is enough to power the equivalent of around 6,781 homes.

It will also include around 15MW of batteries in 15 containers so that excess energy can be stored and distributed to the grid at times of high demand, thereby helping to make the grid more resilient. The site will be designed to enable continued agriculture in the form of grazing of small animals, such as sheep, while also considerably enhancing biodiversity.

The scheme will be operational for up to 40 years and so the application is for 40 years plus up to 1 additional year each for construction and decommissioning; totalling 42 years. Once decommissioned, the site will be completely removed and returned to its current use. Only the proposed landscape and biodiversity enhancements will remain, where compatible with the sites continued agricultural use.

SITE AND LOCATION

The site is located on land at Heath Road in Dereham, to the west of the settlement of Lyng, north-east of Elsing, and south-east of properties on Mill Street. The site is bound by agricultural fields to the north, east and west, and Heath Road to the south. It comprises land currently used for shooting of game, grass and agriculture.

Several properties are located around the application site, although not immediately adjacent to it.

A public right of way (PRoW) passes along the eastern boundary linking Heath Road in the South to Elsing Road in the north.

EIA REQUIRED

No - the proposal was screened by the applicants and officers before the application was submitted and officers, in consultation with statutory consultees were of the view that no EIA was required. The application has further been assessed and the screening opinion reviewed in light of full details and comments received. Officers, in consultation with statutory consultees, remain of the view that the proposal would not result in significant environmental effects and therefore no EIA can be required.

RELEVANT SITE HISTORY

3SR/2020/0007/SCR	Permission	12-08-20
Proposed Solar Photovoltaic Farm		

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

COM01	Design
COM03	Protection of Amenity
EC06	Farm Diversification

ENV01	Green Infrastructure
ENV02	Biodiversity protection and enhancement
ENV05	Protection and Enhancement of the Landscape
ENV06	Trees, Hedgerows and Development
ENV07	Designated Heritage Assets
ENV08	Non-Designated Heritage Assets
ENV09	Flood Risk & Surface Water Drainage
ENV10	Renewable Energy Development
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
GEN05	Settlement Boundaries
INF02	Developer Contributions
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

ELSING P C

The Parish Council recognise the need to support 'green' development and significant, continual discussions with the developers and residents have taken place with regards to this proposal. Outstanding residential concerns include property values, visual effects, construction traffic pressures, wildlife consequences, physical intrusion and even possible health effects. Also there is continued that archeological, wildlife, environmental and more general biodiversity issues have not been as fully dealt with as they might have been with a full EIA, which could still be requested.

Compensation for the overall effect of the development has been agreed with the developer. This is in two parts, firstly, an initial provision of solar panels for the roof of the Village Hall and second, a four-figure financial contribution from the Developer for each of the first 20 years of operation, to directly benefit the community. The latter not for any specific defined use, but to deal with future village demands and needs, as these might arise.

The Parish Council would seek to have some arrangement of direct and continuing linkage with the Solar Farm Developments Management Company. In particular this should be in relation to involvement in future biodiversity issues, via a longer-term Biodiversity Plan. We would ask for that ongoing involvement to be conditioned by Breckland in some secure way. It should also be conditioned that the site reverts back to

previous conditions following removal of the solar farm and no further development takes place on this site.

Given the low number of objections and the positive response by PACE to our concerns since we began communications in June the Parish Council does not object to the proposed development, but would ask that our views, and those of Elsing residents, are taken fully into account in your decision making on the Three Bridges Solar Farm planning application.

NATURAL ENGLAND

No objections.

FLOOD & WATER MANAGEMENT TEAM

No comments.

HISTORIC ENVIRONMENT SERVICE

I can confirm we have reviewed the archaeological desk-based assessment and geophysical survey reports submitted with the application. Although the geophysical survey did not cover all of the application site both reports highlight the potential for below-ground archaeological remains, particularly of Roman date.

There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework 2019 paragraphs 199 and 189.

MINERALS & WASTE PLANNING OFF

As the application is for temporary development only, then Norfolk County Council, as the Mineral Planning Authority, does not object to the planning application 3PL/2020/1134/F on this site because temporary development would not sterilise the underlying mineral resource. Therefore, any grant of planning permission should be conditioned to ensure that the development is temporary with a 40-year development life, plus a two-year period to take into account commissioning and decommissioning.

NORFOLK COUNTY COUNCIL PUBLIC RIGHTS OF WAY

We offer a holding objection to the application. We would highlight that the Public Rights of Way, known as Elsing Restricted Byway 1 and Lyng Restricted Byway 1 are aligned along the track adjacent to the East boundary of the site. We welcome the inclusion of a proposed new hedge to provide screening, this will need to be set back sufficiently that its natural growth does not impede the PROW. However, a native hedge will take years to grow enough to mask the development and we feel that the proposal will result in a loss/reduction of quality of countryside views which is part of the reason for people using the route in the first place.

In mitigation for this we would request that the applicant look to provide something to improve the local Public Right of Way network. Within the proposed site there is an old track (Crow Street) coming from Mill Street in the west that had historic public rights but was stopped by the Enclosures Act, reinstating this track would create a circular walk for locals as a mitigation. Another option would be to extend off the RB to provide an off road link adjacent to Heath Road, to the PROWs further south.

The full legal extent of these PROW must remain open and accessible for the duration of the development and subsequent occupation.

HISTORIC BUILDINGS CONSULTANT

From desk based research this proposal would not appear to impact on any above ground heritage assets,

therefore no objection.

TREE AND COUNTRYSIDE CONSULTANT

No objection, subject to a condition.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions with regards to noise.

CONTAMINATED LAND OFFICER

I have considered the application and would not raise any contaminated land objections based on both the accuracy of the information provided and the current records of contaminated land issues we hold to date. However please be aware that there are several properties in the surrounding area which rely on private water supplies. Please ensure that these supplies will not be impacted during the development phase.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The Preliminary Ecological Appraisal (phlorum; July 2020) and badger Survey Report (phlorum; January 2021), skylark survey report (phlorum; July 2020) and Biodiversity Net Gain Assessment (pacesolar; September 2020) submitted in support of this application are fit for purpose.

There is potential for badgers to forage and commute across the site and therefore badger gates should be installed in fencing to maintain connectivity across the site for badgers, in addition to wildlife-friendly fencing to maintain connectivity for other wildlife, including hedgehogs and brown hare.

The Habitats Regulations Assessment (phlorum; September 2020) is fit for purpose. Based on the information provided the proposed development will not have significant adverse impacts on designated sites. The HRA can be adopted by Breckland DC as the record of the screening for a need for an Appropriate Assessment.

If you are minded to approve this application, we recommend that you condition a construction environmental management plan (biodiversity) and a ecological management plan (or Habitat Management Plan).

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection, subject to conditions.

ENVIRONMENT AGENCY

No Comments Received

REPRESENTATIONS

24 letters of objection have been received, their comments are summarised as follows:

- Too close to existing residential properties.
- Devaluation of property.
- Risk to Wildlife.
- Risk to health.
- Amenity impacts including noise, light pollution and impact visual amenity.
- Contamination from developing the site.
- Impact on landscape.
- An application such as this should not be considered in a pandemic and insufficient consultation has taken place due to this.
- The site is too large for this location.

- Lack of a Full EIA to properly assess the application and its impacts.
- Overdevelopment of this site.
- Impact on local highway network.
- Potential for electronic interference.
- This is a greenfield site and brownfield sites should be used for this purpose.
- The proposal is contrary to policy.
- No local economic benefit or employment.
- What contribution will this have to Norfolk's admissions target? Norfolk is already adequately catered for elsewhere.
- Development here will set a precedent.

ASSESSMENT NOTES

1.0 Principle

1.0 Policy ENV10 of the Breckland Local Plan (adopted 2019) supports proposals for new renewable energy, subject to consideration of the following:

- i. adverse impacts on the local landscape, townscape or designated and non-designated heritage assets assessed in line with Policies ENV 05, ENV 07 and ENV 08 in the plan;*
- ii. adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, glare or any other associated detrimental emissions, during construction, operation and decommissioning;*
- iii. an irreversible loss of the highest quality agricultural land;*
- iv. cumulative impacts of renewable energy development on an area; and*
- v. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, assessed in line with Policies ENV 02 and ENV 03 in the plan.*

1.2 Policy ENV10 requires that Proposals will be permitted *'where the impact is, or can be made, acceptable'*.

1.3 With specific regards to solar energy development, Policy ENV10 of the Local Plan states:

The effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, will be encouraged provided that it is not of high environmental value.

Particular factors that the Council will need to consider where a proposal involves greenfield land include:

- the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land, where possible; and*
- that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.*

1.4 NPPF Paragraph 148 states *"The planning system should support the transition to a low carbon future in a changing climate. It should help to: renewable and low carbon energy and associated infrastructure."*

1.5 Paragraph 154 states that *"When determining planning applications for renewable and low carbon development, local planning authorities should:*

- not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise*

that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and - approve the application if its impacts are (or can be made) acceptable."

1.6 Policy GEN05 seeks to restrict development outside of adopted settlement boundaries. The application site lies outside any designated settlement boundary. However, it is very unlikely that a site of this scale could be found within a settlement boundary and where any effects could be suitably mitigated. Policy GEN05 states that development outside of settlement boundaries should be restricted to recognise the intrinsic character and beauty of the Countryside. Further assessment of this is made in the landscape and design section below.

1.7 Paragraph 83b of the NPPF seeks to enable *"the development and diversification of agricultural and other land-based rural businesses"* and for decisions to contribute to and enhance the natural and local environment, including *"the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land"*. Footnote 53 notes that *"Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality."*

1.8 Policy EC06 of the Breckland Local Plan (adopted 2019), allows for farm diversification provided, it would make a positive contribution to the viability of the farm holding; character of traditional farm buildings would be retained; where possible existing buildings are reused; the diversification is subservient to the main agricultural use; where possible the proposal would add value locally; the scale is appropriate for the location; new dwellings are not required; extensive hardstanding is not created and the volume and type of traffic generated, is appropriate.

1.9 The Agricultural Land Classification (ALC) Survey commissioned by the applicant illustrates that around 60% of the land falls within a lower agricultural grade (3b). The applicant has also submitted information stating that the farm is no longer viable. The scheme allows for continued agricultural use, such as allowing sheep to graze underneath and around the solar panels, and provides biodiversity enhancements through measures such as increasing the level of hedging across the site, and planting native species. Also, the applicants set out that the site is currently used for a mixture of agriculture, grass and game shooting, which require significant chemical inputs and practices that diminish the ecological value of the site and surrounding hedgerows and trees. This proposal allows agriculture to continue throughout the operation of the solar farm, whilst being less intensive, allowing the land to regenerate and for the site to be managed for ecological value. On this basis the proposal is considered to generally accord with Policy EC06 of the Local Plan and the NPPF.

1.10 Given there is a presumption in favour of renewable, low carbon and solar energy as set out in Policy ENV10 of the Breckland Local Plan (adopted 2019) and the NPPF, then the principle of development is considered to be acceptable, subject to the further matters which have been assessed below.

2.0 Design and landscape impacts

2.1 Policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019) seek to protect the character of an area, Policy ENV05 seeks new development to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside.

2.2 The applicant has submitted a Landscape and Visual Appraisal (LVA) prepared by Landscape Collective. Paragraph 151 of the NPPF states:

"To help increase the use and supply of renewable and low carbon energy and heat, plans should

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);*
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and*
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for colocating potential heat customers and suppliers.*

2.3 Policy ENV05 of the Breckland Local Plan (adopted 2019) requires development proposals to "contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside." The policy requires that biodiversity qualities of features in the landscape are maintained including trees, hedges and other topographical features.

2.4 The LVA considered the overall site to be "well contained visually", and suggested mitigation measures including the addition of screening between residential properties most affected by the proposal and the site, and between the site and the adjacent public rights of way.

2.5 The LVA notes that the proposed development would have an "acceptable level of effect on the site and local landscape character with the proposed mitigation in place." The report notes that although there will be 'moderate change' to the landscape, this will be 'neutral' once the proposed planting has been established. Specifically, in relation to views into the development from the surrounding area, these will be "intermittent and limited to pockets of areas on elevated land on the north side of the Wensum Valley with the dark panels noted as receding with the "dark backdrop of vegetation." The LVA concludes that with the mitigation measures in place, no views from the nearest settlement areas will be affected by the proposed scheme.

2.6 The height of the solar arrays will be approximately 3 metres from ground level to the top of the back of the panel frame (when tilted at a maximum of 60°, so much of the time they will be lower than 3m). The lowest edge of the panels will be raised above ground by around 0.8 metres to allow grazing of small livestock underneath and around the frames. The panel height will be lower along part of the eastern boundary of the site to reduce visual impacts and the land beneath and around the PVs will be managed for biodiversity. The compound will contain a 15MW battery energy storage system comprising 15 shipping containers each measuring approximately 14.2m by 2.8m by 3m. Inverters will be included to convert the direct current (DC) electricity output from the solar arrays into usable alternating current (AC) power for the electricity distribution network. These are to be located with the transformers in inverter cabins. Transformers will be installed for each inverter to step up the low voltage electricity produced at the site to high voltage for efficient transportation around the site and to the grid connection point. The solar farm will contain grid switch gear equipment, one for the DNO and one for the operator of the facility. The development will connect to the existing power overhead line within the site boundary.

2.7 An approximately 2.0m high wire mesh deer fence will be constructed around the Site, with vehicle gates to allow vehicle and pedestrian access (not public access). Appropriate safety signage will be displayed on the fencing and gates. A storage building will house spare parts and maintenance equipment. This will measure approximately 2.5m by 6.5m and 2.9m high. The details of fence, signage, buildings, including colours and materials can be agreed via suitable worded planning conditions.

2.8 A 12-metre-long section of hedgerow (H8) will be removed for development purposes, which will be mitigated by the replacement hedge planting on the eastern and southern boundaries any gaps in boundary hedges would be filled with additional planting in locations, where the development may be visible to nearby properties. A detailed planting and landscaping plan will be required by condition.

2.9 The proposal includes sufficient screening around the boundaries of the site, either through the management of existing hedgerows and trees or through new planting to sufficiently screen, in time, the relatively low level structures proposed. This can be secured via suitably worded planning conditions. Given the height and scale of the structures proposed and the additional planting, as well as the continued use of the site for agricultural and the renewable benefits of the scheme, any short term landscape impacts are considered to be outweighed by the benefits of the proposal. The proposal is therefore considered not to negatively impact the intrinsic beauty and character of the landscape to a significant degree. Therefore, it is considered to accord with Policies GEN02, COM01, ENV02, ENV05, ENV06 and EC06 of the Breckland Local Plan (adopted 2019).

3.0 Amenity

3.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants.

3.2 The application proposal sets out that potential nuisance would be limited to short-term noise through vibration, vehicle movements, and dust potentially created during the construction period. Construction is expected to take 13-20 weeks. A construction management plan is proposed which can seek to manage any impacts through the imposition of working hours, control of dust, highways use etc, which can be adequately secured via conditions.

3.3 The application states that the nature of solar and battery energy means that no hazardous, toxic or noxious substances will be released, nor will there be a risk of contamination to air, water or land. There is no objection to the application from environmental health with regards to contamination.

3.4 A Noise Impact Assessment has undertaken to assess the potential for nuisance from noise from the operation of the solar farm. The surveys measured and assessed the noise from the nearest receptors (residential properties) to the site. Following the first iteration of the survey, the location of the batteries was moved further away from properties and acoustic barriers installed around each of the associated inverters. The final assessment concluded that noise arising from the solar farm would be "acceptable at all residential locations for daytime and night-time periods"

3.5 A Glint and Glare Assessment has also assessed the potential impact from glint and glare from the solar panels on to the surrounding area, including ground based (rail, road and residential properties) and aviation receptors. No impact on rail or aviation assets is predicted. The suggested mitigation measures include hedgerows along field boundaries and tree planting along the southern boundary, which can be conditioned. With these measures in place the predicted impact in the glint and glare assessment was low on one road receptor and nil impact on residential receptors.

3.6 The application states that no external lighting will be required other than temporarily during construction and emergency lighting will be brought to site only when required. Lighting can be restricted by condition.

3.7 Environmental Health have been consulted and with regards to the above, raise no objections to the proposals, subject to conditions with regards to noise, which will be added to any subsequent approval of planning permission.

3.8 On the basis of the imposition of conditions, with regards to planting, lighting, noise, glint and glare mitigation and the Construction Management Plan, then the proposal is considered to have an acceptable

level of impact on amenity in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

4.0 Highways and access

4.1 Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019) seek to promote sustainable transport. Policy TR01 requires development to minimise the need to travel; promote opportunities for sustainable transport modes; not adversely impact on the operation or safety of the strategic road network; improve accessibility to services; and support the transition to a low carbon future. Policy TR02 requires development to integrate into existing transport networks; mitigate highways impacts; protect and enhance access to public rights of way; provide safe, suitable and convenient access for all users, including appropriate parking; and avoid inappropriate traffic generation and do not compromise highway safety. Major development proposals should include an assessment of the impacts of new development on the existing transport network.

4.2 It is likely that once operational, the highway impacts from this proposal will be negligible, with only limited visits to the site required for maintenance and unlikely to require large vehicles for this purpose. The construction impacts, are likely to be the most disruptive to the local highway network, however, these are limited to a period of 13-20 weeks and will be managed through the proposed Construction Traffic Management Plan (CTMP), to be conditioned, as set out above.

4.3 Vehicular access to and from the development site is proposed to be taken via an existing field access (Field D) to the southeast of the site from Heath Road. It is proposed that this track is extended into Field G to allow the transport of materials to the wider site. The proposed development site is well located and connected with the wider main highway network, with Heath Road connecting to the A47. This route can be conditioned as part of the CTMP.

4.4 The Highways Authority have been consulted with regards to the proposals who agree the main vehicular activity is generated during the construction phase and following that limited vehicular activity is associated with the maintenance of the PV panels. They agree the submitted Construction Traffic Management Plan, which provides for all HGV movement to be to and from the south to prevent HGV traffic travelling through Lyng or Elsing, is acceptable. Also, it provides for all vehicles to be supervised when leaving the site access.

4.5 The Highways Authority set out that the site access has been designed for HGV movement, which will not be necessary once the site is operational and have therefore recommended a condition which will enable the design and construction of the access to be amended following the completion of the construction phase.

4.6 The Highways Authority comment that the proposals may affect the public right of way. The applicant has reviewed the proposals in this regard and proposed a new permissive path along the south west boundary which connects to the PROWS south of the site and a new deer corridor and a revised layout plan to reflect all of the proposed changes. The further comments of the rights of way team are awaited in this regard. Subject to no objection to rights of way then the proposal is considered acceptable in this regard.

4.7 On the basis that the Highways Authority raises no objections to that set out above, subject to the conditions they propose and no objections being received from County Rights of Way officer, then the proposal is considered to accord with relevant sections within the NPPF, as set out above and Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

5.0 Ecology

5.1 Section 15 of the NPPF and policy ENV02 of the Breckland Local Plan (adopted 2019) require the protection and enhancement of biodiversity.

5.2 A Preliminary Ecological Appraisal (PEA) of the site has been undertaken. The assessment did not raise any significant concerns in terms of the impact of the scheme on ecology. The report recommended a "precautionary approach to site development with regard to breeding birds, reptiles and foraging badger in order that these species are safeguarded. Whilst the study found low potential for foraging and breeding badgers and amphibians and negligible potential for newts, the assessment found a moderate potential for roosting bats and breeding birds, specifically skylarks."

5.3 Further survey work has been undertaken and relevant mitigation measures have been proposed. It is considered that the solar farm will bring a net gain in biodiversity. The applicants state that a Net Biodiversity Gain Assessment has been carried out using the Defra Biodiversity Metric calculation. This showed that the proposed development will deliver a dramatic net biodiversity gain of 242% for habitats and a 94% increase in hedgerows. The following mitigation measures are also proposed:

- New hedging along the external site boundaries of Fields B, D and G to screen the development.
- Wide field margins to enhance biodiversity.
- New trees will be planted along the boundaries of Fields D and G to screen the scheme from Heath Road and the footpath.
- Solar panels set over 50m from the properties on Heath Road at their nearest point, with enhanced hedges to further screen them (increased following public consultation).
- Panel heights reduced closest to the footpath in Field G.
- The existing field pattern will be used to create a diverse management regime to benefit a wider range of species:
 - The site will be sown with a meadow seed mix. This will be managed to benefit biodiversity, but occasional mowing in front of the solar panels may be necessary to avoid shading.
 - Other parts will be managed for conservation, with sheep grazing or mowing from September - March and a pause from April - September to allow wild flowers to flower and set seed.
 - Herbicides reduce wildflower diversity and create conditions suitable for weeds. Therefore, their use will be restricted to spot treating of pernicious weeds (docks, thistles and ragwort) wherever possible.
 - Open areas within the solar farm will be managed specifically for ground nesting birds by grazing at low stocking density through the winter and allowing the grasses to grow up through the bird breeding season (March - July inclusive).
 - During the consultation, the community noted that the security fence could prevent small animals and amphibians from crossing the site. Therefore, appropriately sized gaps under the fencing to support migration routes are to be included.
 - Pre-application comments from the County Ecologist noted there were few waterbodies in the immediate vicinity of the site. Therefore, scrapes will be provided at suitable points around the solar farm to provide aquatic habitat for animals and birds.

5.4 A Habitat Regulations Assessment was undertaken by Phlorum (September 2020) to assess whether the development will affect the River Wensum Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). This concluded that there would be no direct or indirect impacts on these designations resulting from the proposed development.

5.5 Natural England have been consulted and raise no objections. NCC ecology initially requested further information. This information has been provided. Our ecologist sets out that the Preliminary Ecological Appraisal (phlorum; July 2020) and badger Survey Report (phlorum; January 2021), skylark survey report (phlorum; July 2020) and Biodiversity Net Gain Assessment (pacesolar; September 2020) submitted in

support of this application are fit for purpose. There is potential for badgers to forage and commute across the site and therefore badger gates should be installed in fencing to maintain connectivity across the site for badgers, in addition to wildlife-friendly fencing to maintain connectivity for other wildlife, including hedgehogs and brown hare.

5.6 In addition, they state that The Habitats Regulations Assessment (phlorum; September 2020) is fit for purpose. Based on the information provided the proposed development will not have significant adverse impacts on designated sites. The HRA has therefore been adopted by Breckland Council as the record of the screening for a need for an Appropriate Assessment.

5.7 On this basis, the scheme does not harm any statutory and non-statutory designated sites of ecological significance. European sites will remain protected in accordance with the Conservation of Habitats and Species Regulations 2017 and any potential adverse effects have been mitigated through suitable measures. The proposals offer a net gain in biodiversity, there are no objections from Natural England or our ecologist in this regard, subject to conditions, which will be applied. The proposal is therefore considered to accord with Section 15 of the NPPF and Policy ENV02 of the Breckland Local Plan (adopted 2019).

6.0 Flood risk

6.1 Section 14 of the NPPF and ENV09 of the Breckland Local Plan (adopted 2019) seek to minimise the risks of flooding by direct new development away from areas at highest risk of flooding and for new development not to increase flood risk elsewhere.

6.2 The site falls within Flood Zone 1 and presents a low risk of flooding. The submitted Flood Risk Assessment (FRA) did not consider the site to be at risk of flooding. That the proposed scheme would not increase the risk of flood risk at the site and surrounding area and this would remain the case of the life of the development. The Surface Water Management Plan shows that the existing site comprises 99.9% permeable surfaces and that the proposed facility will retain the same permeable area. Therefore, it concludes that it will not materially increase the existing 0.1% impermeable surfacing, and there will be no increase in peak surface water run-off generated from the site thus mimicking the existing hydrological characteristics of the site. However, to minimise the risk even further, a 25mm gap between panels will be created to allow water to drain between the modules.

6.3 The LLFA and the Environment Agency have been consulted in this regard and raise no objections. A condition is proposed to secure the mitigation measures as set out in the submitted FRA and Surface Water Management Plan. The proposal is therefore considered to accord with Section 14 of the NPPF and Policy ENV 09 of the Breckland Local Plan (adopted 2019).

7.0 Impact on historic environment

7.1 Section 16 of the NPPF and ENV07 of the Breckland Local Plan (adopted 2019), seeks to protect the special interest and significance of heritage assets.

7.2 There are no designated heritage assets within the site area. There are several listed buildings within 3km. The impact on designated heritage assets has been assessed within the application submission and finds no harm to the significance or setting of heritage assets nearby. The Historic Buildings officer has also been consulted and raises no objections in this regard.

7.3 An Archaeological Desk-Based Assessment has been prepared by Archaeology Collective, supported by a geophysical survey on parts of the site. This demonstrated that there are no designated archaeological

heritage assets in the site or wider area, but that there is potential for below-ground remains associated with the Roman and Post-medieval periods in the site. The applicants propose further investigation be undertaken as part of a planning condition to characterise and date the features represented by the cropmarks accurately. If the remains of a Roman farmstead are found they are likely to be of medium importance. Remains associated with post-medieval archaeology are likely to be of low importance.

7.4 The applicants go on to state that if post determination archaeological investigations reveal archaeology of significance within the site, the applicant is willing to adopt alternative design options which will limit harm to below-ground archaeological remains. Equipment such as batteries and transformers can also be moved to less archaeologically sensitive locations. Where equipment cannot be moved, non-penetrative solutions will be considered, which could include setting solar panels and associated infrastructure on concrete feet to avoid ground disturbance. The need to excavate cable trenches can also be avoided by using cable trays as a non-intrusive alternative.

7.5 The historic environment service have been consulted with regards to the application and raise no objections subject to a condition. Therefore, the proposals are considered in accordance with Section 16 of the NPPF and Policies ENV08 and ENV09 of the Breckland Local Plan (adopted 2019).

8.0 Environmental Impact Assessment (EIA)

8.1 The relevant EIA Regulations are set out in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (EIA Regs) and The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2017.

8.2 The proposed development is considered to fall under point 3(a) of Column 1 of Schedule 2, which relates to industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1).

8.3 Despite the site exceeding the threshold, as set out in schedule 2, a decision (ref. 3SR/2020/0007/SCR) was issued on 12th August 2020 (Appendix 1), confirming that under the regulations an Environmental Statement is not required to accompany the planning application.

8.4 This application has been reviewed in light of the submission of full details and comments received during the consultation process. The Council remains of the view that the proposal would not result in significant environmental effects and therefore no EIA can be required.

9.0 Other matters

9.1 Trees and Hedgerows

The retention of significant trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). The tree officer initially raised concerns. Further information has been provided and the tree officer now has no objection to the proposals, subject to a condition, which will be applied. The development includes additional planting, as set out above, which also weighs in favour of the proposals. The proposal is therefore considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

9.2 Contamination

Section 15 of the NPPF and COM03(8) of the Breckland Local Plan (adopted 2019) states that planning decisions should take account of ground conditions, pollution and contamination risk. No objections have been raised by the contaminated land officer in this regard. For these reasons the proposal is considered in

accordance with Section 15 of the NPPF and COM03(8) of the Local Plan (adopted).

Our contamination officer has made reference to the development not affecting local water supplies during construction. This has been raised with the applicants and they state that there 'will not be an impact on local water supplies. PACE instructs service searches and asks the site owner about private searches as part of the site leasing due diligence process. This is a standard process for all sites that PACE are looking to use for solar development. Detection equipment is used where the route of any services is unknown to ensure that private water supplies are not affected'. In the event the water supplies were affected this is likely to be a private matter between the applicant and the water company and not a planning matter. A note has been added to the permission in this regard.

9.3 Site Security

Paragraph 95 of the NPPF states '*Planning policies and decisions should promote public safety and take into account wider security*'. Infra red and/ or thermal imaging CCTV cameras will be installed to the fence to provide security coverage of the site. The location of these will be checked and approved via condition.

9.4 Planning Obligations

No planning obligation is proposed to accompany this application. The Parish Council set out compensation for the overall effect of the development has been agreed with the developer. This is in two parts, firstly, an initial provision of solar panels for the roof of the Village Hall and second, a four-figure financial contribution from the Developer for each of the first 20 years of operation, to directly benefit the community. The latter not for any specific defined use, but to deal with future village demands and needs, as these might arise. The applicants have confirmed that this agreement will be done outside of the planning application process and would be a private deal between the applicant and the Parish Council. This is a private arrangement between the developer and the Parish Council and is therefore not a material planning consideration in the determination of this planning application.

9.5 Representation matters

Devaluation of property, right to a view and the potential for use of other sites are not material planning considerations in the determination of planning applications.

10.0 Conclusion

10.0 For the reasons set out above, the proposal is considered to accord with relevant National Planning Policy Guidance and adopted Planning Policies. Subject to the imposition of conditions, as set out above the proposal is not considered to have significant impacts to warrant refusal of planning permission and is therefore recommended for approval, subject to no objections being received from County Public Rights of Way.

RECOMMENDATION

Subject to conditions, listed below, the application is recommended for approval, subject to no objections being received from County Public Rights of Way.

CONDITIONS

1

Temporary uses

The development hereby permitted is only for a temporary period of 42 years and shall cease on or before the 15th February 2066. At the end of this period the development

hereby permitted shall cease and all buildings, materials and equipment brought on to the land in connection with the development shall be removed.

Reason for the condition:-

To ensure that the local planning authority can retain control over use of the land in the long term and to ensure the removal of the equipment when electricity is no longer being generated on the site in the interests of the visual amenities of the area in accordance with Policies ENV05, GEN02, COM01 and COM03 of the Breckland Local Plan (adopted 2019).

2

Temporary uses

Not less than 12 months prior to the 15th January 2066 or within 3 months of the cessation of electricity production from the solar panels (whichever is sooner) a scheme of works for the decommissioning of the solar farm and associated equipment which shall include a timetable for works, decommissioning traffic management plan, access, access route including provision for addressing any abnormal wear and tear to the highway and a decommissioning plan to address noise and dust shall be submitted and agreed in writing with the local planning authority. The subsequent decommissioning of the site shall be carried out in accordance with the agreed details within 6 months of the expiry of this permission or within 6 months of the cessation of the production of electricity production (which ever is sooner).

Reason for the condition:-

To ensure that the local planning authority can retain control over use of the land in the long term and to ensure the removal of the equipment when electricity is no longer being generated on the site in the interests of the visual amenities of the area and to ensure safe and free flow of traffic and the protection of the amenities of surrounding properties during decommissioning in accordance with policies GEN02, COM01, COM03, ENV05, TR01 and TR02 of the Breckland Local Plan (adopted 2019).

3

In accordance with submitted plans NEW 2017

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).

4

Construction traffic management plan

The submitted Construction Traffic Management Plan (UKF093) dated September 2020 (Updated December 2020) shall be adhered to throughout the construction of the development, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

The details are required prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

5

Construction Method Statement

Prior to the commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials

- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. detailed proposals for the removal of asbestos from existing buildings to be demolished
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason for condition:-

The details are required prior to the commencement of the development in the interests of the amenity of the area and to ensure a safe development from the outset of the development in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

6

New access (over verge/ditch/watercourse/footway)

Prior to the commencement of the development hereby permitted, the vehicular access shall be constructed in accordance with a detailed scheme to be first agreed in writing with the Local Planning Authority. The scheme shall include access details for the construction period and the permanent access for the operational phase together with the temporary internal passing place. Following completion of construction, the permanent access shall be constructed and thereafter retained at the position shown on the approved plan.

Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

Reason for condition:-

Details are required prior to commencement, to ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

7

Visibility Splay

Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety and traffic movement in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

8

Traffic routing

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority. Adequate provision for addressing any abnormal wear and tear to the highway together shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

In the interests of maintaining highway efficiency and safety in accordance with Policies

TR01 and TR02 of the Breckland Local Plan (adopted 2019).

9

FRA

The development shall be carried out in accordance with the details and mitigation measures as set out in the submitted Flood Risk Assessment report (FCL/367/01) dated 21 August 2020 and Surface Water Management Plan (FCL/361/02) dated 21 August 2020, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

To ensure the development does not result in increased flood risk elsewhere in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019) and Section 14 of the NPPF.

10

Noise

Noise mitigation in the form of acoustic barriers shall be installed as outlined in section 5.7 of the Noise Impact assessment (R8545-1 Rev 1) dated 25 August 2020 prepared by 24 Acoustics. The barriers shall provide a minimum superficial weight of 15 kg/m² (e.g. 22mm impervious solid timber panels) and shall be installed individually around each battery energy storage container at a horizontal distance of 3 metres prior to first use of the development hereby approved. The battery inverters should be installed 1.5 metres below local ground level to ensure an effective source height no greater than 1.5 metres above local ground level.

Reason for the condition:-

In the interest of protecting residential amenity in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

11

Noise

Noise from inverters, cooling fans or any other associated equipment shall not exceed the following limits;

Location 1 Adjacent to 8 Heath Road at OS coordinates TG 05777 17182. 28dB LAeq,1hr during daytime hours (07:00 23:00), nor 19dB LAeq,1hr during Night time hours (23:00 07:00).

Location 2 Adjacent to Meadow Cottage at OS coordinates TG 05723 18049. 28dB LAeq,1hr during daytime hours (07:00 23:00), nor 25dB LAeq,1hr during Night time hours (23:00 07:00).

Location 3 Behind High Bank at OS coordinates TG 05365 17742. 28 LAeq,1hr during daytime hours (07:00 23:00), nor 26dB LAeq,1hr during Night time hours (23:00 07:00).

Reason for the condition:-

In the interest of protecting residential amenity in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

12

Noise

In the event of a complaint of noise from the Solar Farm to the Local Planning Authority, substantiated by an appropriate officer of the Council, the Solar Farm owner/operator shall submit to the Local Planning Authority a report, within 28 of the request from the Council (or a longer period to be first agreed in writing) to demonstrate that the noise levels outlined in condition 11 continue to be achieved. In the event it is demonstrated that the noise levels cannot be achieved then the use shall cease until which time they can be.

Reason for the condition:-

In the interest of protecting residential amenity in accordance with Policy COM03 of the

Breckland Local Plan (adopted 2019).

13

Noise

Prior to commencement of the development hereby approved, a construction noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall have reference to but not limited to noise from pile driving or similar operations and construction hours. The development shall be carried out in accordance with the approved plan.

Reason for the condition:-

Details are required prior to commencement, in the interest of protecting residential amenity in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

14

Ecology

No development shall take place (including demolition ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- Use of protective fences, exclusion barriers and warning signs.

A site visit, desk study and updated targeted protected species survey carried out by a suitably qualified ecologist may be required in-line with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and any additional mitigation measures that need incorporating into the site's design agreed with the local planning authority.

The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless first agreed in writing by the local planning authority.

Reason for the condition:-

Details are required prior to commencement to preserve and enhance ecology in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019) and Section 15 of the NPPF.

15

Ecology

An ecological management plan (EMP) shall be submitted to, and approved in writing by the LPA prior to commencement of development. The content of the EMP shall include the following:

- a) Description and evaluation of features to be managed,
- b) Ecological constraints on site that might influence management
- c) Aims and objectives of management

- d) Appropriate management options for achieving aims and objectives including mitigation detailed in the Preliminary Ecological Appraisal (phlorum; July 2020) and badger Survey Report (phlorum; January 2021), skylark survey report (phlorum; July 2020) and Biodiversity Net Gain Assessment (pacesolar; September 2020) submitted with the outline application namely that for
- a conservation strategy to encourage continued use of the site by skylark,
 - protection and enhancement of bat feeding and commuting corridors,
 - protection and enhancement of hedgerows,
 - enhanced field margins managed for biodiversity,
 - wildlife- friendly fencing and badger gates across the site
 - a sensitive lighting scheme during construction works and occupation
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) On-going monitoring and remedial measures

A site visit, desk study and updated targeted protected species survey carried out by a suitably qualified ecologist may be required in-line with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and any additional mitigation measures that need incorporating into the site's design agreed with the local planning authority.

The EMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer. The plan shall also set out (where the results of monitoring show that conservation aims and objectives of the EMP are not being met) how remedial action will be identified, agreed and implemented so the development still delivers the fully function biodiversity objectives of the originally approved scheme.

The approved EMP shall be adhered to and implemented through the development in accordance with the approved details, unless first agreed in writing by the local planning authority.

Reason for the condition:-

Details are required prior to commencement to preserve and enhance ecology in accordance with Policy ENV02 of the Breckland Local Plan (adopted 2019) and Section 15 of the NPPF.

16

Trees

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by A.T Coombes dated 2nd December 2020. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection is in place as specified.

The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or

otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

Given that the development contains works within the root protection areas of retained trees additional site supervision will be required. There are three key stages where on-site arboricultural advice will be needed:

- Prior to commencement, to review the contents of the AMS, and deal with any queries the main contractor may have.
- To supervise pre-emptive root pruning.
- To confirm that the protective fencing and ground protection is in place.
- To ensure that post holes for the security fence which are located within the RPA of retained trees are excavated/filled as per the submitted method statement.

A note of the date of each visit and a summary of the findings will be forwarded to both the Councils Tree Officer and the Main Contractor to provide an audit trail enabling the proper implementation of the tree protection measures to be checked and verified.

Reason for condition:-

To ensure trees and hedgerows are protected in accordance with Policy ENV06 of the Breckland Local Plan (adopted 2019).

17

Planting

The development shall be carried out in accordance with the mitigation measures and additional planting as set out in the submitted Landscape and Visual Assessment and Mitigation dated July 2020 (Project Ref 0603A) and submitted Mitigation and Enhancements Plan, unless otherwise first agreed in writing by the Local Planning Authority. A detailed landscaping and planting plan shall be submitted to and approved prior to first use of the development hereby approved, including an implementation and management schedule and filling any gaps in boundary hedges with additional planting in locations, where the development may be visible to nearby properties. The planting shall be carried out in accordance with the approved plan and implemented and maintained in accordance with the approved details.

Reason for condition:-

To protect the character of the area and landscape and enhance ecology in accordance with Policies GEN02, COM01, ENV02 and ENV05 of the Breckland Local Plan (adopted 2019) and Section 15 of the NPPF.

18

External materials as approved

The exact location, materials and finish of the battery energy storage compound, inverters, transformers and substation, shall be submitted to and approved in writing prior to their first use. The development shall be carried out in accordance with the approved details.

Reason for condition:-

To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the Breckland Local Plan (adopted 2019).

19

Boundary treatment/screening to be agreed

The boundary treatment/screening, gates, signage and CCTV shall accord with the submitted application details only, unless otherwise first agreed in writing and shall be completed before the use hereby permitted is commenced.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

20

Glint and Glare

The development shall be carried out in accordance with the details and mitigation measures as set out in the submitted Glint and Glare Assessment dated 16/07/2020, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

To ensure the development does not result in increased flood risk elsewhere in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019) and Section 14 of the NPPF.

21

Archaeology

A) No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A) and any addenda to that WSI covering subsequent phases of mitigation.

and,

C) The development shall not be put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

A brief for the archaeological work can be obtained from Norfolk County Council Environment Service historic environment strategy and advice team. We now charge applicants for the elements of our involvement in planning cases not covered by our service level agreements with local planning authorities.

Reason for condition:-

To ensure the development does not result in increased flood risk elsewhere in accordance with Policy ENV09 of the Breckland Local Plan (adopted 2019) and Section 14 of the NPPF.

22

No external lighting

No external lighting shall be installed without prior written approval from the Local Planning Authority. Only such approved lighting shall be installed. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent illumination of

mature trees and boundary hedges, and shall be:

- 1) fully shielded (enclosed in full cut-off flat glass fitments)
- 2) directed downwards (mounted horizontally to the ground and not tilted upwards)
- 3) be sensor operated
- 4) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources

Reason for condition:-

In the interests of amenity, character of area and reduce disruption to commuting/ foraging bats and to limit light pollution, having regard to paragraph 180 of the NPPF (2019) and policies GEN02, ENV02, ENV05, COM01 and COM03 of the Breckland Local Plan (adopted 2019).