

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2021/0236/F	CASE OFFICER	Fiona Hunter
LOCATION:	OLD BUCKENHAM Land off Attleborough Road Old Buckenham Norfolk	APPNTYPE:	Full
APPLICANT:	Pathfinder Clean Energy UKDev Quayside House Highland Terrace	POLICY:	Out Settlemnt Bndry
AGENT:	Pathfinder Clean Energy UKDev 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 planning application due to the site and development size and warrants consideration at Planning Committee.

KEY ISSUES

Principle
Design and landscape impacts
Amenity
Highways and access
Ecology
Flood risk
Impact on historic environment
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 38.41 hectares, capable of generating around 18 Megawatts of power, along with battery energy storage and ancillary infrastructure.

The scheme will enable the generation of approximately 23.3 GWh (Gigawatt hours) of clean renewable energy each year which will be distributed to the local electricity grid via a connection on-site to the local electricity grid. This is enough to power the equivalent of around 7,523 homes.

It will also include around 3.6MW of batteries in 2 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 site would be protected by a security fence (approximately 2 metres in height) around its perimeter with gates to allow for maintenance access. The style of security fence will be a rural, 'deer fence', one with a timber post and mesh construction.

A permissive path is proposed within the applicants ownership (redline and blue line) from Bunns Bank along the inside (west) of the existing hedge along Attleborough Road.

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 comprises agricultural fields and extends to 38.41 hectares. The site is split in the middle by Attleborough Road. To the north is Bunns Bank Industrial Estate and a Scheduled Ancient Monument. The site is approximately mid way between Attleborough to the north and Old Buckenham to the south.

The southern boundary of the Attleborough Strategic Urban Extension runs along the northern boundary of part of the application site.

EIA REQUIRED

No - the proposal was screened by the applicants and officers via Screening Request 3SR/2020/0008/SCR 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/2020/0008/SCR Permission 16-10-20

Request for a Screening Opinion for a Solar Farm

No relevant site history other than the aforementioned EIA Screening Request.

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

OLD BUCKENHAM P C

Old Buckenham P C are happy to support this application. They feel that it is a well thought out application which has been considerate of many factors including the effects on local wildlife, traffic, safety and historical features nearby. The PC would like to highlight the importance of following the traffic plan and ensuring that all construction and maintenance traffic arrives and leaves via Attleborough and not through the Old Buckenham from the A11, especially as there is a weight limit on the lane that connects. If possible, clear signs at the site would help ensure this is followed by all drivers.

TREE AND COUNTRYSIDE CONSULTANT

No objection recommend conditions.

HISTORIC BUILDINGS CONSULTANT

No objection.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Following amendments no objection subject to conditions for a Construction Environmental Management Plan and a Ecological Management Plan.

CONTAMINATED LAND OFFICER

No objection.

ENVIRONMENTAL HEALTH OFFICERS

No objection subject to conditions for noise limits and construction times.

NORFOLK COUNTY COUNCIL HIGHWAYS

The provision of a major solar farm south of Attleborough is well located to be in close proximity to the A11 to facilitate a reasonable construction traffic route for HGVs/LGVs all expected site traffic. The applicant has demonstrated that suitable access can be achieved to the Attleborough Road, albeit with reduced visibility to the north from the western site. A temporary reduced speed limit may be suitable to improve safety and reduce risks, this would be a matter that can be dealt in consultation with the local Area highway team who can consider whether a temporary speed restriction order of 40mph would be necessary. Submitted site plans show how vehicles will enter, turn and leave the site in a forward gear, with provision of field type accesses, hedge trimming will be necessary to achieve the visibility splays required. The draft Construction Traffic Management Plan successfully outlines how construction traffic will approach and leave the site, with suitable wheelwashing facilities and use of a banksman to improve the safety of departing HGVs/LGVs. A route through Attleborough town centre is unavoidable for this traffic to access the A11. Once operational the solar farm would generate very low levels of maintenance traffic each month which is considered to be negligible. Information has been submitted by the applicant that has satisfied my concerns and I no longer wish to make an objection, therefore subject to the following conditions being imposed I would have no objection on highway grounds.

FLOOD & WATER MANAGEMENT TEAM

Provide standard advise for this type of development.

NORFOLK COUNTY COUNCIL PUBLIC RIGHTS OF WAY

We note the inclusion of the requested Highway Boundary plan within this consultation. It is now clear that the proposals will not impact upon the full legal extent of Old Buckenham Footpath 4 and we therefore have no objections to the application. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

HISTORIC ENGLAND

Historic England is pleased to note that the northern extent of the proposed development was reduced in line with our pre-application advice. The amendments to the proposed scheme prior to its submission as a planning application resulted in a reduced level of impact on the Bunns Bank scheduled monument. A Heritage and Archaeological Assessment has been submitted with the planning application in accordance with NPPF paragraph 189. The proposed development would result in some change to the setting of Bunns Bank but the monument would still be legible as a boundary feature in the landscape. We consider that any harm to the significance of the scheduled monument would be towards the lower end of less than substantial harm in terms of the NPPF. There would be no significant adverse effects to other designated heritage assets in the surrounding landscape.

We recommend that you consult with your specialist archaeological and conservation advisors in relation to non-designated heritage assets within the site boundary.

No objection.

NATURAL ENGLAND

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites or Swangey Fen, Attleborough and Old Buckenham Fen Sites of Special Scientific Interest and has no objection.

OLD BUCKENHAM AIRFIELD

No objection.

ATTLEBOROUGH TC

No objection

HISTORIC ENVIRONMENT OFFICER

No Comments Received

HIGHWAYS NETWORK CO-ORDINATOR

No Comments Received

NCC MINERAL & WASTE

No Comments Received

REPRESENTATIONS

Neighbours were consulted on 1st March 2021, a site notice was erected on 18th March 2021 and advertised in the press on 8th March 2021. One local representation has been received which raises objection to the application for the following reasons:

- Weaken gap and separation between Attleborough and Old Buckenham, particularly once the extension of Attleborough to Bunns Bank has been completed. This will undermine Planning Policy where Old Buckenham as a discrete settlement
- Conversion of agricultural land to effectively an industrial use

ASSESSMENT NOTES

1.0 Principle

1.1 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 152 states *"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."*

1.5 Paragraph 158 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 84 of the NPPF seeks to enable *"the development and diversification of agricultural and other land-based rural businesses"* and at paragraph 174 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 58 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 62% of the land falls within a lower agricultural grade (3b), 24% in good quality agricultural land (3) and 14% in very good quality agricultural land (2). That the majority of the land is within the lower 3b class is preferable and considered acceptable given the majority of the districts land is Use Class 3 a or b with notable exceptions being urban areas and Thetford Forest and it's surrounds. 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 new hedges, wide field margins, provision of skylark plots and wildflower planting. 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.

1.10 The development can be de-constructed and land returned to arable agriculture after its 40 year life span. There are no other significant solar development in the local area which result in an unacceptable cumulative impact. Issues in relation to landscape, heritage, amenity, preserving the wider countryside amenity, ecology, biodiversity and habitat sites are also acceptable and discussed in detail in sections below.

1.11 Given the above, and the 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) require high quality design that respects and is sensitive to the character of the surrounding area and makes a positive architectural and urban design contribution to its context and location. 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. The policy requires that biodiversity qualities of features in the landscape are maintained including trees, hedges and other topographical features.

2.2 Paragraph 155 of the NPPF advises that to help increase the use and supply of renewable and low carbon energy and heat, plans should amongst other things 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).

2.3 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 land beneath and around the PVs will be managed for biodiversity. The compound will contain a 3.6MW battery energy storage system comprising 2 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.

2.4 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. 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.

2.5 Two small sections of hedgerow will be removed to create and widen site accesses from Old Buckenham Road. Further hedgerow will be cut back to provide visibility splay but wont require removal. Otherwise all other trees and hedges will be retained and any gaps filled in.

2.6 This is a functional development and the functional appearance with a maximum solar array height together with enhancing the site boundaries is considered acceptable and in accordance with Policy GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

2.7 For the reasons described at paragraphs 2.3 to 2.4 including site size, maximum heights and the physical characteristics of the development views from within the site would result in significant visual change from agricultural land to a solar farm.

2.8 To enable the Council to assess the landscape and visual impact of the development the applicant has submitted a Landscape and Visual Appraisal (LVA) prepared by Briarwood. The LVA advises that the site boundary/area has been reduced to avoid, remove and reduce the adverse landscape and visual effects identified including a dramatic reduction in the visual effects likely to be experienced from users of the Old Buckenham FP4 Public Right of Way and, in particular, the section of the footpath that passes along the Bunn's Bank scheduled monument. This is correct as the site area has been notably reduced since pre-application discussions. The LVA also advises that "The undulating topography and well-defined vegetated field boundaries provide a generally high level of enclosure especially to the south of the site where the fields are generally smaller and residential plots more common. To the east of the site, the landscape is more open with less woodland and field boundary vegetation so that the level of enclosure decreases."

2.9 The site will be visible from two adjacent public vantage points, adopted Attleborough Road connecting Old Buckenham and Attleborough and splitting the east and west parts of the development and a PRow along the sites eastern most boundary. The LVA details that "Views of the proposals from the public highway would be confined to Attleborough Road as it passes by the site. Any such views would be partially filtered by roadside and intervening vegetation and would be transitory in nature - seen at speed. For those travelling along Attleborough Road the proposed solar array would be stepped back from the retained field boundaries and would only be evident in part rather than its entirety so would have only a limited effect on their visual amenity."

2.10 In respect of the PRow running along the sites eastern boundary "The proposed development would be visible from certain lengths of the PRow network closest to the site boundary i.e., within approximately 500 metres or less. Specifically, Old Buckenham PF4 which passes to the north of the site boundary in field S before heading south and passing through the site along its eastern edge in field U. Though the PRow would be physically unaltered with the proposals in place, experientially there would be a change. Such a change would be largely visual but such an effect would cease for the user of the PRow once they had left the site on the PRow heading either north or southwards". The application proposes planting the gaps in the hedgerow between the PRow and application site to provide further screening in the medium to long term.

2.11 For the foregoing reasons views outside but adjacent to the site and very local views including from the PRow would result in a minor to moderate visual harm and minor local landscape harm once built, however there will be a moderate to major visual harm from some view points along the PRow during construction which would take one year.

2.12 At medium view points including residential receptors the LVA advises that "There are currently few residential properties in close proximity i.e., 500 metres or less, to the site boundary. The potential for any intervisibility between existing residential properties and the proposed development would be greatly

restricted. For most residential properties, including those to be constructed as part of the consented SUE, views of the proposed solar farm development would be restricted through a combination of topography and existing vegetation, in the form of field boundaries and woodland/tree belts, in the intervening landscape between the site boundary and the potential observer i.e., the occupiers of the particular residential property."

2.13 The LVA concludes that overall the effects on the character of the wider landscape would be limited as would be any perceived changes in the character and appearance of the local landscape.

2.14 Concern has been raised that the development would erode the gap between settlements. Whilst the site size is substantial, there will continue to be a meaningful undeveloped gap between Attleborough and Old Buckenham, including when the Attleborough SUE is completed.

2.15 The proposal will result in minor to moderate visual harm and minor landscape harm once built and in operation. This negative aspect of the proposal is considered to be outweighed by the environmental benefit of providing renewable energy and that the development can be dismantled after 40 years and returned to agricultural land together with the new permissive paths which will contribute to healthy lifestyles. Therefore, it is considered to not significantly conflict 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. There are residential properties adjacent and close to the application site including The Shurblands which is adjacent to the western half of the site along Attleborough Road.

3.2 Potential nuisances are expected to be: from noise emitted from batteries and substation during operation phase; noise from vibration and vehicle movements together with dust emission during the construction phase. The batteries and substation are located to the north of the site away from any residential dwellings which is considered appropriate mitigation to residential properties. The Construction is expected to take 13-20 weeks. and the supporting statement advises lighting will only required during the construction phase and can be controlled by condition. 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 No Noise Assessment has been provided in support of the application and Environment Health have recommended a condition limiting maximum noise levels from the development at the nearest dwellings boundary and this is considered acceptable and gives the Council power to enforce if noise levels are higher than described by the submission. Environmental Health also recommend a condition to control hours of construction which is also considered appropriate due to proximity to residential properties and site size.

3.4 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.

3.5 A Glint and Glare Assessment (GAG) 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.

3.6 Old Buckenham Airfield is to the east of the application site and the GAG advises that pilots landing at

runways 07 and 07L could be affected between 7:15-8:15am BST and the Airfield agreed to delay opening times by 30 minutes to prevent this being a safety or operational issue. The GAG advises that to prevent impact to the Airfield a hedgerow of a height of at least 3.8m will be installed along the eastern boundaries of fields T and U. The Airfield have been contacted and they have responded that whilst the issue for pilots is correct, they can satisfactorily address this by: issuing an amendment to their safety information to prohibit the use of the effected runway for the times identified in their report; and monitor as to whether that action is necessary given the hedgerow mitigation over time. The airfield have not objected to the application.

3.7 In respect of existing residential properties and the Attleborough Strategic Urban Extension including new roundabout at Bunns Bank after all data is inputted including actual visibility the impact to these were considered none. One Road Receptor (2) would experience a high impact which reduced to none once mitigation measures are in place which comprise a hedgerow to be planted on the western boundary of fields T and U. However, the agent has advised that the hedgerow is already in place, and instead needs to be gapped up. No impact on rail assets is predicted.

3.8 The impact from Glint and Glare can therefore be satisfactorily addressed and mitigation should be conditioned.

3.9 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' from Attleborough Road towards the north of the fields. It is proposed that this track is extended into Field R to the west of the Attleborough Road.

4.4 The Highways Authority have been consulted with regards to the proposals who advised that the site is well located to the A11 to facilitate a reasonable construction traffic route for HGVs/LGVs and all expected site traffic. However, a route through Attleborough town centre is unavoidable to access the A11. Once operational the solar farm would generate very low levels of maintenance traffic each month which is considered to be negligible.

4.5 Highways further advise that the visibility splays are suitable but the one to the north from the western site is below standard and which could be considered further and via a condition for assessment of whether a temporary reduced speed limit is required and this matter could be dealt with by condition. They find the draft Construction Traffic Management Plan suitable. Several conditions are recommended.

4.6 On the basis that the Highways Authority raises no objections to that set out above, subject to the conditions they propose 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 The application is supported by a Preliminary Ecological Appraisal (PEA). The assessment did not raise any significant concerns in terms of the impact of the scheme on ecology and recommended skylark plots as mitigation. The Ecological and Biodiversity Consultant did not agree with the conclusions of this report and recommended further information which was duly submitted including a Great Crested Newt eDNA Report and Badger Survey Report. Part of the proposed permissive path was close to a badger sett and would result in disturbance to badgers from double fencing and the only way to resolve this was to remove this section of permissive path which was agreed. The revised PEA recommends that 'A precautionary approach to site development in respect to breeding birds, reptiles including for great crested newts and foraging badger is recommended to minimise any adverse impacts on this species group'. The updated Mitigation and Enhancement Plan includes proposals for fallow areas, skylark plots, wildflower planting around and under the panels, gapping up existing hedges and bufferzone to badger setts and badger gates in the security fence. With the additional and revised reports the Council's Ecological and Biodiversity Consultant removed their objection.

5.3 Natural England have been consulted and raise no objections advising that the proposed development will not have significant adverse impacts on designated sites including Swangey Fen, Attleborough and Old Buckenham Fen Sites of Special Scientific Interest.

5.4 For the foregoing reasons, the scheme does not have an unacceptable impact to protected species, biodiversity, or any statutory including European and non-statutory designated sites of ecological significance subject to conditions. 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 from river and seas. Risk of flooding from surface water for most of the site is very low with some areas at low to medium risk where there is ditches. Ground water is not a particular risk for the application site. The application is supported by a Flood Risk Assessment which details the ground below the panels will be permeable thus, the total surface area of the photovoltaic array is not considered to act as an impermeable area. Rainfall onto the small ancillary structures will also discharge directly onto the surrounding ground. The FRA further states that absence of significant gradients means that rivulets are unlikely to form, which could inadvertently result in increased

surface water run-off from the site. To negate any concerns regarding soil compaction during construction and operation, which has the potential to increase surface water run-off, any access tracking and construction compounds will be formed pre-construction using permeable materials (most likely gravel) so as to avoid creating impermeable areas across the site, and limit ground compaction and hence surface water run-off intensification. Any rainwater falling onto the permeable areas will preferentially infiltrate to ground, or run-off overland and ultimately enter the existing ditches and stream once the infiltration capacity of the ground has been exceeded mimicking pre-development flows.

6.3 The LLFA have provided standard advice and no application specific comment. They advise that panel arrays can sometimes be very long and also pitched together which needs to be assessed differently and may require a different drainage strategy. As this has not been considered in the application submission it is recommended that 25mm gap between each module/ panel is conditioned to allow rainwater to allow water to drain.

6.4 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 An Archaeological Desk-Based Assessment (ADA) has been prepared by Archaeology Collective which sets out that there are no designated heritage assets within the site area. There are 235 Listed buildings, 6 Conservation Areas and 14 Scheduled Monuments, which were identified within a 3km radius of the Site. Of these, Bunns Bank is located in close proximity 480m to the north. Five of the assets within the 3km study area (four grade II listed buildings and one Bunns Bank Scheduled Monument) were found to be located within or close to the boundaries of the Zone of Theoretical Visibility. Site visits confirmed that with the exception of Bunns Bank Scheduled Monument the other designated heritage assets are screened from the Site and possess no direct intervisibility due to intervening hedgerows and trees.

7.3 The ADA advises that there is no detailed list description for Bunns Bank as the record was generated from an Old County Number (OCN) and has not been updated. The National Mapping Programme details that Bunns Bank is a Linear earthwork used as park boundary from 12th century onward but may be older. The small amount of information available about Bunns Bank means that its significance stems primarily from its assumed archaeological value and what its method of construction may reveal about the way such boundaries were created, as well as its speculative potential historical association with the medieval deer park of Buckenham. The asset has, at least since Post-medieval period, acted as a field boundary, and has longevity as such within the local landscape. Its setting is therefore characterised by its extant status as a physical boundary and its visual delineation of spaces, and it is not considered to be susceptible to impact by visual changes in its surroundings which maintain this fundamental character.

7.4 The site area was significantly reduced between the consultation stage and submission to create a larger buffer between the application site and Bunns Bank in accordance with Historic England pre-application advice. Historic England advise that the significance of Bunns Bank lies in the surviving form and condition of the earthwork sections, the ability of the monument to be read as a historic boundary feature within the landscape and what its presence can tell us about control and management of the landscape in the past. Surviving below-ground sections of the monument, both associated with surviving earthworks and where no above-ground remains are present, have potential to contain important archaeological deposits, artefacts and

palaeo environmental evidence. Buried archaeological remains of the ditch associated with Bunn's Bank that may survive between the extant earthwork sections of the monument should be considered as non-designated heritage assets of potentially equivalent significance to the scheduled sections.

7.5 Historic England conclude that the development will affect the setting of Bunns Bank, however, the distance between the proposed development and Bunns Bank is such that the manner in which the monument is experienced would not be adversely affected and it would still be possible to read the monument as a historic boundary feature in the landscape. Harm would thus be at the lower end of 'less than substantial harm' in terms of Section 16 of the National Planning Policy Framework.

7.6 There are several non-designated heritage assets and find spot which have Historic Environment Records near to the application site as detailed in the ADA including from the Roman period, but not within. From historic mapping there is low potential for below ground archaeological remains from the Palaeolithic, Mesolithic, Iron Age, Roman, Saxon/Early Medieval and Modern period. There is medium potential for Neolithic and Bronze Age and high for Medieval and Post-medieval periods. The applicants propose a geophysical survey across those parts of the site subject to development and then any necessary intrusive testing subject to the finds of the first survey. This is because the cabling and other works could affect the below ground historic assets.

7.7 Historic England advise that on-designated buried archaeological remains within the application site could be directly affected by groundworks for the proposed development. However, as set out in the Heritage and Archaeological Assessment, such impacts could be mitigated through the surface mounting of the infrastructure for the solar farm. NCC Historic Environment Service have been consulted and their response will be reported in a supplementary report or verbally at planning committee.

7.8 Historic England having regard to their assessment raised no objection, as has the Council Historic Building Officer. It is considered the benefits of renewable energy to be created by the development is sufficient public benefit to outweigh the lower end less than substantial harm to Bunns Bank Scheduled Ancient Monument having regards to paragraphs 199 to 202 of the NPPF. Based on the above assessment 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 Other matters

8.1 Trees and Hedgerows

The retention of significant trees and hedgerows is supported by Policy ENV06 of the Breckland Local Plan (adopted 2019). This has been demonstrated to be complied with the Arboricultural Impact Assessment setting out that 8m of hedgerow is required to enlarge an existing field access and no trees to be removed. The development includes additional planting, as set out above, which also weighs in favour of the proposals. The Tree Officer raises no objection. The proposal is therefore considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

8.2 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).

8.3 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.

8.4 Planning Obligations

No planning obligation is proposed to accompany this application and one is not considered necessary to make the development acceptable in accordance with the NPPF and INF02 of the Breckland Local Plan (adopted 2019).

8.5 Public Right of Way

Following receipt of additional information the County Public Right of Way has confirmed the proposals will not impact upon the full legal extent of Old Buckenham Footpath 4 and have no objections to this application.

9.0 Conclusion

9.0 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 including for the permissive path to off-set landscape and visual harm, 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.

RECOMMENDATION

Approval subject to conditions.

CONDITIONS

- 1 Temporary uses**

The development hereby permitted is only for a temporary period of 41 years and shall cease on or before the 10th August 2062. 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 10th August 2062 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 to and approved in writing by 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

Prior to the commencement of any development whatsoever a Construction Traffic Management Plan including signage proposals and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities, shall be submitted to and approved in writing by the Local Planning Authority together with proposals to direct and manage construction traffic using the 'Construction Traffic Access Route' to reduce construction traffic using other routes.

For the duration of the construction period the approved Construction Traffic Management Plan shall be adhered to.

Reason for condition:-

In the interests of maintaining highway efficiency and safety and reduce disturbance to residential properties having regard to Policies COM 01 and TR 01 of the Breckland Local Plan (adopted 2019) and paragraphs 108 and 109 of the National Planning Policy Framework 2019. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

5 Construction Method Statement

Prior to the commencement of development 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 submitted to and approved in writing with the Local Planning Authority in accordance with the highways specification (Field Type) 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 suitable access for construction traffic and in the interest of road safety 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 commencement 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 otherwise first approved in writing by 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 prior to the commencement of the development hereby permitted.
- Reason for condition:-
- Details are required prior to commencement to ensure any abnormal wear and tear to the highway is remedied. 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 (16039-HYD-XX-XX-RP-FR-0001) dated 11 November 2020, unless otherwise first agreed in writing by the Local Planning Authority. A minimum 25mm gap between each solar panels shall be provided when laying out the development and thereafter in perpetuity until the site is decommissioned.
- 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**
- The development hereby permitted shall not generate a noise level measured at the boundary of the nearest affected residential property greater than 5dBA, above the existing background level. The noise from the operation of the inverters and the associated

transformers, measured at a free field location immediately adjacent to any nearby noise sensitive location, shall not exceed the background noise level by more than 5dB in each 1/3 octave band between 40Hz and 160Hz, at any time.

Measurements to be taken using the methodology of BS 4142:2014+A1:2019 (or the equivalent relevant UK adopted standard in force at the time of the measurements). All measurements to be taken with a sound level meter of IEC 651 Type 1, or BS EN 61672 Class 1, standard (or the equivalent relevant UK adopted standard in force at the time of the measurements) set to measure using a fast time weighted response. This should be calibrated in accordance with the procedure specified in BS 4142:2014+A1:2019 (or the equivalent relevant UK adopted standard in force at the time of the measurements).

Reason for the condition:-

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

11

Construction Hours

All construction works are to be carried out in accordance with Breckland Councils acceptable working hours policy and shall not take place between the hours of:

- 18:00 07:30 Monday Friday
- 18:00 Friday 08:00 Saturday
- 13:00 Saturday - 07:30 Monday
- or at any time on Bank Holidays

Floodlighting of the site shall not at any time causing glare or excessive illumination to the detriment of safety of passing road users of the public highway during hours of darkness.

Reason for the condition:-

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

12

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.
- Buffers around the badger setts and the location of deer fencing shall be implemented as shown on the UKF086 badger sett mitigation plan dated 28th July 2021 and

the UKF086_09 Layout Plan (A3) dated 28th July 2021 and as detailed in the Badger Survey report (phlorum; July 2021)

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.

13

Ecology

An ecological management plan (EMP) shall be submitted to, and approved in writing by the Local Planning Authority 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 and enhancements

detailed in the Preliminary Ecological Appraisal report (phlorum; June 2021), the UKF086_10 Mitigation and

Enhancements Plan (PACE; July 2021), the great crested newt eDNA report (phlorum; May 2021), Badger Survey report (phlorum; July 2021) and the skylark survey report (phlorum; November 2020) submitted with the application namely that for

- badgers
- protection and enhancement of bat feeding and commuting corridors,
- protection and enhancement of hedgerows,
- the creation and management of skylark plots
- the creation and management of wildflower meadow areas beneath and around the solar panels,
- management and enhancement of ponds within the site at the appropriate time of year,

- 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.

14

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 July 2021. 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.

Reason for condition:-

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

15

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 Appraisal dated December 2020 (Project Ref BLA005) and submitted Mitigation and Enhancements Plan dated 28/07/2021, 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.

16 External materials as approved

The exact 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).

17 Boundary treatment/screening to be agreed

The boundary treatment/screening, gates, signage and CCTV shall accord with the submitted application details only and shall be completed before the use hereby permitted is commenced. A management and maintenance plan for the boundary treatment/screening, gates, signage and CCTV shall be submitted and approved in writing by the Local Planning Authority prior to first use of the solar farm, the approved plan shall be implemented throughout the lifetime of the consent.

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

18 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 18/08/2021.

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.

19 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:-

Details are required prior to commencement to protect the significance of heritage assets in accordance with Policy ENV07 of the Breckland Local Plan (adopted 2019) and Section 16 of the NPPF.

20

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).

21

Permissive path

The permissive path as shown plans reference UKF086_09 Layout Plan and Mitigation and Enhancements Plan shall be fully implemented and open for use by members of the public prior to first use of the solar farm hereby permitted. The permissive path shall be maintained, as permitted and remain open for public use throughout the lifetime of the development.

Reason for condition:-

In the interests of creating a network of green infrastructure, health and wellbeing, amenity and the character of area in accordance with policies GEN02, ENV01, ENV05, COM01, COM02 and COM03 of the Breckland Local Plan (adopted 2019).