

ITEM:		RECOMMENDATION:	APPROVAL	
REF NO:	3PL/2021/1062/VAR	CASE OFFICER	Chris Hobson	
LOCATION:	KILVERSTONE Land East Off A1075 Norwich Road Croxtan	APPNTYPE:	Variation of Cond's	
APPLICANT:	Balfour Beatty 500 Pavillion Drive Northampton Business Park	POLICY:	Out Settlemnt Bndry	
AGENT:	Balfour Beatty 500 Pavillion Drive Northampton Business Park	CONS AREA:	N	
PROPOSAL:	Variation or Removal of Conditions 2, 3A, 8 & 11 on 3PL/2020/0674/F - Electric substation and cable route		LB GRADE:	N
		TPO:	N	

REASON FOR COMMITTEE CONSIDERATION

The application is being referred to Planning Committee because the application has been submitted by Balfour Beatty on behalf of Breckland Council.

KEY ISSUES

The implications of the proposed amendments on the following matters:

Amenity Considerations
Landscape and Character Implications
Access and Highway Safety Considerations
Ecology and Nature Conservation Implications
Tree and Arboricultural Considerations
Flood Risk and Drainage Implications
Contamination /Ground Conditions

DESCRIPTION OF DEVELOPMENT

The application seeks permission for variations to planning permission 3PL/2020/0674/F which granted permission for the erection of an electric Sub-Station, associated compound, access improvements; and the installation underground of a section of 33Kv electricity cable. The proposed sub-station and cable route are required to provide power to the permitted Thetford Sustainable Urban Extension (SUE) which takes up approximately 285 hectares of land to the south, east and west of the application site.

The sub-station itself would comprise of a 11Kv switch house; two transformers; distribution substation sited on shingled areas with 4.5metre wide concrete road through the centre. The substation would be sited within a compound comprising of 2.5 metre high pallisade fencing.

The amendments being proposed result from design changes requested by the future operators of the sub-station, UKPN. The amendments comprise:

- reduced width of the sub-station compound from 37 metres to 34 metres and increased length from 42 metres to 51 metres.
- increasing the width of the substation building from 32.9 metres to 33.4 metres and length from 38 metres to 47.3 metres.
- extended internal concrete road and turning area.

The installation of the 800 metre section of the cable route would involve the excavation of the cable trench by mechanical excavators, cable laying, the backfilling of the trench with soil and native material and reinstatement of surface. The amendments to the cable involve moving the cable route 12 metres to the southeast into the open field but remaining within the application site.

The amendments also include an altered layout of the temporary construction compound which would accommodate areas for storage, temporary site office, welfare buildings and parking areas during construction.

SITE AND LOCATION

The site comprises of an agricultural field located to the southeast of the junction of the A11 and Norwich Road (A1075), Thetford. The field is currently in agricultural use but forms the northern edge of the permitted Thetford Sustainable Urban Extension (SUE). The site forms part of a large open arable field which extends south and eastwards than the site extent and is bordered by mature trees along its boundaries with the A11 to the north, Norwich Road to the west, and to adjacent fields to the south and east. The site sits within the extent of the permitted Sustainable Urban Extension and within an area indicated for industrial and business uses within the approved land use plan set out in outline permission 3PL/2011/0805/O.

The Thetford SUE takes up approximately 285 hectares of land to the south, east and west of the application site from the A11 to the north southwards to the existing built extent of the town. The permitted Thetford SUE comprises of a mixed use development of up to 5,000 new homes; 19.5 Hectares of employment land (use classes B1, B2 and B8); local commercial centres including retail and leisure units (Use Classes A1-A5), up to three primary schools; green infrastructure, playing fields and public open space and associated highways and access works and improvements and drainage works. The first phase is currently under construction on land to the southwest of the application site

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2011/0805/O - The permitted Thetford SUE comprises of a mixed use development of up to 5,000 new homes; 19.5 Hectares of employment land (use classes B1, B2 and B8); local commercial centres including retail and leisure units (Use Classes A1-A5), up to three primary schools; green infrastructure, playing fields and public open space and associated highways and access works and improvements and drainage works. Permitted - 27/11/2015.

3PL/2020/0674/F - Mixed Category Planning Application for:

1. Proposed sub-station and temporary construction compound and construction storage area (Plant & Machinery at 0.2 hectare)
2. Proposed Cable route (Other operations at 4.2 hectare) - Permitted.

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
ENV02	Biodiversity protection and enhancement
ENV03	The Brecks Protected Habitats & Species
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
GEN01	Sustainable Development in Breckland
GEN02	Promoting High Quality Design
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TH1	National Planning Policy Framework - Presumption in Favour of Sustainable Development
TH16	Water and Drainage
TH18	Archaeology
TH20	Thetford Urban Extension Strategic Design Principles
TH24	Surface Water Management
TH32	Connecting to a decentralised energy supply
TH39	Thetford Settlement Boundary
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

ENVIRONMENTAL HEALTH OFFICERS

I would like to see some evidence that the lights will not affect the amenity of the nearby residential properties and minimise light pollution.

TREE AND COUNTRYSIDE CONSULTANT

No objections subject to condition 7 still applying.

CONTAMINATED LAND OFFICER

No comments to make.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

We recommend asking the applicant to demonstrate (through the provision of appropriate lighting contour plans and technical specifications) areas to be lit will not disturb or prevent bats using their territory or having access to breeding sites, resting places or feeding areas and that lighting will be designed in accordance with The Bat Conservation Trust and The Institution of Lighting Professionals (ILP). We also recommend asking the applicant to clarify whether any further arboricultural works are proposed.

HISTORIC BUILDINGS CONSULTANT

No objections.

FLOOD & WATER MANAGEMENT TEAM

No comments.

NATURAL ENGLAND

No comments.

HIGHWAYS ENGLAND

No objections.

HISTORIC ENGLAND

No comment.

HISTORIC ENVIRONMENT SERVICE

I can confirm that an archaeological written scheme of investigation has been received and approved by Norfolk County Council Environment Service. We are therefore happy for part A of Condition 3 of planning permission 3PL/2020/0674/F to be discharged. However, we recommend that parts B and C remain in place until we have received and approved the final report on the fieldwork and post-excavation analysis, publication and archiving have been secured.

CROXTON P C

No Comments Received

NATIONAL GRID

No Comments Received

BRETtenham AND KILVERSTONE PC

No Comments Received

HISTORIC ENVIRONMENT SERVICE

No Comments Received

ANGLIAN WATER SERVICE

No Comments Received

NORFOLK COUNTY COUNCIL HIGHWAYS

No Comments Received

ENVIRONMENT AGENCY

No Comments Received

THETFORD T C

No Comments Received

REPRESENTATIONS

The application has been published by way of a site notice erected at the application site; notices displayed in the local press and letters sent to neighbouring properties. No representations have been received so far to the application.

ASSESSMENT NOTES

B]1.0 Principle of Development

1.1 The proposals seek minor material amendments to the approved scheme granted permission in 2020 for the electric sub-station, associated cable route and temporary compound. The principle of the development has therefore been granted and the considerations of the proposals relate to the impacts of the amendments to the scheme on the matters set out below.

B]2.0 Amenity Implications

2.1 Policy COM03 of the Breckland Local Plan seeks to prevent development that would have an unacceptable effect on the residential amenity of neighbouring occupants and in particular with regard to this application requires consideration be given to potential noise, vibration, odour, light and other forms of nuisance and pollution.

2.2 The proposed amendments would not result in the sub-station, compound and cable route extending nearer to those dwellings nearest the site to the north and west. The proposed sub-station and compound would remain approximately 65 metres from Well Cottage, 75 metres from Tollgate Cottage to the north and 85 metres from Turnpike Cottage to the west. The operation of the sub-station would be audible from within and around the sub-station complex, noting that noise levels from the transformer would be between 72dB(a) up to 88 dB(a). However, these would not be significantly in excess of the existing background noise levels surveyed at the site entrance which were measured at 56dB (minimum) to 83dB (maximum). Due to the the separation distance, the intervening road infrastructure, mature tree belts and the road traffic noise from the nearby A11, the amenity impact from the operation of the sub station as proposed to be amended is not considered to be significant.

2.3 The Council's Environmental Health Officer has requested further information regarding the proposed lighting to be erected around the sub-station compound. Whilst further details are awaited it is noted that condition no. 11 of the existing permission in any case requires full details of the external lighting to be submitted and approved. It is therefore proposed to retain this condition and amend the wording to require the submission and approval of technical details of the proposed lighting prior to commencement of development above slab level.

2.4 Having regard to the above, given the surrounding context, the separation distance to the nearest dwellings and intervening mature tree belts, it is considered that the proposals would not cause unacceptable impact on the amenity of nearby residents and accords with policies COM01 and COM03 of the Breckland Local Plan (Adopted) in respect to amenity impacts.

B]3.0 Landscape and Character Implications

3.1 Policy ENV05 of the Breckland Local Plan (adopted) states that development proposals will be expected to contribute to and where possible enhance the local environment by recognising the intrinsic character and beauty of the countryside.

3.2 The proposed amendments would not increase the height or bulk of the structures to be built on site comprising swithhouse, transformers and blast walls. The increase in the length of the fencing around the compound perimeter would not be significant and it is noted that views of the proposed sub-station would be partially screened by the continuous and mature tree belt along the north and west boundaries of the surrounding field. The mature vegetation would soften views from the public realm so the proposals would not be overly prominent. Furthermore, because the site forms part of the permitted SUE wherein new built development comprising business and industrial uses are proposed to come forward in future phases, the proposals would assimilated into the expansion of the town northwards in the long-term. In light of the wider growth to come forward within the surrounding area, the proposed amendments are not considered to cause any additional harm to the character and openness of the landscape, over the permitted scheme.

BJ4.0 Access and Highway Safety Considerations

4.1 Policy TR02 of the Breckland Local Plan (adopted) requires new development to ensure safe access. Policy TR02 also requires the provision of appropriate on site parking provision.

4.2 The proposed amendments include for an amended layout of the temporary construction compound to the northeast of the substation. The temporary areas for vehicular parking during construction are adequate and the Highways Authority have raised no objections.

4.3 The Highways Authority have requested further information regarding measures to avoid light glare from the lighting to be erected around the substation compound. Condition 11 is proposed to remain to require the submission of further information. The Highways Agency have raised no objections to the proposed amendments. The applicants propose to implement a construction management plan to minimise disruption to traffic at the A11 and Norwich Road junction of the A11 and along Norwich Road to the south. Conditions would remain requiring the submission and approval of a Construction Management Plan.

4.4 Having regard to the above, the proposals comply with Policies TR01 and TR02 of the Breckland Local Plan and the policy principles set out within the NPPF.

BJ5.0 Ecology and Nature Conservation Implications

5.1 Both policy ENV02 of the Breckland Local Plan (adopted) and the guidance contained within section 15 of the NPPF require that development should contribute to a net gain in biodiversity with an emphasis on improving ecological networks and linkages where possible. Policy ENV03 of the Breckland Local Plan (adopted) requires that a Habitat Regulations Assessment be undertaken for development that may have a significant effect on the Breckland Special Protection Area (SPA) and the Breckland Special Area of Conservation (SAC) and that development will only be permitted where it has been demonstrated that the proposal will not adversely affect the integrity of these habitat sites.

5.2 This application seeks minor material amendments to the earlier permission 3PL/2020/0674/F which was supported by an Extended Phase 1 Habitat Survey, Shadow Habitat Regulations Assessment and a Construction Ecological Management Plan (CEMP) which assessed the implications of the proposals and any necessary mitigation measures to be implemented during construction and post construction. The reports identified that impacts on great crested newts, lizards, badgers and nesting birds could be suitably mitigated for by implementing a series of working methods and avoiding vegetation clearance in the bird

nesting season. Given the minor amendments proposed to the sub-station, the scheme as amended, is not considered to have significant adverse impacts on those species subject to those mitigation and precautionary working methods set out in the CEMP.

5.3 With respect to bats, the reports conclude that all those trees required to be lost to provide the access and visibility splay are not suitable for bat roosting. Whilst the proposals amend the point at which the cable route runs through the tree belt along the Norwich Road (A1075), it is noted that the approved CEMP included an assessment of trees suitable for bat roosts and those identified in the report would similarly not be affected by the proposed amendments. It is also noted that the approved CEMP in any case includes requirements to undertake updated surveys of trees that would be affected by the proposals prior to works commencing on site in the event that the suitability of those trees for roosting changed prior to works commencing. Accordingly a condition remains included to ensure the works are undertaken in accordance with the CEMP.

5.3 The existing permission also includes conditions securing ecological mitigation and enhancement measures as required by policy ENV02, and it is proposed that these would remain. As noted above, a condition is also recommended requiring the approval of further details of the external lighting, in the interests of nature conservation and avoiding impacts on bats and nocturnal species. Subject to the application of the recommended conditions, the ecological impacts of the amendments are considered acceptable and the proposals would be in accordance with with Policies ENV02 and ENV03 of the Breckland Local Plan, and the regulations.

5.4 The wider Thetford SUE project beyond that within the scope of the current planning application has the potential to impact on the Breckland SPA and Breckland SAC. These are Habitats Sites and such sites are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). The Habitat Regulations requires consideration as to whether the proposals are likely to have significant effects on this site. For the purposes of the Habitats Regulations the application (project) has been screened and the Council considers that the proposed development may have an impact on the Habitat sites and therefore effects on the integrity of the Habitat Sites cannot be ruled out.

5.5 The applicants have relied on the information previously submitted to carry out an Appropriate Assessment under the Habitat Regulations Assessment. The Norfolk Ecology Team previously reviewed the submitted reports and agreed that subject to the mitigation measures identified within them, there are unlikely to be significant impacts on the Breckland SPA and Breckland SAC. As a result they recommended that Breckland District Council as the competent authority (as defined by the Habitat Regulations) has sufficient information to make an Appropriate Assessment and that subject to the mitigation measures identified in the Shadow HRA the integrity of the Breckland SPA and Breckland SAC would be preserved. It is considered that given the limited scope of the amendments that the project as varied including those mitigation measures proposed in the CEMP is unlikely to have significant impacts on the Habitat Sites.

5.6 In this regard it is also noted that Natural England have stated they do not wish to comment on the proposed amendments given the limited scope of changes proposed. For the purposes of the Habitats Regulations the Council has undertaken an Appropriate Assessment and subject to the mitigation measures identified within the Shadow HRA report above the integrity of the habitat sites will be preserved.

B]6.0 Tree and Arboricultural Considerations

6.1 Policy ENV06 of the Breckland Local Plan requires existing trees and hedgerows should retained and integrated into proposed development.

6.2 The proposed new route of the cable that runs through the open field would not impact on existing trees and hedgerows. Mature trees are present as the cable runs on to the A1075 along the sites eastern boundary. The applicants have confirmed that the works would only affect a small number of young trees and that no mature trees would be lost, in accordance with the permitted Arboricultural Impact Assessment (AIA). The Council's Tree Officer has raised no objections to the proposed amendments. The proposals are considered to accord with policy ENV06 of the Local Plan.

B]7.0 Flood Risk and Drainage Implications

7.1 Policy ENV09 seeks to ensure that flood risk is not increased elsewhere as a result of development and where feasible development has a neutral or positive impact on surface water drainage and management. Criterium 6 of the Site Allocation Policy reflects the requirements in the NPPF and policy ENV09 in requiring schemes are supported by a site specific flood risk assessment.

7.2 The proposed amendments would introduce additional areas of impermeable hardstanding comprising of the enlarged concrete access road. Rainwater collection pipe network would drain the switch house and the proposed road would through standard road drain network both discharging via a fuel interceptor to a soakaway comprising water storage crates. The LLFA have confirmed they do not object to the amendments. A condition has been recommended requiring the proposed amended surface water drainage scheme be completed prior to first operation of the development. Subject to this condition the development is acceptable in respect of flooding and drainage and accords with Policy ENV09 of the adopted Local Plan.

B]8.0 Contamination /Ground Conditions

8.1 The Council's Contaminated Land Officer has reviewed the proposed amendments and have raised no objections. On this basis and subject to appropriately worded conditions the development is acceptable in relation to contamination and compiled with Policy COM03 of the Breckland Local Plan.

9.0 Conclusions

9.1 The proposed amendments to the permitted electric sub-station are considered to be minor in nature and scale and relate to a critical part of the utility infrastructure that would help deliver the permitted Thetford SUE and the future growth of Thetford Town envisaged through the adopted Breckland Local Plan. The proposed sub-station and cable works as proposed to be amended, would not be obtrusive within the broader surrounding landscape over and above the permitted scheme and in the long term it is noted that they would become assimilated into the residential, business and industrial development coming forward around it. Conditions would remain to ensure appropriate mitigation and improvements are provided in respect of wildlife and nature conservation interests, trees and landscape features, highway infrastructure and surface water drainage. As a result the proposals are in accordance with the policy guidance contained within the NPPF and core policies within the Breckland Local Plan (adopted).

9.2 Therefore, the proposed development is considered to accord with the Breckland Local Plan (adopted 2019) and in accordance with paragraph 11 of the NPPF. Accordingly the application is recommended for approval subject to conditions.

RECOMMENDATION

The application is recommended for approval subject to the amended conditions.

CONDITIONS

- 1 Full permission 3 year time limit**
- The development hereby permitted shall be begun in accordance with the timescales set out in condition 1 of planning permission 3PL/2020/0674/F.
- Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 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).
- 3 Archaeological work to be agreed**
- The development shall take place in accordance with the approved written scheme of investigation contained within the report titled 'Written Scheme of Investigation for Archaeological Mitigation Thetford North Sustainable Urban Extension Thetford Norfolk', prepared by Lanpro Services, dated June 2021, revision 1.5. The development hereby approved shall not be brought into operation 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 and provision for the analysis, publication and dissemination of results and archive deposition has been secured.
- Reason for condition:-
Details are required prior to commencement to ensure the potential archaeological interest of the site is investigated in accordance with Policy ENV07 and ENV08 of the Breckland Local Plan (adopted 2019).
- This condition will require to be discharged**
- 4 Prior to the commencement of any works a Construction**
- Prior to the commencement of development, a Construction Traffic Management Plan and Access Route shall be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan and Access Route shall include:
- adequate provision for addressing any abnormal wear and tear to the highway
 - the proposed access route to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic;
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works;

- hours for construction works, the operation of plant and equipment; and for deliveries to and from the site.

The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-

In the interests of maintaining highway efficiency and safety and to mitigate impacts on the A11 and A1075, in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019). This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

5 For the duration of the construction period all traffic

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.

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).

6 Prior to the commencement of the use hereby permitted

Prior to the commencement of the use hereby permitted, the vehicular access indicated for improvement on Drawing No PPS20-1839-ABP2 shall be widened in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details. Arrangement 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 carriageway.

Reason for condition:-

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

7 AIA

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) (which must include arboricultural supervision as detailed in the report) prepared by BH Trees and Woodlands dated 25th August 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 or until the prior written approval of the local planning authority has been sought and obtained.

Reason for condition:-

In the interests of the satisfactory appearance of the development and the protection of

existing trees and hedges, having regard to Policies GEN02, COM01 and ENV06 of the Breckland Local Plan (Adopted).

8 Surface water drainage

The approved surface water drainage scheme set out in drawing no. EN831-TN-SP-006 Rev 3, '33/11kV Site Plan Drainage' dated 01/04/20, will be implemented prior to the sub-station first being brought into use and thereafter the drainage of the site shall be carried out in accordance with the approved details.

Reason for condition:-

In order to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development and to protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (2018) and Environment Agency Groundwater Protection: Principles and Practice. In accordance with policy ENV09 of the Breckland Local Plan (Adopted).

9 CEMP

The development shall take place in complete accordance with the approved Construction Ecological Management Plan (CEMP) (prepared by Middlemarch Environmental; Report No: RT-MME-152798-04 Rev B; dated August 2020), with particular regard to the mitigation measures set out in sections 4.1 to 4.13 (inclusive) of the report; the timescales for implementation and the ongoing monitoring and management measures contained within the report.

Reason for condition:-

In order to protect wildlife and nature conservation interests within and around the application site, and to mitigate the ecological impacts of the development having regard to Policy ENV02 of the Breckland Local Plan (Adopted) and policy guidance contained within the NPPF.

10 Tree replacement and Biodiversity Net gains

Prior to the commencement of development above slab level of the sub station buildings, a scheme demonstrating how net gains for biodiversity are being secured as part of the development, and timescales for their implementation and completion shall be submitted to and approved in writing by the Local Planning Authority. This could include the provision of bird/bat boxes or swift bricks and the planting of native tree species. The development shall be carried out in accordance with the approved details and timescales.

Reason for condition:-

To ensure a net gain in biodiversity in accordance with Policy ENV02 of the Breckland Local Plan (adopted).

11 Full details of external lighting

Notwithstanding the details hereby approved, prior to the commencement of development above slab level the following details shall be submitted to and approved in writing by the Local Planning Authority. A schedule of lighting equipment including, the luminance levels both on the site and off-site; mounting heights; orientation of lamps/units; type of bulbs/units, and the type of shields to be used. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

In the interests of the amenities of the area and local residents and to minimise light pollution

in accordance with Policy COM3 of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

12 Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is imposed in accordance with Section 15 of the National Planning Policy Framework.

13 Non-standard condition

Within 6 months of the completion of the development comprising of the electric sub-station and cable route, the temporary construction compound area, temporary parking, storage and bund area shall be removed and land re-instated to its existing state, or in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure the satisfactory development of the site and in the interests of safeguarding agricultural land in the short term, in accordance with Policies COM01, GEN02 and ENV05 of the Breckland Local Plan (adopted 2019).

14 NOTE : Hedgerow Regulation

The applicant should check the need to obtain a Hedgerow Removal Notice under the 1997 Hedgerow Regulations.

16 NOTE NCC Inf 2 When Vehicular access works required

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group.

Please contact Kay Gordon kay.gordon@norfolk.gov.uk.

If required, street furniture will need to be repositioned at the Applicants own expense. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway

research team at highway.boundaries@norfolk.gov.uk for further details.

18

Criterion E - Planning Apps Where Approved

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK