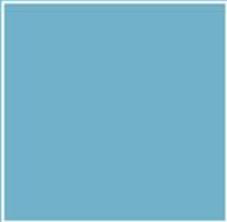


Land West of Reach Road, Burwell

Planning Statement

June 2017



Issue Sheet

Report Prepared for: IGP Solar PV Plant Number 6 Ltd

Land West of Reach Road, Burwell

Planning Statement

June 2017

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Contents

<u>1</u>	<u>INTRODUCTION</u>	<u>1</u>
<u>2</u>	<u>SITE CONTEXT AND EXISTING USE</u>	<u>2</u>
<u>3</u>	<u>PLANNING HISTORY AND CONSULTATION</u>	<u>2</u>
<u>4</u>	<u>THE DEVELOPMENT PROPOSAL</u>	<u>2</u>
<u>5</u>	<u>ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS</u>	<u>3</u>
<u>6</u>	<u>PLANNING POLICY CONTEXT</u>	<u>3</u>
<u>7</u>	<u>PLANNING ASSESSMENT</u>	<u>5</u>
<u>8</u>	<u>DESIGN AND ACCESS STATEMENT</u>	<u>15</u>
<u>9</u>	<u>SUMMARY AND CONCLUSIONS</u>	<u>16</u>

1 Introduction

- 1.1 This planning statement supports two full planning applications for the proposed development of installation of generators and associated infrastructure for the provision of a Flexible Generation Facility (FGF) to provide energy balancing services via the capacity market for the National Grid.
- 1.2 This planning statement addresses the Development Plan and material planning considerations and incorporates a design and access statement. This application is supported with the following documents:
- Noise Assessment
 - Air Quality Assessment;
 - Preliminary Geo-Environmental Risk Assessment;
 - Arboricultural Impact Assessment;
 - Ecology Report; and
 - Transport Statement
- 1.3 This application is submitted in conjunction with two other applications:
- A full planning application for the installation of a gas-powered generators and associated infrastructure for the provision of a Flexible Energy Facility (FGF) to provide energy balancing services via the capacity market for the National Grid (this planning statement covers that application).
 - An outline application for proposed employment development consisting of B1 uses associated access and landscaping.
- 1.4 There are site layout plans prepared for each application as well as an overall masterplan to show how the energy developments and light industrial development will work alongside each other.
- 1.5 The application has been subject to pre-application discussions / meetings with East Cambs District Council (Development Management and Planning Policy) and other statutory and non-statutory consultees. This statement should be read in conjunction with the relevant scheme masterplan and other planning application drawings, submitted with this application.

2 Site Context and Existing Use

- 2.1 The site which encompasses all three applications cover an area of 2.95 hectare and is located on the western side of Reach Road. The site is currently uncultivated land and is directly north of the Meadow View Business Park. The eastern boundary is bordered by Reach Road and the western and northern boundaries are open countryside/farmland.
- 2.2 The site and its surrounding topography is relatively flat with the land rising gradually to the south west towards Devils Dyke which itself is elevated above the ground level.
- 2.3 The nearest residential property is no.60 Reach Road which is located approximately 60m south east, there may be some limited views of the frontage of the site from this property but there is a significant amount of existing vegetation along the sites southern boundary which and the houses eastern boundary which will minimise the views available. The next nearest residential property is 180m north west of the site at Southfield Farm. There is substantial existing vegetation between the site and this property so there would be no views between the two.
- 2.4 The western boundary of the site is open currently and so there may be a requirement to introduce new planting around this boundary to mitigate impact of views from the PROW and distant views from Devils Dyke but this is normal practise for any kind of development on the edge of open countryside.
- 2.5 The site has no existing vegetation along its western boundary, therefore views will be possible from the PROW 39 and Byway 39B. The site is not covered by any national landscape designations.
- 2.6 There are no statutory listed buildings or monuments within the site with the nearest being Burwell Castle which is approximately 300m east of the site and is a scheduled monument. The closest listed buildings are approximately 500m south and north east of the site on the edge of Burwell.
- 2.7 The majority of the site falls within flood zone 1 in accordance with the Environment Agency flood risk maps but the south eastern corner falls within flood zone 3a.

3 Planning History and Consultation

- 3.1 There have been no previous planning applications submitted on the land according to the Council's planning application search facility.

4 The Development Proposal

- 4.1 The application is seeking full planning permission for the installation of a gas-powered generators and associated infrastructure for the provision of a Flexible Energy Facility (FGF) to provide energy balancing services via the capacity market for the National Grid.
- 4.2 Each FGF site will be capable of generating 20MW of power. The overall design principles are set out in detail in the Design and Access Statement accompanying the planning application but the components of the development consist of:
- Gas generators;
 - Substation/DNO room;
 - Gas meter house;
 - Control room;
 - CCTV cameras;

- Acoustic fencing; and
- Temporary Construction compound.

4.2.1 The outline application for the remainder of the site will consist of a proposed employment development consisting of B1 uses, an associated access and landscaping. The application will be applying for a maximum floorspace of 5,700sqm.

5 Environmental Impact Assessment Regulations

5.1 In preparation of this planning application, consideration was given to the Town and Country Planning (Environmental Impact Assessment Regulations) 2017.

5.2 The development was submitted for a screening opinion under the EIA Regs 2011 and East Cambridgeshire District Council adopted a screening opinion that the development was not an EIA development and that an Environmental Statement was not required.

6 Planning Policy Context

6.1 Under Section 38 of The Planning and Compulsory Purchase Act 2004 ('The 2004 Act'), the determination of planning applications must be in accordance with the approved development plan unless material considerations indicate otherwise. This chapter identifies the national and local planning policies that provide the framework in which this application has been made.

National Planning Policy and Guidance

6.2 The Overarching National Policy Statement for Energy (EN-1) which was adopted in June 2011 sets out the national policy for energy infrastructure. The document is a material consideration in decisions on applications which fall under the Town and Country Planning Act. The relevant sections are noted in the previous section.

6.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in March 2012. This provides a framework within which regional and local policy is set. The publication of the Planning Practice Guidance (PPG) in March 2014 gives further guidance to the provisions of the Framework.

6.4 The central theme of the NPPF is the presumption in favour of sustainable development, described as the 'golden thread' running through both plan-making and decision-taking. Paragraph 14 states that development proposals that accord with the development plan should be approved without delay and that where plans are absent, out of date, silent or indeterminate, applications should be approved unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.

6.5 In addition to the overarching theme of sustainable development, the following key areas of guidance contained in the NPPF are of particular importance to the development now proposed by this application.

6.6 At paragraph 17 the NPPF sets out a series of core planning principles which underpin plan-making and decision-taking. Inter alia, it encourages:

- Planning is to not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- The proactive support for sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places;
- High quality design and a good quality of amenity;
- Transition to a low carbon future in a changing climate, taking account of flood risk, and encouraging the use of renewable sources;

- Contribute to conserving and enhancing the natural environment and reducing pollution;
- 6.7 Paragraphs 18 to 22 sets out the government's commitment to a strong and competitive economy with an emphasis upon sustainable economic growth. With regard to transport impact, para 32 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 6.8 Paragraph 109 advises that the planning system should contribute to and enhance the natural and local environment. This should include minimising impacts on biodiversity and providing net gains in biodiversity where possible. Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land stability.
- 6.9 Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impact), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 6.10 Paragraph 120 seeks to prevent unacceptable risks from pollution and planning decision should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.
- 6.11 Paragraph 123 states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- 6.12 126 states that the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; opportunities to draw on the contribution made by the historic environment to the character of a place.
- 6.13 Paragraph 124 highlights that decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.
- 6.13.1 Planning Practice Guidance Paragraph 001 (reference ID 5-001-20140306) states that planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable. It also emphasises the important of increasing the amount of energy being produced from renewable and low carbon technologies to make sure the UK has a secure energy supply.

The Development Plan

- 6.14 The Development Plan consists of:
East Cambridgeshire Local Plan (April 2015)
- 6.15 The policies which are considered of particular relevance to this proposed development are:
- Policy GROWTH 3 – Infrastructure requirements
 - Policy GROWTH 5 – Presumption in favour of sustainable development
 - Policy EMP1 – Retention of existing employment sites and allocations
 - Policy ENV1 – Landscape and settlement character
 - Policy ENV2 – Design
 - Policy ENV 4 – Energy and water efficiency and renewable energy in construction

- Policy ENV 7 – Biodiversity and geology
- Policy ENV 8 – Flood Risk
- Policy ENV 9 – Pollution
- Policy ENV 14 – Site of archaeological interest
- Policy COM7 – Transport Impacts
- Policy COM 8 – Parking Provision
- Policy BUR2 – Employment allocation, land at Reach Road

7 Planning Assessment

7.1 Need for the Development

- 7.1.1 The Climate Change Act (2008) is part of the government’s plan to reduce greenhouse gas emissions. It established the framework to develop a targeted and economically-credible plan to reduce current and future emissions.
- 7.1.2 The act highlights the UK’s commitment to urgent international action to tackle climate change. The Climate Change Act commits the government to reducing greenhouse gas emissions by at least 80% of 1990 levels by 2050. This includes reducing emissions from the devolved administrations (Scotland, Wales and Northern Ireland), which currently account for about 20% of the UK’s emissions.
- 7.1.3 Analysis has been done on the possible 2050 pathways to meet this target. These show that moving to a secure, low carbon energy system is challenging, but achievable. It requires major investment in new technologies to renovate our buildings, the electrification of much of our heating, industry and transport, prioritisation of sustainable bioenergy and cleaner power generation. It also requires major changes in the way energy is used by individuals, by industry, and by the public sector.
- 7.1.4 In December 2012, a report was issued called Gas Generation Strategy produced by the Department of Energy and Climate Change. The report was informed by a round of consultation and a call for evidence. This report examined the role that gas generation will play in achieving the UK’s binding 2050 carbon target. The report recognises the integral part that gas plays in the UK’s generation mix and is a reliable, flexible source of electricity.
- 7.1.5 It recognises that “A key role for gas is also consistent with the need to decarbonise our economy. It is the cleanest fossil fuel, and much of the new gas capacity needed would effectively be replacing ageing coal capacity. Gas is also important for balancing out the increasing levels of intermittent and inflexible low-carbon energy on the system. Unabated gas generation will continue to play a crucial role in our generation mix for many years to come, and the amount of gas capacity we will need to call on at times of peak demand will remain high. In the long term, the development of cost-competitive Carbon Capture and Storage should ensure gas (and coal) can continue to play a full role in a decarbonised electricity sector.”
- 7.1.6 The report looks at the changing patterns of supply and demand “Gas and coal currently provide flexibility in meeting the peaks and troughs of daily demand, which can vary as much as 20 GW. With less unabated coal as we decarbonise, gas will provide an increasing proportion of this flexibility. With significant increases in relatively inflexible and intermittent capacity on the grid, there will be a greater need for flexible capacity to ensure supply can meet demand at all times, which will further add to the short-term variability of generation from gas (in turn leading to more short-term variability in demand for gas, discussed further in Chapter 4). Further, this could become more significant with daily peaks and troughs set to become more extreme as the level of electricity consumption increases with the expected electrification of heat and transport. 2.40. Increasingly, the role of flexible generation will sit alongside other technologies that can

be used to help balance the supply and demand for electricity. In particular, demand side response (DSR), electricity storage and interconnection will be important alongside smarter networks, and all are likely to be required to help match the supply and demand of electricity efficiently and cost effectively."

- 7.1.7 The above report is obviously a few years old now. The latest Department for Business, Energy and Industrial Strategy (BEIS) statistics show that there is over 35GW of renewables installed comprising mainly 16GW of wind and 12GW of solar (other notable technologies being biomass, hydro, gas landfill, and energy from waste). Many industry commentators believe that approximately 1GW of flexible generation is needed to balance the intermittent supply of every 8 GW of wind and solar. That suggests a total installed capacity of flexible generation of 3.5GW is required at the current point in time. That compares to the likely DECC scenario that 20GW will be needed by 2030.
- 7.1.8 The BEIS and OFGEM produced a consultation document in November 2016 called 'A smart, flexible energy system: Call for evidence'. This document was published in partnership by the two parties as they both recognised the potential consumer benefits of a smart, more flexible system being significant and there is a need for both to act to deliver a secure, affordable and clean energy system now and in the future. A smart energy system is one which uses information technology to intelligently integrate the action of users connected to it, in order to efficiently deliver secure, sustainable and economic electricity supplies. Smart technologies will be an important feature flexibility. Flexibility refers to the ability to modify generation and/or consumption patterns in reaction to an external signal.
- 7.1.9 This document identifies in paragraph 10 that efforts to make the system smarter are reliant on bringing forward new generation such as gas. *"Government-commissioned research shows that gas powered plants have a long-term role in the GB energy system, even in scenarios with low cost Demand Side Response (DSR) and storage. The different technologies perform different and complementary roles, depending on their cost relative to other kinds of flexibility and system needs for flexibility over minutes, hours, or months in future energy scenarios."*
- 7.1.10 An analysis of electricity system flexibility for GB published in November 2016 alongside the above mentioned document was produced by the Carbon Trust and Imperial College London. Some of the new conventional generating capacity needed is likely to come from new fossil fuel generating capacity in order to maintain security of supply, and to provide flexible back-up for intermittent renewable energy from wind.
- 7.1.11 National Grid are responsible for managing the flows of electricity to homes and businesses on a real-time basis. Their job is to 'balance' the network ensuring supply and demand are matched. The job of balancing the system is one of the most important functions they have and this is becoming more challenging with the intermittent generation such as wind and solar becoming a bigger part of the energy network as noted above.
- 7.1.12 National Grid published a System Operability Framework in November 2016 which looks at a new approach that considers year-round balancing, flexibility and operational needs and the direction for developments across the industry to deliver the strategy. The report concludes by saying that
"The transition to a low carbon economy requires efficient, affordable and coordinated solutions across networks and energy resources which provide best value for consumers. As operability requirements change, we must consider developments to rules, tools and assets which unlock capabilities from the whole system to facilitate this future."
- 7.1.13 Balancing the network takes many forms and include National Grid asking generators of all kinds to come on or off the grid to help balance supply and demand.
- 7.1.14 Flexible Generation Facility (FGF) provides a service to National Grid of back-up power to balance the grid to assist them in reduce the risk of power shortages and blackouts.
- 7.1.15 The National Grid targets operating with a 20% supply margin which is essential in seeking to eliminate the potential of power shortages and blackouts which happen when these is an

unexpected change in demand or a sudden loss of supply. National Grid experiences a large fluctuation in demand throughout the day and at different times of the year. At times of high demand National Grid aims to either reduce the demand, or increase supply to maintain a 20% supply margin. The FGF will commonly run Monday-Friday during the day and early evening when demand is at its highest.

7.1.16 These fluctuations are expected to become greater due to the increase in unpredictable renewable generation such as solar and wind.

7.1.17 FGF is a service administered and paid for by the National Grid and can be called upon within 2 minutes when required by National Grid to meet local peaks in demand or deficits in generation capacity. It is very unlikely that even at times when the network is under stress that the power used is ever exactly the same as the power produced. The National Grid overcomes this problem by having a constant supply of power capacity available at all times. When an unforeseen demand is placed on the network, such as a power station coming off line for technical reasons, the National Grid controllers rely on the second line of power provided by Flexible Generation installations.

7.1.18 When called upon by the National Grid, the providers of Flexible Generation quickly begin to generate power and rebalance the system. It is the speed of response in turning the power on and off that is critical in maintaining capacity and hence the requirement is best suited to stand by gas generation.

7.1.19 Both Ofgem and the National Grid are predicting that the requirement for Flexible Generation will double over the next 8 years. This increased requirement for Flexible Generation is as a result of three main factors:

- The increased reliance on renewable energy an intermittent power sources, notably wind which is in itself unpredictable. A larger portion of the overall capacity of the network is not certain. When the renewable energy is not available, this needs to be covered by Flexible Generation.
- The proposed increase in size of the next generation of nuclear power plants from each has a similar demand increase. In the event of one of these new generation stations coming off line, a larger amount of power is lost that must be covered by Flexible Generation within 10 minutes to avoid blackouts.
- There is also a large interim demand to be covered as many of the existing coal and nuclear power plants are due to come off line in the next decade before the full benefits of the renewables have time to be developed.

The Overarching National Policy Statement for Energy (EN-1) which was adopted in June 2011 sets out the national policy for energy infrastructure. It states that:

"It is critical that the UK continues to have secure and reliable supplies of electricity as we make the transition to a low carbon economy. To manage the risks to achieving security of supply we need:

- *sufficient electricity capacity (including a greater proportion of low carbon generation) to meet demand at all times. Electricity cannot be stored so demand for it must be simultaneously and continuously met by its supply. This requires a safety margin of spare capacity to accommodate unforeseen fluctuations in supply or demand; a diverse mix of technologies and fuels, so that we do not rely on any one technology or fuel. Diversity can be achieved through the use of different technologies and multiple supply routes;*
- *A diverse mix of technologies and fuels, so that we do not rely on any one technology or fuel. Diversity can be achieved through the use of different technologies and multiple supply routes (for example, primary fuels imported from a range of countries)."*

7.1.20 The UK must therefore reduce over time its dependence on fossil fuels, particularly unabated combustion. The Government plans to do this by improving energy efficiency and pursuing its

objectives for renewables, nuclear power and carbon capture and storage. However, some fossil fuels will still be needed during the transition to a low carbon economy.

- 7.1.21 An increase in renewable electricity is essential to enable the UK to meet its commitments under the EU Renewable Energy Directive. It will also help improve our energy security by reducing our dependence on imported fossil fuels, decrease greenhouse gas emissions and provide economic opportunities. However, some renewable sources (such as wind, solar and tidal) are intermittent and cannot be adjusted to meet demand. As a result, the more renewable generating capacity we have the more generation capacity we will require overall, to provide back-up at times when the availability of intermittent renewable sources is low. If fossil fuel plant remains the most cost-effective means of providing such back-up, particularly at short notice, it is possible that even when the UK's electricity supply is almost entirely decarbonised we may still need fossil fuel power stations for short periods when renewable output is too low to meet demand, for example when there is little wind.
- 7.1.22 It is acknowledged that this type of development and technology is new to many local planning authorities who are generally more used to dealing with renewable energy technologies but there are numerous examples of these developments being permitted around the country (examples have already been provided to the planning officer through the pre-application process and can be provided again).
- 7.1.23 A recent planning appeal decision in Hook near Basingstoke (ref: APP/N1730/W/17/3167123 please see appendix 1) allowed a 5MW energy storage facility in a countryside location. Paragraphs 11 and 12 discuss the weight to be given to the developments supply. The Inspector concludes (emphasis added):
- "The increased electricity capacity would support an increased supply from renewables as set out in the National Policy Statement for Energy. It would accord with the Government's Policy Paper on smart energy systems and the frequency response forecasts in the National Grid System Operability Framework 2015."*
- "I conclude on this issue that while this kind of development is not specifically provided for by other policies in the LP, which would place the proposal, in this location, in conflict with LP Policy RUR2, **I give significant weight to the purpose of the development** and the more recent policies in the Framework with which it would accord. **These include one of the Framework's core principles, that planning should support the transition to a low carbon future in a changing climate, and that decisions should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.**"*
- "While the location of the proposed development would conflict with LP Policy RUR2, this is **substantially outweighed by its contribution to maintaining stable electricity supplies during fluctuations resulting from renewable energy generation which is central to the economic, social and environmental dimensions of sustainable development**, for which the Framework has a presumption in favour."*
- 7.1.24 The Inspector's conclusions clearly demonstrate that the role of this storage type facility should be given significant weight in the planning balance given the role it plays alongside renewable energy developments. He concludes that these types of development are part of the NPPF core principle of transitioning in to a low carbon future. This transition is not only made up of purely wind and solar developments but needs to be a combination of technologies to provide a robust network. He explicitly confirms that this type of development stabilises the electricity supply during fluctuations caused by renewable energy generation. He also explicitly links this development with delivering renewable energy generation which is central to the economic, social and environmental dimensions of sustainable development which is the golden thread to the NPPF. This appeal decision puts in the strongest terms the benefits of this type of development and the central role that it plays in delivering the low carbon future.

7.2 Principle of Development

- 7.2.1 The site on which the development will take place is currently allocated as an employment site for B1/B2 use under policy BUR2. The total area of the site allocation is 2.95ha with the energy development constituting 0.85 ha which is 29% of the whole site. The remaining 2.09ha is being proposed to be B1 use and is subject to a separate application which is submitted alongside this application.
- 7.2.2 The proposed development would remove an element of employment land but there will still be a maximum quantum of 5,700sqm of B1 floorspace proposed. This is a considerable amount of B1 floorspace to come forward for the village and the District. In the most recent Annual Monitoring Report 2015-2016 which was published in December 2016 the figures for the last monitoring year state that there was 7,128sqm of additional floorspace created in the District. This development would equate to 80% of the amount of floorspace created last year.
- 7.2.3 Policy EMP1 seeks to retain all existing employment sites or allocations unless it can be demonstrated that *b) The redevelopment of the site would bring significant environmental or community benefits which outweigh the partial loss of employment uses.*
- 7.2.4 As noted above, the applicant is also submitting a planning application alongside this application to obtain permission for B1 employment use on the site in line with the policy and therefore there is only a small proportion of the site which will not be development strictly in line with a B1 or B2 use. The energy development will not have on-site jobs on a daily basis but the construction and maintenance of the development will create employment opportunities as part of the wider electricity generation industry including the maintenance and possible supply of fuel.
- 7.2.5 Whilst the development will not bring a significant employment benefit to the village and District it will provide significant economic benefits which will be discussed under section 7.10. Even a small contribution should not be dismissed as immaterial.
- 7.2.6 The development of part of the site for the energy development has brought forward the employment land for redevelopment, until that time there had been no intentions of bringing the site forward for development.
- 7.2.7 The District is seeking to deliver 9,200 new jobs over the Plan period. The annual monitoring report does not actually cover the progress towards meeting this target and only references the amount of new floorspace which has been created.
- 7.2.8 The outline application is proposing 5,700sqm of B1 floorspace. In order to make some estimates on the number of jobs which could be created through the outline application, in recent applications in the East of England, we have used the adopted standards in the East of England Employment Land Reviews Guidance Manual which has an assumption of 18sqm per employee for B1a office use. In preparation of the emerging Local Plan there are evidence reports supporting the new proposed policies. The policy on delivering prosperity and jobs using an assumption of an average of 40sqm of gross external area per full time job (document reference FD.EVR8). They acknowledge that uses within the B use class can vary greatly from as little as 14sqm for office use and up to 70sqm for storage and distribution. Therefore, the Council have taken an average for all B jobs of 40sqm of gross external area per full time employment jobs. Based on a maximum quantum of B1 floorspace being created this could generate approximately 142 jobs. If at the reserved matters stage there are elements of office included (which is highly likely) then that number of jobs could increase significantly. To provide a range there could potentially be between 142-407 jobs created. This is a significant number for the village.
- 7.2.9 Policy BUR2 suggests a mix of B1 and B2 but the application is only proposing B1 use. This has been informed by contact made with local agents. Mark Robinson has provided confirmation that there is little demand for B2 use in the area and therefore the development has proposed B1 use. The B1 class does allow for office, research and development and light industrial. This is considered to allow for a wide range of uses and also be appropriate given the surrounding land uses and similar uses on the Meadow View Business Park immediately south of the site.

7.3 **Site Selection**

7.3.1 The applications site was identified through a comprehensive site selection process undertaken by IGP Number 6 Limited. The main considerations are:

Proximity to Available Grid Capacity

7.3.2 As part of the initial site selection process, the application sought to identify the electrical substations where there is available capacity to National Grid. This is important to as in order for FGF's to be economically viable it needs to be close to a substation which has capacity to export the power. Trying to establish where there is capacity is very difficult and is limited in the Eastern region. The National Grid Burwell Main Sub-Station is located approximately 1,000 m north of the site and currently has capacity for 40MW. The cost of the connection into the substation varies with each location and in this instance the maximum distance that is viable is approximately 1,000m. There is also a gas supply running along Reach Road which means that the generators can be powered from this supply without having to rely on fuel being brought onto site and stored.

Previously Developed Site

7.3.3 One the applicant has identified available grid capacity then they can begin to find a site which may be suitable. This search will always seek to find a previously developed land as the site. The difficulty with trying to find a PDL is that there are constraints associated with them, being namely:

- Distance from the substation with grid capacity;
- Land values and project viability; and
- Neighbouring uses.

7.3.4 As noted above the maximum distance which is viable for the site to be located at from the substation is 1,000m. A 1,000m radius from the substation takes in a large proportion of Burwell village to the east and to the west, north and south is predominantly agricultural fields.

7.3.5 The areas which fall within the radius and would be considered brownfield largely fall within the Burwell Conservation Area which also includes numerous listed buildings and Scheduled Ancient Monument (Burwell Castle). In accordance with the adopted Local Plan none of the allocated sites fall within the 1,000m radius, other than the application site. Just for information allocation BUR1 which is on the eastern side of Burwell is a housing allocation and on greenfield land. BUR3 (Former DS Smith site) which is south of the application site off Reach Road is an employment allocation and is brownfield but forms part of a larger site which has been built out for residential by Hopkins Homes. This site is adjacent to a County Wildlife Site 'Pauline's Swamp'. The site is seen as a strategic employment site by East Cambs.

7.3.6 To review PDL/brownfield land the Office of National Statistics (ONS) hold the most recent and up-to-date database which is from 2010. Following 2010, local planning authorities were no longer required to keep this up to date. The last data set is from 2012 but there was only a 45% return rate and so is not considered to be complete, although East Cambs are included. The Government introduced a requirement for local authorities to prepare and maintain a register of brownfield land that is suitable for residential development. Local authorities need to have this in place by 31st December 2017 so currently there is no register in place or official record of brownfield/PDL land. There are 10 sites identified on the register with only one being within the search area and this is the site reference as BUR3 as noted above.

Landscape and Visual Considerations

- 7.3.7 In selecting a site for a FGF, we consider that the potential landscape and visual effects are fundamental to the siting of an installation and this applies to both brownfield and greenfield sites.
- 7.3.8 Whilst such urban sites may be considered as less sensitive to change than greenfield sites, it should also be noted that the scope for landscape screening measures is generally limited due to the proximity of surrounding buildings.
- 7.3.9 The application site was considered acceptable from a landscape and visual respect given that the site is allocated for industrial development and therefore it seems logical that the local planning authority have accepted that this landscape can accommodate change. The site allows sufficient space to accommodate any necessary mitigatory landscaping which may be considered necessary. The neighbouring use of an existing industrial site and the industrial uses on the eastern side of Reach Road mean that the area is characterised by industrial uses on the edge of the countryside.
- 7.4 **Design**
- 7.4.1 Policy ENV2 requires that all development is designed to a high quality, enhances and complements local distinctiveness and public amenity.
- 7.4.2 The development is reasonably standardised in its design due to the nature of the development and therefore there is limitations to what can be proposed. The position of the FGF has been located so that is screened from most public viewpoints being within the south-western corner. The scheme will therefore be located behind the proposed light industrial buildings which have been applied for in a separate application.
- 7.4.3 The external appearance of the equipment is proposed in a dark green which will help to blend with the surrounding trees and vegetation.
- 7.4.4 There is an opportunity for significant planting around the perimeter of the site with a gap of around 10m from the site boundary to the fence line of the FGF.
- 7.5 **Ecology and Trees**
- 7.5.1 The site is currently an uncultivated field which has been left to grass over. There is dense vegetation along the eastern and western boundary which is unfenced.
- 7.5.2 Policy ENV7 on biodiversity and geology requires that development should protect environmental features, provide appropriate mitigation measures and maximise opportunities for natural habitats within the development proposals.
- 7.5.3 A Preliminary Ecological Appraisal (PEA) has been undertaken on the site by Enims and accompanies this application. This identified that there was a need for Great Crested Newt and reptile surveys to be undertaken. These have both been instructed and been ongoing and near completion. These will be submitted as soon as they are available and prior to determination. For information, there have not been any newts found and a low population of grass snakes found.
- 7.5.4 The PEA identifies that there is some potential within one of the trees for bats (grey poplar tree) in the south east corner. The tree is proposed to be retained, should this change and it needs to be removed then it should be inspected with an endoscope and inspected more closely.
- 7.5.5 The report makes recommendations on mitigation and enhancement opportunities available. It recommends that there should be replacement hedgerow of the same length and quality as the one proposed to be removed. Any external lighting should be designed so that it minimises any disturbance to bats and any security lighting should be motion sensitive.

- 7.5.6 Bird boxes could be installed, native species planting, hedgerows to be used rather than fences on boundaries and the existing woodland on-site to be enhanced through supplementary tree and scrub planting.
- 7.5.7 An Arboricultural Impact Assessment (AIA) has been undertaken which identifies all existing trees, their condition/value and any works that are required in order to facilitate the development. All of the trees which are present are around the sites boundaries with nothing present within the site. There are four groups of trees being mostly along the east/north east boundary. Group G1 is made up of a mix of trees including goat willow, ash, hazel, crab apple., field maple and blackthorn. The group is characterised as 'B' but the AIA identifies that all the ash trees are suffering from ash die-back and the dead wood from the crowns should be removed to prevent failure onto the road within six months of the survey. It is necessary to remove a section of G1 along with G2 to accommodate the new access and visibility splays. The remaining part of G1 will remain along with all other trees. G2 which is proposed to be removed is classified as category 'C'.
- 7.5.8 There is scope for significant areas of new tree planting around the western boundary which can offer mitigation for the lost trees and also provide screening for the development from longer distance views.
- 7.5.9 It is considered that the site is of value to the site level but that suitable enhancement and mitigation can be incorporated within the plans to create additional habitats.
- 7.6 **Transport**
- 7.6.1 A transport statement has been prepared and accompanies this application. Policy COM7 on transport impact requires that development proposals should provide safe and convenient access to the highway network and be suitable for accommodating the development without causing detrimental impact to the local highway network.
- 7.6.2 The new access point from the highway has been positioned with visibility splays of 135m to the east and 215m to the west which is considered sufficient for this type of road. The speed limit along this part of Reach Road is 60mph.
- 7.6.3 To create this access point and the splays there will need to be trees removed and trimmed back to the existing ditch. As noted under section 7.5, an AIA has been prepared which identifies that all of the ash trees have ash die-back disease and recommended that all dead wood from the crowns of the ash trees to prevent failure onto the roads within six months of the survey.
- 7.6.4 The development is only going to be generating traffic during its construction stage which is only likely to be for a period of up to 4 months. Once constructed there would only be visits occasionally for maintenance and so would only be 1 or 2 vehicles at a time. The transport statement includes three options for construction traffic to take to get to the site depending on the direction the traffic is coming from.
- 7.6.5 It is not considered that the development will cause any detrimental impact upon the highway network.
- 7.7 **Drainage and Flooding**
- 7.7.1 The site of BUR2 is shown to have its south-eastern corner within flood zone 3 according to the Environment Agency flood risk map and policy BUR2. Through the preparation of a flood risk assessment it was confirmed by the Environment Agency that the site is actually not at risk from river flooding from the nearby river and that flood defences are in place.
- 7.7.2 The site area for the FGF is in flood zone 1 and not over 1 ha, therefore no flood risk assessment is required. A flood risk assessment has been undertaken for the outline application for the B1 uses as that site is over 1 ha and that report does pick up the FGF development just for completeness.

- 7.7.3 Policy ENV8 on flood risk advises that development should be directed towards flood zone 1 and should not increase flood risk elsewhere. Details on surface water should also be included.
- 7.7.4 As noted above a flood risk assessment including drainage strategy is included for the outline application which demonstrates how greenfield run-off rates are maintained. The FGF site will maintain a permeable surface of gravel around the structures. The generator units will stand on concrete pads but the land around will be laid to gravel. The access tracks will not be hard surfaced but laid with a mesh that will also vehicles to drive over but grass can continue to grow through, again maintaining a permeable surface.
- 7.7.5 There is an existing drain which runs east to west through the southern part of the site. This is proposed to be retained.
- 7.7.6 It is therefore considered that the development will not cause any impact on the risk of flooding of the site itself or increase floor risk elsewhere.
- 7.8 **Pollution**
- 7.8.1 Policy ENV9 deals with pollution and advises that development should seek to minimise where possible emissions and any other pollution including noise.
- 7.8.2 A noise assessment has been undertaken along with an air quality assessment which accompany this application. The generators will be contained within acoustic enclosures. The FGF contractual obligations with National Grid ensure that the generators can only be called upon during specific times of the year but will be mostly be required during the day and early evening when demand is at its peak.
- 7.8.3 There will also be an acoustic fence around the site boundaries. The acoustic fence will comprise an imperforate barrier that will be approximately 4m in height. The acoustic barrier will be constructed from traditional building materials suitable for outdoor use and any requirement for wind loading. A noise assessment will be submitted alongside the planning application.
- 7.8.4 Each generator set will produce as standard 75dBA at 1m, through additional mitigation this can be reduced to 65dBA if required.
- 7.8.5 The proposed development will be designed to operate in a manner that will minimise the potential emissions from the facility and ensure that there will be no significant impact on air quality, including that for residential or other sensitive receptors.
- 7.8.6 The generators will produce 250 mg/Nm³ which exceeds the current standards and meets The Medium Combustion Plant Directive which has to be transposed by Member States by 19th December 2017 calls for reduced emission level limits to be met and a licence needs to be in place by 2025.
- 7.9 **Sustainable Development**
- 7.9.1 The central theme of the NPPF is the presumption in favour of sustainable development, described as the 'golden thread' running through both plan-making and decision-taking. Paragraph 14 states that development proposals that accord with the development plan should be approved without delay and that where plans are absent, out of date, silent or indeterminate, applications should be approved unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits.
- 7.9.2 In addition to the overarching theme of sustainable development, the following key areas of guidance contained in the NPPF are of particular importance to the development now proposed by this application.
- 7.9.3 Policy GROWTH 5 is the local plan policy on the presumption in favour of sustainable development. It echoes paragraph 14 of the NPPF and advises that where there are no policies

or the development plan is out of date at the time of making the decision then permission should be granted unless adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, specific policies in the NPPF indicate the development should be restricted or refused.

- 7.9.4 Paragraph 7 of the NPPF outlines the three dimensions of sustainable development which are economic, social and environmental.

Economic

- 7.9.5 The benefits and need for the development have been explained under section 7.1 of this statement. The significant benefits of this development is to provide electricity supply and ensuring that National Grid's 20% supply margin is met. This provides economic benefit at a national level.

- 7.9.6 At the local level, the development will generate employment as part of the wider electricity generation industry, including maintenance and supply of fuel.

- 7.9.7 It is considered that the economic benefits of the development represent significant factors in favour of the application. The NPPF makes clear the need for a strong and competitive economy with emphasis upon sustainable economic growth and it is considered that the proposal would be acceptable.

Social

- 7.9.8 The social benefits of the scheme are again linked to the provision of security of electricity supply and providing stability and flexibility to the network. The social benefits of the scheme provide the local electricity stability which will help the Country move towards meeting its 2050 greenhouse gas reduction and ensuring that that the fluctuations experienced from renewable sources are reduced. This will provide energy security for current and future generations.

- 7.9.9 It is considered that the scheme provides a small but valuable contribution that should not be underestimated.

Environmental

- 7.9.10 Whilst the site does not provide a decentralised, renewable or low-carbon, the development does provide flexible generation that will contribute towards the supply margin within the grid which in turn supports greater reliance upon renewable energy. Therefore, it is considered that there is a clear but indirect environmental benefit in favour of flexible generation.

- 7.9.11 The noise and air quality assessments have found that

- 7.9.12 The site is able to provide landscaping and ecological enhancements to the site which will ensure that habitats can be provided. It is therefore considered that the scheme represents an environmental benefit at a local and national level.

8 Design and Access Statement

8.1 Design

8.1.1 The key elements of the development are:

10 gas generators per site

8.1.2 These will sit within modular acoustic enclosures which are constructed of galvanised steel protected by polyester powder coated paint. There will be one modular acoustic enclosure for every two generators. The enclosures are durable and protect against water ingress, corrosion and handling damage. The approximate dimensions of the enclosure is (L) 13.5m, (W) 3.4m and (H) 7.5m (including the exhaust flue).

1 substation/DNO room per site

8.1.3 A DNO substation will be required which will contain the grid connection equipment. The approximate dimensions are (L) 5.6m, (W) 4.7m and (H) 3.5m.

1 Gas meter house per site

8.1.4 This will be required and will be the input of gas into the development. The approximate dimensions will be (L) 4.9m, (W) 2.0m and (H) 3.5m.

1 Control Room per site

8.1.5 The control room will house a high and low voltage switch room, low voltage transformer and FGF controls. The dimensions of this will be (L) 18.2m, (W) 5.0m and (H) 3.5m.

CCTV cameras

8.1.6 There will be cameras around the sites perimeter which will only provide coverage of the site and not beyond the sites perimeter. These will be motion detector cameras and will not require any lighting. The exact number will be determined through the detailed design.

Acoustic fencing

8.1.7 This is likely to be around 4m in height and will look like a solid timber fence around the boundaries of the compound where the FGF will be located. The exact height is subject to further assessment conclusions.

Temporary Construction Compound

8.1.8 This will be required during the construction period to accommodate portacabin type buildings required for welfare purposes to include offices, toilet etc. In addition, an area for storage of materials and construction vehicles to turn around. This will be removed at the end of the construction period which is likely to last approximately 2-4 months.

8.1.9 The development will connect into the existing gas pipeline which runs along Reach Road. The development when in use will export electricity via an underground cable connected to the substation of the local District Network Operator, UKPN.

8.1.10 The external appearance of the structures is shown in the planning application drawings.

8.1.11 The development is set off the site boundaries along its west and southern boundaries by approximately 10m -25m. This will allow for significant areas of landscaping if considered necessary to screen views from the west.

8.2 **Access**

- 8.2.1 The access onto the site will be via Reach Road from a new access point. As noted previously, the development will not generate any traffic as the site will be unmanned and only visited for maintenance purposes.

9 Summary and Conclusions

- 9.1 The Proposed Development Site will produce electricity that will help support the local grid in the area and will support keeping the lights on and industry operational at all times in Burwell and the wider area, with the location being chosen due to its proximity to the local electricity distribution network and access to the gas distribution system.
- 9.2 During normal operation, the site will be unmanned, however field service engineers will visit the site on an ad hoc basis and to undertake general maintenance.
- 9.3 The technology proposed is the Best Available Technology "BAT" for the purpose of rapid start standby generation and being connected to the network at the point of use offers demonstrable efficiency improvements over non-distributed current standby generation.
- 9.4 The project has been approved by OFGEM, National Grid and UKPN as the relevant DNO.

Appendix 1 - Appeal ref: APP/N1730/W/17/3167123

Appeal Decision

Site visit made on 25 April 2017

by Patrick Whelan BA(Hons) Dip Arch MA MSc ARB RIBA RTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 May 2017

Appeal Ref: APP/N1730/W/17/3167123

Little Holt, Holt Lane, Hook RG27 9ER

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James McKellar, Grid Battery Storage Limited against the decision of Hart District Council.
 - The application Ref 16/01789/FUL, dated 8 July 2016, was refused by notice dated 11 November 2016.
 - The development proposed is the erection of storage containers, support infrastructure and security fence for Battery Energy Storage facility.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of storage containers, support infrastructure and security fence for Battery Energy Storage facility at Little Holt, Holt Lane, Hook RG27 9ER in accordance with the terms of the application, Ref 16/01789/FUL, dated 8 July 2016, and the plans submitted with it, subject to the conditions on the attached schedule.

Main Issues

2. The main issues are:
 - whether the location of the proposed development would conflict with the Development Plan and the National Planning Policy Framework (the Framework) regarding development in the countryside and whether any conflict is outweighed by material considerations; and,
 - the effect of the proposed development on the immediate and wider landscape.

Reasons

The location of the proposed development

3. Saved Policy RUR2 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations (LP), says that development in the open countryside will not be permitted unless it is specifically provided for by other policies in the LP and provided that it does not have a significant detrimental effect on the character and setting of the countryside. While the supporting text to the Policy explains that the Council's aim is to protect the countryside for its own sake, its limitation of development which may be permitted is more prescriptive than the provisions in the Framework it predates, which limits the amount of weight I can accord it.
-

4. While LP Policy GEN 10, which concerns renewable energy, says that the development of renewable energy schemes will be permitted provided that, amongst other things the impact on the immediate and wider landscape is not significantly detrimental, the proposal is not specifically covered by the Policy. It is therefore of limited relevance.
5. There is a dispute between the parties as to whether the land the subject of the appeal, which lies beyond the settlement boundary of Hook and in the countryside, is previously developed land. While I note the separation of titles to the lands and the appellant's description of the appeal site as a domestic vegetable garden, my impression of the appeal site is that it is more connected physically, visually and in terms of use with the open land to the north, south and east than it is with the land to the west, the back garden of Little Holt.
6. Whereas the back garden of Little Holt, which contains shrubs and a mowed lawn, is enclosed by planted boundaries, the appeal site is largely open and almost surrounded by countryside with an open, exposed character put to agricultural or equine use. The boundary between the back garden of Little Holt and the appeal site is bisected by a line of mature trees and shrubs. This planting continues north on the same line separating the enclosed garden of Holt Farm from the open fields. This reinforces the distinction between farm land and garden land.
7. I saw at my site visit that there is a gate providing access from the back garden of Little Holt into the appeal site. I also noted that part of the ground on the site had a mowed surface, and that it is not unusual for domestic gardens to be separated to include a vegetable patch behind a section put to leisure use, which the site appears to have included in the past.
8. However, the area of the appeal site, comparable in terms of area to the back garden of Little Holt, is far from ancillary in nature. It appears to have a closer visual association to the building and yard to the south-east described as a stable building, whose access to the track connecting Holt Lane to the appeal site it shares. Its character is closer to that of an agricultural small-holding than it is to a back garden.
9. I note that the Design and Access Statement describes the site as not forming part of any larger field or apparent unit and is currently vacant with no specific use. Given all these factors, the lack of enclosure between the site and the adjoining farmland, and the substantial separation between the site and the back garden of Little Holt, on the evidence before me, I conclude that the site is not previously developed land. Accordingly, the Framework's support for decisions which encourage the effective use of land by re-using land that has been previously developed, provided that it is not of high environmental value, is limited in the circumstances of this site.
10. Notwithstanding this conclusion, the appellant describes how in order to maintain the stability of the national grid, electrical storage is required to complement the fluctuations resulting from renewable electricity generation. The battery storage system in this proposal would contribute to the reliability of supply.

11. The increased electricity capacity would support an increased supply from renewables as set out in the National Policy Statement for Energy¹. It would accord with the Government's Policy Paper² on smart energy systems and the frequency response forecasts in the National Grid System Operability Framework 2015. The appellant's statement also describes how the selection of the site the subject of this appeal followed consideration of numerous alternative locations which suggests that regard has been had to limiting the siting impact of the proposal on the environment.
12. I conclude on this issue that while this kind of development is not specifically provided for by other policies in the LP, which would place the proposal, in this location, in conflict with LP Policy RUR2, I give significant weight to the purpose of the development and the more recent policies in the Framework with which it would accord. These include one of the Framework's core principles, that planning should support the transition to a low carbon future in a changing climate, and that decisions should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.

The effect of the proposed development on the immediate and wider landscape

13. In terms of the close landscape around the proposal, its use would be passive, with only infrequent maintenance visits. The development would be largely enclosed in an assemblage of containers which would provide a visual order in the site. The overall height of the development at 4.2m above ground would not, in the close context of the trees on the boundaries to the west, appear out of scale. The footprint of the plant would be focused into three areas in the site, retaining a substantial area of unoccupied ground and free space around each area. This would soften the volume of built form within the site.
14. Given these factors, as well as the close context of the overhead power lines and electricity pylons in the vicinity of the site, the scale, arrangement, and form of the proposed development would not harm the immediate landscape setting.
15. The wider landscape is characterised to the north, south, and east by open farmland and by the dwellings of Little Holt and Holt Farm to the west. However, between the back garden of Little Holt and the open countryside stands an agricultural and utilitarian appearing building of low height but of substantial footprint. The location of the development between the garden enclosure of Little Holt and this building would significantly reduce its impact on the wider landscape.
16. The appellant proposes to enclose the site with trees and with hedgerows which would largely screen the development from the surrounding countryside. The appearance of this screening, with species to match those in Holt Lane, would not in itself appear isolated or incompatible with the planted boundaries along the back garden of Little Holt and the land to the north.
17. An important component of this landscape is sound, in which context I noted during my visit the occasional sound of trains on the railway line around 160m to the north and the background noise of traffic on the motorway, around 600m to the south. In this context, the sound levels generated by the

¹ Overarching National Policy Statement for Energy (EN-1), Department of Energy & Climate Change, July 2011

² Towards a smart energy system, Department of Energy & Climate Change, December 2015

proposed development would not harm the sound character of the wider landscape.

18. I conclude that the proposed development would not have a significant detrimental effect on the immediate and wider landscape or the character and setting of the countryside. There would be no conflict in this regard with LP Policy RUR2, or with one of the core principles of the Framework, that planning should recognise the intrinsic character and beauty of the countryside.

Other Matters

19. The views of local residents and Hook Parish Council have been taken into consideration and I have already dealt with what I regard as the main planning issues.
20. I understand that there are two Grade II listed buildings to the north of the site. While the Council does not object to the proposal in terms of the impact on their setting, I have nevertheless undertaken my statutory duty pursuant to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings or their setting, or any features of architectural or historic interest which they possess. In view of the distance between the site and these buildings, the density of the tree planting along the boundary between them, the modest height of the proposal and the screening planting proposed, I consider that the setting of the listed buildings would be unaffected, and therefore preserved.
21. The appellant's Noise Assessment considered conditions at the closest noise sensitive receivers, 40m and 80m from the proposal. It concludes that the noise rating levels at Holt Farm would be low impact and would not exceed the background levels. In order to achieve a rating level below background at Little Holt, an acoustic fence would need to be erected, which could be secured by a planning condition. I am therefore satisfied that noise from the proposal would not give rise to a significant adverse impact on the health and quality of life of surrounding occupiers.
22. There is no evidence to reject the proposal on the ground being contaminated. Nor is there any compelling evidence that any products used within the development would not be adequately controlled by other legislation. While I note that the Hook Common and Bartley Heath Site of Special Scientific Interest (SSSI) and Odiham Common with Bagwell Green and Shaw SSSI are nearby, I can identify no adverse effect from the proposed development upon them.
23. I note the suggestion that the development would have less visual impact if it were contained within a building. However, given the open nature of the surroundings and the existing tree planting close to the site, given the height of the structures and the space between them, the planted enclosure would in my opinion more sensitively screen the development than might a building.

Conditions

24. The Council has suggested a number of conditions that it considers would be appropriate were I minded to allow the appeal. I have considered these in the light of the Planning Practice Guidance (PPG); for clarity and to ensure compliance with the PPG, I have amended some of the Council's suggested wording.

25. In addition to the statutory time condition it is necessary for certainty and clarity to impose a condition requiring the development be carried out in accordance with the approved plans. The landscaping scheme is necessary to mitigate the effect of the proposal on its setting, though I do not consider notification to the Council on completion necessary to make the development acceptable. The ecological measures relate largely to the construction phase, which in the surrounding context are reasonable and necessary. While the Noise Assessment specifies the performance required of the acoustic fence, it does not provide a full description of the fence so I have applied a modified version of the suggested condition requiring details, and given its location behind the hedges, for these to be resolved before operation rather than before construction.

Conclusion

26. While the location of the proposed development would conflict with LP Policy RUR2, this is substantially outweighed by its contribution to maintaining stable electricity supplies during fluctuations resulting from renewable energy generation which is central to the economic, social and environmental dimensions of sustainable development, for which the Framework has a presumption in favour. In addition, there would be no harm to the setting of the immediate and wider landscape. For the reasons given above, and having had regard to all other matters raised, I conclude that the appeal should be allowed.

Patrick Whelan

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan 1:1250 at A4; Site plan 1:500 at A4; EDP3460/03a Landscape Boundary Treatment Plan; EDP3460/04 Detailed Landscape Proposals and Visual Mitigation Plan; EDP3460/05 Tree Pit Specification and Management Operations; SHEET 3 revB 3D GENERAL VIEW 5MW BATTERY SITE; SHEET 4 revB 3D GENERAL VIEW BATTERY AND PCS CONTAINERS/CHILLERS/TRANSFORMER UNIT; SHEET 5 revB 3D GENERAL VIEW SWITCHGEAR CONTAINER; SHEET 6 revB SITE PLAN; SHEET 7 revC ELEVATION "A" AND "B"; SHEET 8 revC ELEVATION "C" AND "D"; EDS 07-0102.01 SHEET 1 OF 3 revE; EDS 07-0102.01 SHEET 2 OF 3 revD; EDS 07-0102.01 SHEET 3 OF 3 revA; and, P201502-02-50 Detail Deer fence.
- 3) All planting, seeding or turfing comprised in the approved details of landscaping as shown on drawings EDP3460/03a Landscape Boundary Treatment Plan; EDP3460/04 Detailed Landscape Proposals and Visual Mitigation Plan; EDP3460/05 Tree Pit Specification and Management Operations, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 4) Prior to the operation of the development hereby permitted, details of the measures to protect the surrounding occupiers at Little Holt and at Holt Farm from noise from the development hereby permitted as set out in the Noise Impact Assessment by Messrs Sound Planning of 24 August 2016 shall have been submitted to and approved in writing by the local planning authority. These measures shall be completed before the development comes into operation, and shall thereafter be retained.
- 5) The development hereby permitted shall be carried out in accordance with recommendations set out within section 3 of the Ecological Appraisal by The Environmental Dimension Partnership Ltd (EDP) of July 2016 Ref EDP3460_02a.

End of Schedule