

**TITLE: 25/00639/FUM**

Committee: Planning Committee

Date: 14 January 2026

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Report No: AA119

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**Site Address: Land Southwest of Hightown Drove Burwell Cambridgeshire**

**Proposal: Erection of a battery energy storage facility and associated infrastructure**

**Applicant: Grenergy Renewables UK Limited**

**Parish: Burwell**

**Ward: Burwell**

Ward Councillor/s: David Brown  
Lavinia Edwards

**Date Received: 10 July 2025**

**Expiry Date: 14 November 2025**

## **1.0 RECOMMENDATION**

- 1.1 Members are recommended to APPROVE the application in accordance with the following terms:
1. The Committee delegates authority to finalise the pre-commencement conditions and terms and completion of the S.106 legal agreement to the Planning Manager; and
  2. Following the completion of the S.106, application 25/00639/FUM be approved subject to the planning conditions at Appendix 1 (and summarised below); or,
  3. The Committee delegates authority to refuse the application in the event that the applicant does not agree to any necessary extensions to the statutory determination period to enable the completion of the S106 legal agreement.
- 1.2 The application is being heard by committee because it was called in by Councillor Cane for the following reasons:

- Impact on neighbouring amenity
- Impact on water courses and local SSSIs
- Impact on residents/ecological harm resulting from fire event

## **2.0 SUMMARY OF APPLICATION**

- 2.1 The application seeks planning permission for the erection of a battery energy storage facility and associated infrastructure. The application site comprises a parcel of land located on the south-western side of Hightown Drove which is currently open land and falls outside of the development envelope of Burwell and is therefore, considered to be within the countryside.
- 2.2 The application proposes the temporary use of the site for a period of 35 years following which the equipment is to be removed from site and the land restored to its former use.
- 2.3 The application is supported by a Construction Traffic Management Plan (211208-02 CTMP REV B). This report, in hand with supporting visibility splays and layouts, shows how the site would be accessed for both the construction phase and operational phase of the development. This details how the use of a temporary access for the construction phase ensures that construction vehicles are able to utilise the existing passing place, minimising the risk of obstruction on Hightown Drove.
- 2.4 During the course of the application, Officers expressed concerns relating to biodiversity net gain measures within the site as well as the significance of the site and wider area for archaeological importance. Subsequently, the applicant undertook an archaeological fieldwalk survey which was considered by County Councils Historic Environment Team (HET) who were satisfied with the content subject to the need for a condition to secure a further Written Scheme of Investigation (WSI) prior to the commencement of works. In parallel, the applicant instructed the Councils legal team to prepare a draft S106 to secure matters relating to BNG offsite contributions. This matter was not yet agreed by legal representatives on behalf of the Council and the applicant, at the time of drafting this report.
- 2.5 The application is supported by a technical memo review of battery fire and plume analysis of other 'BESS' (Battery Energy Storage System) sites within the UK as well as a Fire Safety briefing note. Officers consulted Cambridgeshire Fire and Rescue Service on the proposal who provided a standardised response to how 'BESS' sites should consider actions and protective measures for fire service personnel, employees and the public in a fire event. Proposed condition 25 sets out a pre-commencement condition for the delivery of a fire plan for the agreement of the Fire and Rescue Service.
- 2.6 In 2021, planning permission was granted for the 'construction of a 30MW battery energy storage system facility and associated access, landscaping and other infrastructure works' under application 21/00816/FUL. Reference is made to this scheme, in relevant parts of this report, as it forms a 'material consideration' in the

assessment of this development. This is of relevance and 'material' to the assessment of this application as it is a similar form of development located within half a mile of the application site having been assessed against policies within the development plan.

- 2.7 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

### **3.0 PLANNING HISTORY**

- 3.1 The application site has no relevant planning history bar an Environmental Impact Assessment (EIA) referenced below. However, there are other recent applications considered by the LPA which are relevant to the assessment of this application and these are laid out below.
- 3.2 21/00816/FUL- Construction of a 30MW battery energy storage system facility and associated access, landscaping and other infrastructure works **(Permitted- 10 December 2021)**
- 3.3 21/00816/DISA- To discharge condition 4 (flood emergency operations plan) of decision 21/00816/FUL dated 10 December 2021 for construction of a 30MW battery energy storage system facility and associated access, landscaping and other infrastructure works **(Permitted- 28 August 2025)**

### **4.0 THE SITE AND ITS ENVIRONMENT**

- 4.1 The application site comprises approximately 5.3 hectares of agricultural land and is largely uniform in terms of its layout and appearance. The site is currently void of any development although it is noted that it is strategically positioned to the west of Burwell Electricity Substation, which the development would serve. To the north of the site lies a significant solar farm comprising arrays of solar panels set in and around Hightown Drove and Newnham Drove.
- 4.2 The settlement of Burwell is located approx. 1km away from the site with the surrounding development offering a variety of development forms, from renewable energy to open land with residential development and settlements set against the backdrop.
- 4.3 The site is located within Flood Zone 1 of the Environment Agencies 'Maps for Planning'. Devils Dyke SSSI is located 1km to the south of the site and Wicken Fen SSSI located over 3km away from the site.

### **5.0 RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees:
- Ecology
  - Highways
  - Environmental Agency
  - Internal Drainage Board

- Environmental Health
- Fire and Rescue service
- Trees
- UK Power Networks
- Natural England
- Historic England
- National Trust

and these are summarised below. The full responses are available on the Council's web site.

**The Ely Group Of Internal Drainage Board - 30 July 2025**

The proposed surface water discharge will also require the Board's consent, which is separate to the planning process. There will be a commuted sum charge for any consent issued. Any exceedance flows will have to remain onsite and cannot be allowed to discharge uncontrolled into our main drain.

**Environment Agency (EA) - 6 August 2025**

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below.

Proposed Conditions: If unexpected contamination is found then no further development shall continue until a remediation strategy is agreed. A scheme to contain and dispose of surface water in a fire event shall be submitted to the Council.

**Planning Casework Unit - No Comments Received**

**Design Out Crime Officer - 1 August 2025**

I currently have no additional comments.

**Asset Information Definitive Map Team - No Comments Received**

**Cambridge Ramblers Association - No Comments Received**

**Minerals And Waste Development Control Team - No Comments Received**

**British Horse Society - No Comments Received**

**Natural England - 8 August 2025**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

**Historic England - 1 August 2025**

Historic England has no comments to make

**Ambulance Service - No Comments Received**

## **HSE (Nationally Significant Infrastructure Projects) - 18 July 2025**

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines. However, this application does not fall within any HSE consultation zones. There is therefore no need to consult the HSE Land Use Planning (LUP) team on this planning application and the HSE LUP team has no comment to make.

## **UK Power Networks - 18 July 2025**

We note there are overhead cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA. In the instance of overhead cables within the vicinity, all works should be undertaken in line with GS6 guidelines as published by the HSE

## **National Grid - Electricity - No Comments Received**

## **Environmental Health - 23 July 2025**

No objection subject to the use of conditions to secure a noise report, lighting and hours of construction/works for the development.

## **ECDC Trees Team - 4 September 2025**

No tree related implications but the tree species indicated on the soft landscaping masterplan will need some revision as the use majority use of Poplar trees is likely to be unsustainable in the long term due to their potential growth rate and weak structure, also as these trees will grow tall quickly they are unlikely to provide much screening lower down it would be better to use a mixture of native species trees such as Willows, Field Maple, Oak, Hawthorn native Black Poplar could still be included if desired. The use of a mixture of trees with different growth characteristics will provide better long-term screening and better ecological benefits.

It would be acceptable to confirm the soft landscaping proposals by condition if required.

## **The National Trust - 21 August 2025**

We are supportive of renewable energy as a matter of principle and believe that appropriate development can play an important role.

With respect to the current application, the Trust wishes to object for the reasons outlined below:

- Visual Effect on Landscape Character
- Cumulative Effects
- Screening
- Multiple small-medium sized battery storage sites
- Fire Risk
- Biodiversity Net Gain
- Fragmentation of Landscape and Habitats
- Wicken Fen Vision
- Development Traffic

**East Cambs Ecologist - 5 November 2025**

From the information provided the Ecologist has reviewed this application and, as of 05/11/25 supports with conditions applied with the information provided.

**Lead Local Flood Authority - 13 August 2025**

We have no objection in principle to the proposed development subject to conditions. The surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment & Drainage Report as submitted (ref: GON.0676.0429) dated 29th April 2025.

**Local Highways Authority - 17 December 2025**

On behalf of the Local Highway Authority, I have no objections to the proposed development on the basis of the amendments made by the applicant, subject to inclusion of the conditions requested below.

Conditions proposed by Highways include accesses being constructed in accordance with the plans submitted. The accesses being levelled and surfaced and retained for their specific uses as well as ensuring that no water drains from the site to the public highway from the new accesses.

**Cambridgeshire Fire And Rescue Service - 13 November 2025**

Comments relating to BESS systems and the expectation of the Fire and Rescue Service were provided (Full comments available to view online). The response details how spacing between cabinets should be delivered as well as detection/suppression measures including the need for appropriate access. No objection was raised.

**Reach Parish Council - 6 August 2025**

The PC considers this proposed facility to be in the wrong location and strongly objects to this application. We judge that the application meets the criteria for refusing such an application set out in ENV9 of the District's Local Plan. The specific grounds for our objection are:

1. Public health in the event of thermal runaway
2. Threat to nature in the event of a thermal runaway
3. Adverse Impact on the landscape of Burwell Fen
4. Insufficient uplift for nature

**Cambridgeshire Archaeology - 22 December 2025**

The programme of archaeological fieldwalking undertaken at the site indicated a volume of prehistoric lithic artefacts as expected, notably with a high proportion of scrapers, a type of retouched stone tool. We are content that this was not in an unexpected quantity and within the scheme there are no particular clusters. We therefore do not object to development from proceeding in this location, however we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition below.

### **Burwell Parish Council - 31 July 2025**

Burwell Parish Council object to this application due to safety and environmental concerns. There are no adequate methods of fire suppression and significant pollution risk. The Council are concerned about flooding and water table disruption. Wicken Fen and the National Trust do not appear to be in the consultee list despite having neighboring land. We would further request a full report on noise and light pollution from this development. The Council are keen to request that Cambridgeshire Fire and Rescue and the Environment Agency input this application to mitigate the concerns raised if possible. The proposed Site Layout Plan 3 REV 7 showing the Battery Containers and "Power Station" units appears to heighten risk, with Battery Containers either located next to each other or separated by the "Power Units". We would like feedback from the planning authority or developer on whether a staggered layout, where no two Battery Storage Containers were side by side, would you be a safer design in regard to minimising the spread of fire.

5.2 A site notice was displayed near the site on 13<sup>th</sup> August and a press advert was published in the Cambridge Evening News on 24<sup>th</sup> July 2025.

5.3 Neighbours – Over 30 neighbouring properties were notified and 46 letters of objection were received, which are summarised below. A full copy of the responses are available on the Council's website.

- Impact on visual amenity and landscape
- Risk to amenity from fire event
- Impact on amenity of properties (noise impact)
- Loss of agricultural land
- Impact on amenity of properties from construction works
- Impact on highway safety from construction works
- Impact on wildlife and ecology

## **6.0 THE PLANNING POLICY CONTEXT**

6.1 *East Cambridgeshire Local Plan 2015 (as amended 2023)*

GROWTH 2 Locational Strategy  
GROWTH 3 Infrastructure requirements  
GROWTH 5 Presumption in favour of sustainable development  
ENV 1 Landscape and settlement character  
ENV 2 Design  
ENV 4 Energy efficiency and renewable energy in construction  
ENV 6 Renewable Energy Development  
ENV 7 Biodiversity and geology  
ENV 8 Flood risk  
ENV 9 Pollution  
ENV 14 Sites of archaeological interest  
COM 7 Transport impact  
COM 8 Parking provision

6.2 *Supplementary Planning Documents*

Developer Contributions  
Design Guide  
Flood and Water  
Natural Environment  
Renewable Energy  
Climate Change

- 6.3 National Planning Policy Framework (December 2024)  
8 Promoting healthy and safe communities  
9 Promoting sustainable transport  
11 Making effective use of land  
12 Achieving well designed places  
14 Meeting the challenge of climate change, flooding and coastal change  
15 Conserving and enhancing the natural environment
- 6.4 Planning Practice Guidance

## **7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS**

- 7.1 The main planning considerations relevant to the determination of this application relate to:
- Principle of Development
  - Design and Character
  - Residential Amenity
  - Highways, Access and Movement
  - Biodiversity and Trees
  - Flood Risk and Drainage

### **Principle of Development**

- 7.2 Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 provides the locational strategy for development within the district and provides a hierarchy for the location of housing development. That hierarchy seeks to focus the majority of development on the market towns of Ely, Soham and Littleport. It provides for more limited development within villages within a defined development envelope. The policy states that outside defined development envelopes, development will be strictly controlled to protect the countryside and the setting of settlements and will be restricted to the exceptions listed within the policy.
- 7.3 Policy GROWTH2 of the East Cambridgeshire Local Plan 2015 states that, outside defined development envelopes, renewable energy development may be permitted providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied, in accordance with Policy ENV6.
- 7.4 Furthermore, policy GROWTH3 of the East Cambridgeshire Local Plan 2015 states that key infrastructure requirements relevant to growth within the district includes upgrading electricity infrastructure.



- 7.5 Policy ENV6 of the East Cambridgeshire Local Plan 2015 specifically relates to renewable energy development. Policy ENV6 states that proposals for renewable energy and associated infrastructure will be supported, unless their wider environmental, social and economic benefits would be outweighed by significant adverse effects that cannot be remediated and made acceptable in relation to:
- The local environment and visual landscape impact
  - Impact on the character and appearance of the streetscape/buildings
  - Key views, in particular those of Ely Cathedral
  - Protected species
  - Residential amenity
  - Safeguarding areas for nearby airfields; and
  - Heritage Assets
- 7.6 Policy ENV6 also states that the visual and amenity impacts of proposed structures will be assessed on their merits, both individually and cumulatively, and provision should be made for the removal of facilities and reinstatement of the site should they cease to operate.
- 7.7 The application site is located wholly outside of the defined development envelope of Burwell and therefore the matter to be considered is whether the proposal would comprise renewable energy. The matter of impact on the aforementioned bulleted considerations would be assessed within a later part of the report.
- 7.8 The proposed development would allow electricity from the Grid to be stored in batteries at times of low demand and then exported back to the Grid at time of high demand. The proposed development would provide a 'balancing service' which would assist in balancing grid capacity at times of stress. The proposed development would support an increasing reliance on renewable energy forms by providing a quick and flexible back-up energy source to the grid at times of high energy demand, contributing to ensuring a reliable energy supply across the Grid. The application proposal is considered to comprise renewable energy; notably where in August 2023 the PPG was updated to include reference to BESS systems within the renewable and low carbon energy sections and the National Policy Statement for energy discusses the need for storage as part of the energy infrastructure.
- 7.9 The nature of the proposed development has been identified by the applicant to require specific location requirements, such as being located within close proximity to the point of connection to the grid which in this case is the Burwell substation to the east. The proximity of the BESS to the grid ensures energy is not lost during the transfer to the battery storage. It is evident that the proposed location of the development is strategically aligned with the proximity to the substation which is why this site has been chosen and presented.
- 7.10 In summary, the proposal relates to a renewable energy scheme outside the development envelope which does not conflict with the aims of GROWTH 2 and ENV 6 subject to other material considerations within the development plan.

### **Visual Amenity**

- 7.11 Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) require new development to complement the existing built form and relate sympathetically to its surroundings in terms of location, layout, scale, massing, materials, and colour. Proposals must respond positively to local context and architectural traditions, enhance the character and quality of the area, and contribute to the public realm.
- 7.12 The application site comprises an open parcel of land used for agricultural purposes. To the west of the site lies Burwell substation and to the north of the site a substantial solar farm with a number of photovoltaic arrays arranged in a linear form. Whilst the general perception of the site and wider area may be of open land, this is not a prevailing form. The landscape of the site as well as views into the distances include the power grids, pylons and the solar farm, all of which break the notion of unincumbered open agricultural land being the prevailing form.
- 7.13 The proposed development notably incorporates the use of two thirds of the site for development which includes the battery storage elements and associated infrastructure. To the south-western side of the site, an attenuation pond is proposed to collect rain water and surface water for use in a fire event. The Landscape Visual Impact Assessment which was submitted in support of the application has considered the existing landscape and visual conditions, summarised as medium sensitivity which is defined as ***“Moderately valued or ‘everyday’ landscape elements and/or landscape character, with some ability to accommodate change. These are landscapes in good condition which could be appreciated by the community but has little or no wider recognition. A landscape or elements with a partial tolerance to change of the type of development proposed.”***
- 7.14 Whilst the report identifies the site as being of medium sensitivity in its current form, the report identifies high and medium-high sensitivity from local settlements (Burwell/Reach) and local network routes including a cycle path. The views from the settlements and nearby retirement home development to the south are considered to be enclosed by vegetation with some gaps and views towards the site including views of the pylons and existing operational solar farm. The existing national cycle routes are defined as high sensitivity owing to their proximity to the site running as close as 475m to the south of the site.
- 7.15 The topography of the site is one which is viewed as relatively flat which is consistent with the Cambridgeshire Green Infrastructure Study assessment. The study also identifies the Chalklands landscape character area which identifies the chalkland as being devoted to growing cereal crops which woodlands and shelter belts breaking up long distance views. To mitigate any harm to the proposed character of the area as well as the visual impact on high to medium-high sensitivity settlements and views, the proposal seeks to incorporate landscaping features as part of the application proposal. This includes but is not limited to, the retention of existing hedgerows to the northern side as well as the planting of trees to the eastern and southern boundary which are considered to limit views of the proposed development forming a visual barrier/buffer. Officers also note that open buffers of land are retained around the development to create more green spaces. As part of the application proposal the tree officer commented on the scheme and raised

concerns with regards to the types of trees being used and recommended alternatives; this matter was considered to be appropriate to be secured under condition as part of a landscaping scheme should planning permission be forthcoming.

- 7.16 The use of landscaping features, through both planting and retention would offer a degree of shielding from long-distance views across the landscape which would limit the impact of the development on the setting. Furthermore, the battery units are shown to have an individual height of 2.89m and have been positioned proportionately located to one another to limit the spread of built form across the site ensuring the scale and massing of the development does not consume the extent of the site as well as ensuring they do not enhance the fire risk by being intimately located to one another. Similarly, the associated switchgear buildings are proportionately grouped to the eastern side of the site with the CCTV poles having a slimline vertical element but being less prominent owing to their size and scale. This weighs in favour of the scheme whilst the use of landscaping and planting to minimise views of the development across a relatively flat site would lessen the impact on the visual amenity of the site.
- 7.17 Officers also note that the premise of battery storage relies heavily on strategic location to the grid and in this particular case, the proximity of the site to the Burwell substation has been considered for this reason. The siting of the existing substation and other renewable forms being outside of the development envelope creates a degree of appropriateness for this scheme whereby it would not cause any greater visual harm to the setting than currently exists. Officers have had consideration for other recent forms of renewable energy approved within the vicinity which represent material considerations. This includes the Burwell Solar Farm which is in situ and operational, to the north of the site; Burwell substation itself which has substantial vertical emphasis and is bordered by landscaping features, which sits proud of and above the treeline; and a similar BESS scheme granted in 2021 which sits to the east of the substation and is operational. There is a general presumption of a changing landscape in and around Burwell substation which has commenced through the delivery of renewables; although these were assessed as stand alone applications to meet the development plan. There are degrees of similarities in the manner in which the justification for the neighbouring renewable energy schemes have been carried across to the proposal the subject of this application. Officers raise this as it is important that a consistent approach to decision making is made by the LPA when considering similar forms of development under the same development plan policies. In the absence of other significant adverse impacts it would be unreasonable to refuse the current scheme on visual impact grounds when considering these other decisions.
- 7.18 The operation of battery storage relies heavily on the strategic location to the grid and in this particular case, the proximity of the site to the Burwell substation has been considered appropriate, by the applicant, for this reason. The siting of the existing substation and other renewable forms being outside of the development envelope creates a degree of appropriateness for this scheme whereby it would not cause any greater visual harm to the setting than currently exists.
- 7.19 Having regard for other recent forms of development for renewable energy schemes within the immediate vicinity, it is noted that those schemes and the current

proposal seek temporary use of the land for the intended uses. In this instance the applicant sets out that the lifespan of the batteries are 35 years following which it is proposed to return the site to its former use (agricultural land). Whilst officers note that the period of 35 years is a significant window of time, appeal decisions have established that a period of up to 40 years can be viewed as temporary and the reinstatement of land following a set period must be considered. In this instance, the visual harm would be balanced against the proposed planting scheme and the removal of the equipment from site after a temporary period.

- 7.20 As such, there is no conflict with policies GROWTH2 or ENV6 when considering visual landscape impact of the development.

### **Residential Amenity**

- 7.21 Policy ENV2 of the Local Plan seeks to protect the residential amenity which would be enjoyed by both future occupiers of the development and occupiers of existing properties close to the site. LP Policy ENV 9 seeks to protect residential occupiers from noise, smell, vibration and other forms of pollution.
- 7.22 The application site is located north of the village of Burwell by approx. 0.6 miles. There are residential properties to the south along Weirs Drove (approx. 850m) and to the east along Burwell Road. These would be the nearest receptors of noise and associated activities that may impact on their amenity.
- 7.23 The application is supported by a noise impact assessment prepared by acoustic consultants. The report follows a 24 hour background sound survey which collected data over the period of 48 hours. The median measured background level was 26dB during the first day and 41dB during the second day. The report considers the proposed BESS equipment and references sound pressure levels of 65dB at a 1m distance from the machinery and 50dB at 10m. The report identifies that the noise at the point of the receptors (dwellings) would not be greater than the background sound levels recorded across the two days. The nighttime noise is considered to be marginally higher than the recorded background noise at Weirs Drove and Burwell Road by 1dB. The adjusted 1dB figure is considered to be of a very modest difference that is barely perceptible and referenced as the sound of rustling leaves which in officers opinion would not warrant a reason for refusal.
- 7.24 Residents have raised comments as to the accuracy of the information provided within the report, notably the noise emitted from the BESS. The literature within the report references the decibel reading being provided from the manufacturers of the units and there is no evidence before officers that this is incorrect/inaccurate. Officers take the information provided in good faith unless evidence clearly indicates otherwise; in this instance no evidence has been presented that the decibel readings taken on site were incorrect or not reflective of the site circumstance.
- 7.25 The noise report was also considered by environmental health officers who raised no objections but did consider that should the arrangement on site, or the BESS equipment to be used change then it would not be inappropriate to consider a revised noise impact assessment to be submitted to the LPA for their consideration.

- 7.26 Concerns have been raised by neighbours through written representations as to the impact of the proposal as a result of a fire event. The applicant has submitted a fire safety briefing note which identifies the measures in place to mitigate, prevent and suppress a fire. Officers consider this to be an overarching strategy to how such an event would be dealt with and it would be reasonable for more site appropriate information to be submitted to and agreed by the LPA, in consultation with the Fire and Rescue Service, prior to works commencing on site. As such, condition 25 seeks a fire plan to provide a detailed strategy specific to this site and how a fire event would be mitigated to minimise risk to nearby dwellings.
- 7.27 The supporting plans indicate that each CCTV pole would have a security light. Environmental health officers note that the lights point downwards, likely to face the direction of the CCTV at ground level. The angle of the lighting would be unlikely to diminish the amenities of nearby dwellings to the east and south of the site.
- 7.28 Further to the above, residents have raised concerns with relation to construction traffic and noise arising from this. It is considered reasonable for a condition to be introduced which restricts the construction phase of works to social hours which would mitigate any harm.

### **Highways, Access and Movement**

- 7.29 Policy ENV 2 of the East Cambridgeshire Local Plan (2015) requires development proposals to incorporate the highway and access principles set out in Policy COM 7, ensuring safe and convenient access for all users, minimising conflict between vehicles, pedestrians, and cyclists, and providing permeability to walking and cycling routes while protecting public rights of way. Policy COM 8 seeks adequate parking provision, while paragraph 115 of the NPPF requires “safe and suitable access for all users.” Paragraph 116 of the NPPF states that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the network would be severe.
- 7.30 The proposal seeks the creation of two individual accesses which includes a temporary access for the construction phase and a primary access for the on-going operation of the site. The application proposal was supported by a Construction Traffic Management Plan and associated site layouts.
- 7.31 During the course of the application, highways officers raised concerns over the proposed strategy within the CTMP and the access arrangement notably highlighting concerns over the access details and whether safe access and egress could be made without causing conflict with highway users. Concerns were also raised as to the use of the existing passing place as a means for construction vehicles to enter the site.
- 7.32 In response to the highway comments, the applicant prepared a revised access arrangement which retained the existing passing place and repositioned the temporary construction access. In doing so, highways officers were satisfied that the highway network would not be impinged upon while construction vehicles waited or ‘lay up’ waiting to enter the site. There was also the matter of egress from the site which was demonstrated through the delivery of adequate visibility splays. Whilst

officers note that Hightown Drove is a relatively moderately used road, the construction phase of the works had the scope to impact on highway safety and it was reasonable of officers to seek this additional information to address standing objections. The standing objections were withdrawn by highways officers once a satisfactory layout had been achieved, subject to the use of conditions which are referenced within Appendix 1 of this report.

- 7.33 Having consideration for the parking need within the site, officers note that the use of the site would be limited to operational circumstance which could include supervision or maintenance of the BESS. It is unlikely there would be daily movement to and from the site beyond a maintenance vehicle for which there is sufficient parking space within the lay-by and within the site itself to accommodate larger vehicles. As such, no concerns are raised as to potential overspill onto the highway of maintenance vehicles.
- 7.34 As previously touched upon, residents have shown concerns over the impact of the proposal during a fire event. Although officers are seeking a more detailed and comprehensive fire strategy to be submitted by the applicant, the matter of access to the site in a fire event must also be considered. The battery units themselves are positioned to the north-eastern side of the site which is the closest proximity to the operational access. It is reasonable for officers to conclude that the units and associated plant equipment would be accessible for the fire and rescue service from Hightown Drove.

### **Ecology and Trees**

- 7.35 Policy ENV 7 of the East Cambridgeshire Local Plan (2015) recognises the importance of habitats such as trees, hedgerows, wetlands, and ponds in supporting biodiversity and ecological connectivity. Paragraphs 180 and 187 of the NPPF require development to minimise impacts on biodiversity, deliver measurable net gains, and contribute to resilient ecological networks. Policy NE6 of the Natural Environment SPD also requires applicants to provide clear evidence of how biodiversity impacts will be avoided, mitigated, and managed, supported by pre- and post-development biodiversity assessments.
- 7.36 The application proposal was supported by a preliminary ecological assessment (PEA) of the site. A holding objection was in place from the Council's ecologist owing to the date of the survey as well as the need for a survey regarding water voles given the site being a red zone for the species. Subsequently, the applicant submitted an updated survey and water vole survey which identified that the site had no evidence of protected species.
- 7.37 There was evidence that the features of the site had the potential to provide habitats for protected species, notably shrubs and features around the eastern and southern boundary of the site. In light of this, the conclusion of the PEA set out that enhancement measures could be presented as well as mitigation measures to ensure that the construction phase of works does not result in harm to habitats that may be in place post permission being granted. The enhancement measures shown within the report strongly tie into the proposed landscaping scheme that was submitted by the applicant which includes planting of trees and hedgerows around

the periphery of the site, as well as the retention of open land to the south which effectively creates a green buffer strip that transitions into the open land around the site.

- 7.38 As the matter of the landscaping provision remains to be agreed (see paragraphs 7.14 and 7.15 for detail) it is not unreasonable of the LPA to seek enhancement measures to be secured by way of condition prior to works commencing on site, thereby ensuring consistency in delivery of the landscaping scheme and ecological enhancement measures.
- 7.39 The application is supported by a BNG metric which identifies that the proposal has the scope to deliver the required net gain in BNG. Whilst the submission sets this out, to ensure delivery occurs on site, a S106 agreement will secure on-site habitat creation, off-site unit purchases (where required), and long-term management and monitoring for a minimum of 30 years, including an ECDC monitoring fee. At the time of drafting this report, officers had instructed the Council's legal team to prepare a draft s106. Should members of the committee resolve to agree with officers' recommendation then the S106 would need to be agreed by all parties before a decision could be formally issued.
- 7.40 The final Biodiversity Net Gain Plan and detailed habitat management strategy will be required prior to commencement, in accordance with the deemed conditions and Environment Act legislation..
- 7.41 The application is also supported by a landscape plan which reflects the commentary within the LVIA seeking the introduction of the planting of trees and hedgerows around the site. The information provided was reviewed by the Council's tree officer who raised no objection to the principle of planting but considered that more appropriate forms of species should be used for the overall strategy. Officers consider that it is reasonable for the landscaping strategy to be secured as a condition and the tree officers comments would not be sufficient to substantiate a reason for refusal.

### **Flood Risk and Drainage**

- 7.42 Policy ENV 8 of the East Cambridgeshire Local Plan (2015) requires all developments to contribute to an overall reduction in flood risk and to strictly apply the sequential and exception tests. Development should normally be located in Flood Zone 1 and will not be permitted where it would increase the risk of flooding on-site or elsewhere, compromise flood defences, or create unsafe access during flooding events.
- 7.43 The application site is located within Flood Zone 1 which represents the lowest probability of flooding. As such, there would be no requirement for a flood risk assessment (FRA) to support this application although one was submitted by the applicant. The site sits within an area of the district which is protected by flood defences and updated modelling information which was requested by the applicant and provided by the EA indicated the development was within a 1 in 1,000 year flood event from the River Cam Lodes and therefore, by default, the site falls within a remodelled Flood Zone 1 which is less vulnerable to a flood event. As such, the development would be less at risk from a flood event unless the flood defences

were to fail. In the event the flood defences were to fail, this would pose a 'low risk' scenario as the site is unmanned with no personal likely to visit the site during a flood event.

7.44 Officers do note that the nature of development upon open land would give rise to increased hardstanding and built form which in turn increases the need for sustainable drainage measures which were presented within the application. The LLFA were consulted upon the proposal and raised no objections to the scheme, showing support of the use of an attenuation pond as part of the development to capture surface water which controls the rate of water leaving the site. The attenuation pond also provides water quality treatment ensuring that the collected surface water limits possible pollutants entering the ground.

7.45 The Internal Drainage Board (IDB) were consulted on the scheme and raised that the surface water discharge would require the Board's consent which would be a matter secured outside of the planning application between the applicant and IDB.

### **Other Matters**

#### **Archaeology**

7.46 The application site falls within an area of recent evidence of archaeological findings notably to fields to the north and south of the site. This included identified Iron Age and Romano-Britishland allotments as well as post-medieval marling pits. The historical and recent findings around the site were reasonable evidence to require the applicant to prepare an Archaeological desk based assessment and follow up field walk. The historic environment team (HET) considered the information and requested that a programme of archaeological work is secured in accordance with a Written Scheme of Investigation (WSI). This has been recommended as a pre-commencement condition.

#### **Contamination**

7.47 The Environment Agency were consulted upon this application. Comments were received with relation to ensuring contamination of surface water could be mitigated against and a condition is proposed relating to previously unknown contamination being found on site and the relevant actions to be taken by the applicant to cease works until remediation is agreed with the LPA.

### **Planning Balance**

7.48 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.49 The application site lies outside of the development envelope and within the countryside. Policy ENV6 states that proposals for renewable energy and associated infrastructure will be supported, unless their wider environmental, social and economic benefits would be outweighed by significant adverse effects that cannot be remediated. The proposal has been assessed to not have an adverse impact on the prescribed list of considerations. It would provide battery storage



for electricity, lessening the pressure on the grid given the recent rise in demand for renewable energies.

- 7.50 The scheme has demonstrated that, subject to appropriate mitigation, it would not result in unacceptable harm to the amenities of nearby dwellings, protected species, key views or upon the landscape. The identified benefits of the scheme to the local power network would outweigh any limited adverse impacts that have been identified or are the subject of conditions to mitigate that harm.
- 7.51 On balance, the proposal is considered to comply with the development plan when read as a whole. The identified benefits outweigh any limited adverse impacts. The application is therefore recommended for approval, subject to the completion of a S106 legal agreement and the conditions set out below.

## **8.0 Cost**

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural i.e. relating to the way a matter has been dealt with or substantive i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

### **Human Rights Act**

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

### **Equalities and Diversities**

In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which

means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED and it is considered that the recommendation set out below would not undermine the objectives of the duty.

## **APPENDICES**

Appendix 1 – Recommended Conditions

Appendix 2 - Plans

## APPENDIX 1 - 25/00639/FUM Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
Archaeological Fieldwalking Survey		4th December 2025
211208-02 CTMP	REV B	10th December 2025
211208-03a		10th December 2025
Hightown Drove Fire Safety Briefing		21st November 2025
NFCC Checklist		21st November 2025
BNG Metric Calc (6th Oct)		21st November 2025
Hightown BNG Enhancement	CIC V1.3	11th December 2025
Hightown Drove PEA	CIC V1.0	11th December 2025
BNG Metric	6.10.25	11th December 2025
Project specification for archaeological evaluation		24th October 2025
Indicative Landscape Masterplan		24th October 2025
ZTV and Viewpoint Locations - Fig A9		24th October 2025
Fig A15A-C Viewpoint 6		24th October 2025
Fig A17A-C- Viewpoint 8		24th October 2025
Hightown Drove BESS LVIA Rebuttal Final		Final 24th October 2025
211208-02 (tracking)		24th October 2025
Turtle Dove Technical Note CICV1		24th October 2025
Water Vole Survey and Assessment	CIC V1.0	24th October 2025
Preliminary Ecological Appraisal	CIC V1.0	24th October 2025
Ecological Enhancement Scheme	CIC V1.3	24th October 2025
11	REV 1	17th June 2025
0824-OEE-007		17th June 2025
1	REV 2	17th June 2025
10	REV 1	17th June 2025
12	REV 1	17th June 2025
14	REV 1	17th June 2025
15	REV 1	17th June 2025
3	REV 7	17th June 2025
5	REV 1	17th June 2025
6	REV 1	17th June 2025
7	REV 1	17th June 2025
8	REV 1	17th June 2025
9	REV 1	17th June 2025
FIG10A-C - P0673	REV C	17th June 2025
FIG 11A-C P0673	REV B	17th June 2025
FIG 12A-C P0673	REV B	17th June 2025
FIG 13A-C P0673	REV B	17th June 2025
FIG 14A-C P0673	REV B	17th June 2025
FIG 15A-C P0673	REV B	17th June 2025
FIG 16A-C P0673	REV B	17th June 2025
FIG 17A-C P0673	REV B	17th June 2025
P0673		17th June 2025
P0673		17th June 2025
P0673		17th June 2025
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P0673		17th June 2025
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P0673		17th June 2025
P0673		17th June 2025
Agricultural Land Classification Report		17th June 2025
Construction Traffic Management Plan		17th June 2025
Consultation Statement		17th June 2025
Review of Battery Fire and Plume Analyses		17th June 2025
Archaeological Evaluation Report		17th June 2025
BNG and Enhancement Scheme		17th June 2025
Flood Risk and Drainage Assessment Report - Part 1		17th June 2025
Flood Risk and Drainage Assessment Report - Part 2		17th June 2025
Flood Risk and Drainage Assessment Report - Part 3		17th June 2025
Flood Risk and Drainage Assessment Report - Part 4		17th June 2025
Preliminary Ecological Assessment		17th June 2025
Planning, Design and Access Statement		17th June 2025
Phase I Geo-Environmental Assessment		17th June 2025
Landscape and Visual Impact Assessment		17th June 2025
Noise Impact AssessmentFinal		17th June 2025
Transport Assessment		17th June 2025
P0673	REV A	17th June 2025
P0673	REV C	17th June 2025

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 Prior to works proceeding above ground, the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase and a Waste Minimisation Plan. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, site compound, waste and proposed phasing/timescales of development etc, The CEMP shall be adhered to at all times during all phases.
- 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place.

- 5 Prior to the commencement of the development, a Noise Management Plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The Noise Management Plan shall include details for a schedule of regular noise monitoring and any mitigation of noise levels to ensure compliance with the original assessment.
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place.
- 6 Prior to the commencement of the development, a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, tree and planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development.
- 6 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 No development shall take place including any site clearance works until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
  - a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timings of sensitive works to avoid harm to biodiversity features.
  - e) The times during which construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs if applicable.
  - i) The location for the storage of materials.

The approved CEcMP shall be implemented in accordance with the approved details.

- 8 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 9 No further development, including vegetation/site clearance, shall commence on site until a detailed 'Landscape and Ecology Management & Monitoring Plan' (LEMMP) for all soft landscaping and habitat creation within the application site has been submitted to and approved in writing by the Local Planning Authority. This plan shall cover the operational lifetime of the development and include long term objectives, management responsibilities, creation timescales and maintenance schedules for all landscaped areas of the development site. Thereafter, these areas shall be managed and maintained in full accordance with these agreed details unless first agreed in writing by the Local Planning Authority for the duration of the development's lifetime. The Plan shall include, as a minimum, the following:
  - a) Details on the creation and management of target habitats identified within the Biodiversity Net Gain Assessment Report and Metric for on-site net gain.
  - b) Monitoring details for all target habitats identified within the Biodiversity Net Gain Assessment Report and Metric, including targeted review years.
  - c) Details of any corrective action that will be undertaken if habitat delivery fails to achieve the requirements set out in the approved Biodiversity Net Gain Report.
- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 10 Prior to works proceeding above ground level, a method statement and plan for enhancing biodiversity throughout the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.
- 10 Reason: To ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the landscape value of the site in accordance with policies ENV 1, ENV 2 and ENV7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
- 11 Prior to commencement of development an Emergency Response Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:
  - o Details of the hazards associated with lithium-ion batteries;
  - o Isolation of electrical sources to enable firefighting activities;
  - o Measures to extinguish or cool batteries involved in fire;
  - o Management of toxic or flammable gases;
  - o Measures to minimise the environmental impact of an incident, including containment of fire water run-off, prevention of ground contamination and water course pollution and the release of toxic gases;

- o Handling and responsibility for disposal of damaged batteries; and
- o Establishment of regular onsite training exercises.

The Emergency Response Plan shall be maintained and reviewed on a regular basis (at least once every 2 years) and any material changes notified to Cambridge and Suffolk Fire and Rescue.

- 11 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use.
- 12 No development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has first been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI, which shall include:
  - a. the statement of significance and research objectives;
  - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - c. The timetable for the field investigation as part of the development programme;
  - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
- 12 Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework.
- 13 The development hereby permitted shall not be commenced until such time as a scheme to contain and dispose of surface water in the event of a fire has been submitted to, and approved in writing, by the local planning authority. The scheme shall be implemented as approved.
- 13 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 (NPPF), paragraphs 187, 196, 197 and relevant Environment Agency Groundwater Protection Position Statements.
- 14 No use of the development shall take place until a scheme of hedgehog recovery measures has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved measures shall be maintained for a minimum of 10 years following their installation.

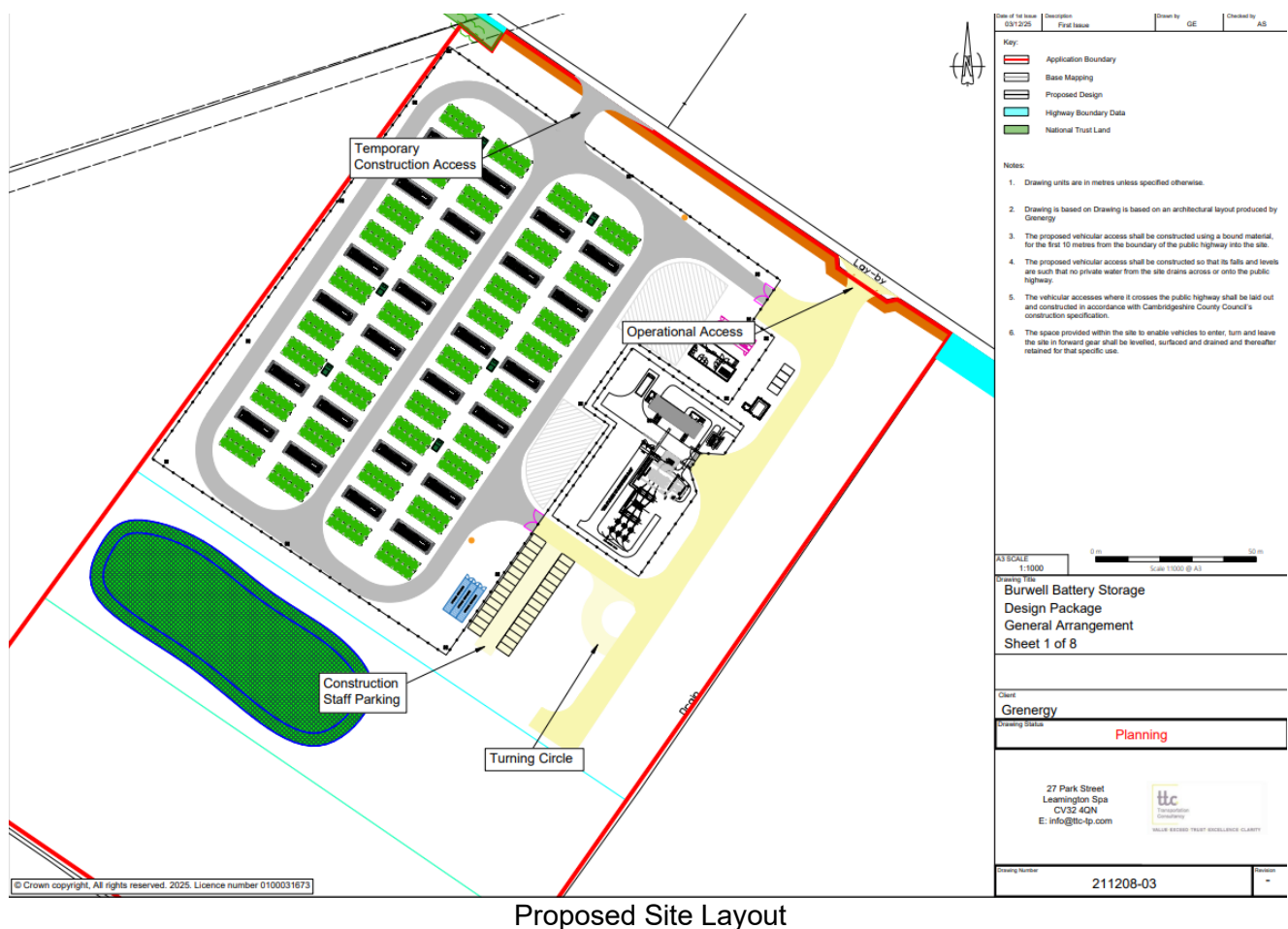
- 14 Reason: This is to protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and in accordance with policy SPD HR1 of the Hedgehog Recovery SPD 2024.
- 15 Access to the site during its construction phase shall be in accordance with the arrangement included on Drawing package 211208-03A, Sheet 2 of 8.
- 15 Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 Prior to commencement of use, access to the site, following construction, shall be constructed in accordance with the arrangement included on Drawing package 211208-03A, Sheet 3 of 8.
- 16 Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 The turning and parking area included within Drawing package 211208-03A, Sheet 8 of 8 shall be levelled, surfaced and drained and thereafter retained for that specific use during construction.
- 17 Reason: In the interests of highway safety to prevent construction vehicles from reversing onto Hightown Drove in accordance with Policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 18 Prior to the first use of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with Cambridgeshire County Council's construction specification.
- 18 Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 Prior to first use, the proposed vehicular accesses shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the public highway.
- 19 Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 20 Prior to first use, the proposed vehicular accesses shall be constructed using a bound material, for the first 20 metres from the boundary of the public highway into the site, to prevent debris spreading onto the public highway.
- 20 Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

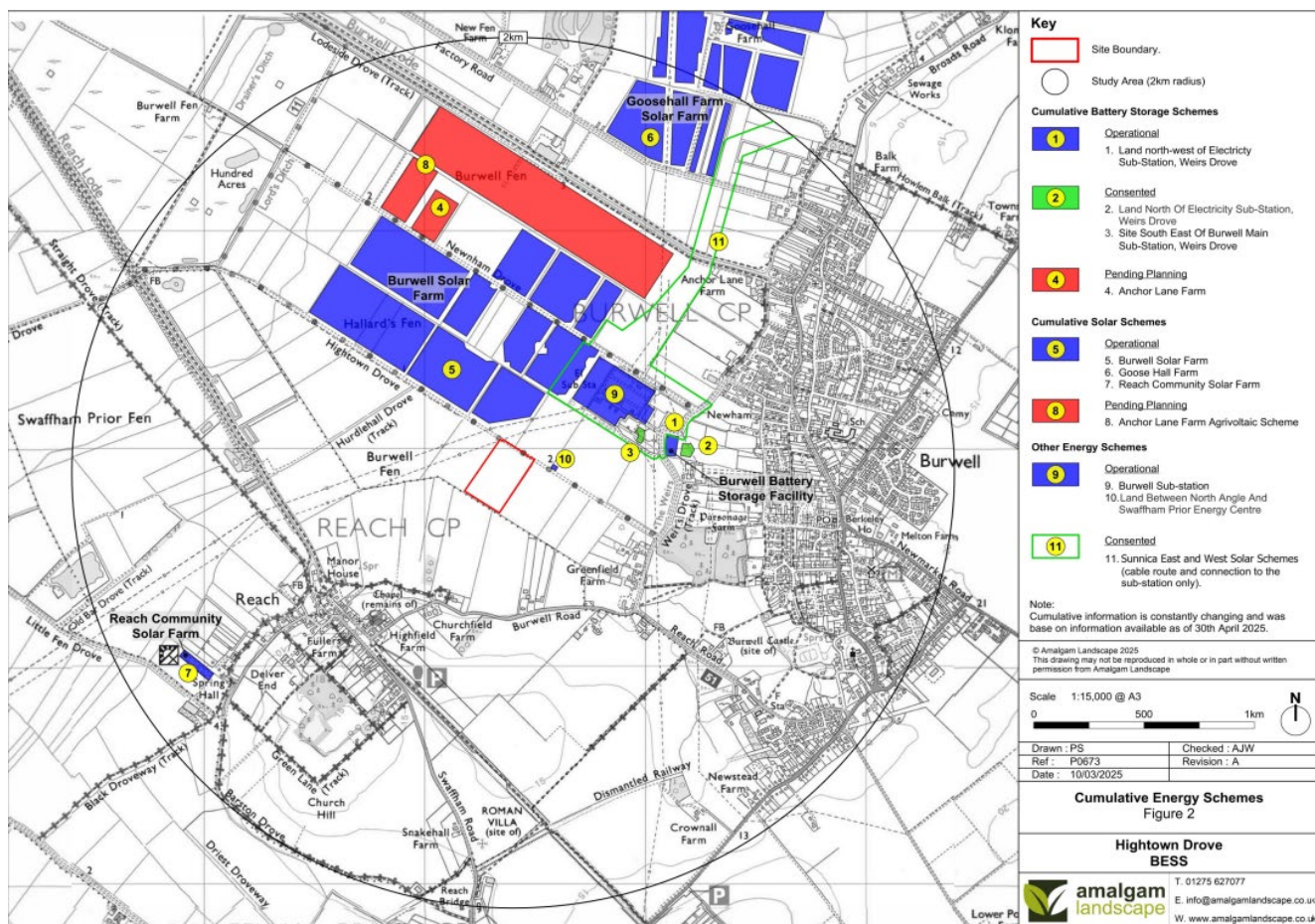


- 21 Prior to first use, any gate or gates to the vehicular access shall be set back a minimum of 20 metres from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.
- 21 Reason: To prevent obstruction of the highway in the interests of highway safety in accordance with policies ENV 2 and COM 7 of the adopted East Cambridgeshire Local Plan 2015 (as amended 2023).
- 22 Notwithstanding the approved plans, no external lighting shall be erected within the application site until details of the proposed lights, their specification, location, the orientation/angle of the luminaries, predicted light spill and hours of proposed use, have been submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.
- 22 Reason: This is to safeguard protected species and their habitats in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 23 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 23 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 (NPPF), paragraphs 187, 196, 197 and relevant Environment Agency Groundwater Protection Position Statements.
- 24 No works involving piling shall take place until a report/method statement has been submitted to and approved in writing by the local planning authority, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. The development shall thereafter be carried out in accordance with the approved details.
- 24 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 25 Construction times and deliveries, with the exception of internal works, shall be limited to the following hours: 0730 to 1800 each day Monday to Friday; 0730 to 1300 Saturdays; and at no time on Sundays, Bank Holidays and Public Holidays.
- 25 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 26 The surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment & Drainage Report as submitted (ref: GON.0676.0429) dated 29th April 2025.

- 26 To prevent an increased risk of flooding and protect water quality in accordance with Policy ENV 8 and ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 27 Not later than 35 years from the date on this decision notice, the development including all associated containers and infrastructure shall be removed from the site in their entirety and the land shall be restored to its former condition in accordance with a scheme of work that shall first be submitted to and approved in writing by the Local Planning Authority prior to the expiration of this permission.
- 27 Reason: To safeguard the character and appearance of the area and to reinstate the land to its original appearance following the expiration of the temporary consent applied for on the site, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. In addition to ensure that the development is decommissioned out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

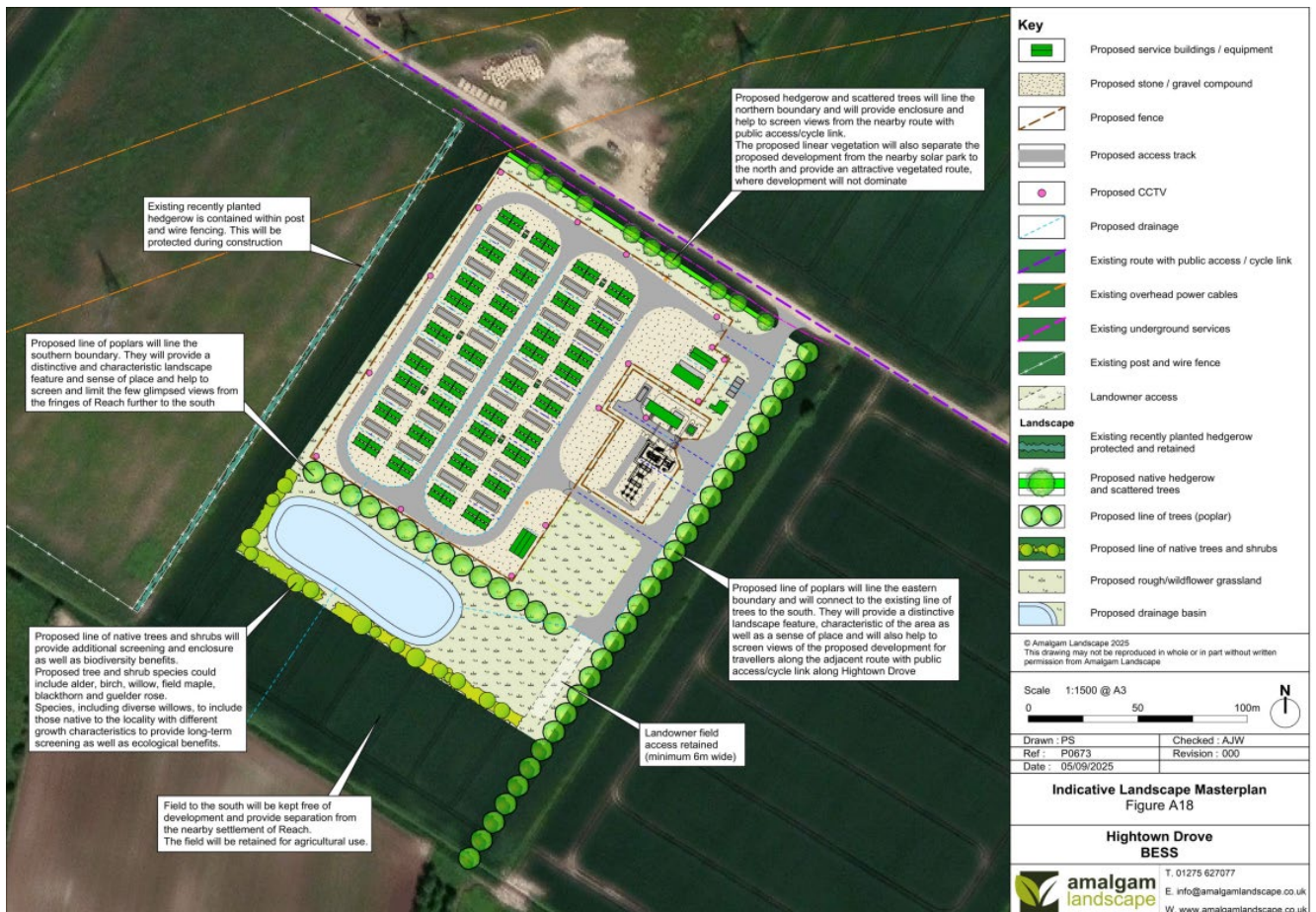
## APPENDIX 2 - Plans





Energy Schemes (Within vicinity of the site)





Landscaping Masterplan