

TITLE: 25/00639/FUM

Committee: Planning Committee

Date: 4 March 2026

Author: Major Projects Officer

Report No: AA148

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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: Greenergy Renewables UK Limited

Parish: Burwell

Ward: Burwell

Ward Councillor/s: David Brown
Lavinia Edwards

Date Received: 10 July 2025

Expiry Date: 9 October 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 was previously considered by the Planning Committee on 14th January 2026, whereby it was resolved:

- (i) To **defer** this item to the next available Committee.
- (ii) To delegate authority to the Strategic Planning and Development Management Manager in conjunction with Cllr Alan Sharp to review and construct potential reasons for refusal and to consider any further evidence or supporting documents should they be submitted by the applicants. To draw up additional conditions, in consultation with Cllr Alan Sharp and with the applicant providing further information if required to do so. With a further report outlining these to be presented to elected members at the appropriate time.

1.3 A copy of the Planning Committee report for the meeting of 14th January 2026 ('the original committee report') can be found at Appendix 1. 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: <https://pa.eastcambs.gov.uk/online-applications/>

2.0 **UPDATE**

2.1 Further to the resolution set out at 1.1, the applicant submitted the following documents;

- Site Layout Plan - Drawing number 3 Rev 8
- Noise Impact assessment 51-705-R1-4
- Transport Assessment 211208-01 Rev C (which includes general arrangement and access plans as appendices)
- Archaeological Desk-Based Assessment V2
- Fire Strategy Plan - drawing no. 16 Rev 2
- Indicative Landscape Masterplan – A18 P0673Rev A
- Biodiversity Net Gain (BNG) and Enhancement Scheme CIC v1.4
- BNG Metric V1.1
- Flood Risk and Drainage Assessment V2
- Firewater Management Plan Rev 2
- Fire Risk Emergency Response Plan 10607566-RMC-IE-02 Rev. 0
- Fire Risk Management Plan 10607566-RMC-IE- 01 Rev. 0
- Cover Letter

2.2 The above documents mostly respond to a site layout revision, which has moved some of the battery units further away from overhead power lines at the north-east corner of the compound and moved the associated infrastructure e.g., the substation, closer to Hightown Drove. Furthermore, the applicant provided a schedule of post-committee responses, which seeks to address some of the concerns and questions raised during the debate at the planning committee meeting of 14th January. In addition, a Fire Risk Management Plan and Fire Risk Emergency Response Plan has been submitted, along with recommended wording for a planning condition to secure this, further to proposed Condition 11 in the original committee report.

2.3 A 14-day consultation was undertaken on the amended/ further information with all previous consultees and contributors. A further Site Layout Plan (revision 9) and Fire Safety Technical Note was received 12th February. Whilst no consultation was undertaken with these latest submissions, they are not deemed to be significant amendments to the scheme, with the revised layout indicatively showing water tanks (in the event hydrants are not possible) and the fire safety technical note seeking to demonstrate compliance with the latest National Fire Chiefs Council (NFCC) advice on BESS schemes.

3.0 RESPONSES FROM CONSULTEES

3.1 Responses to the latest consultation were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

3.2 Burwell Parish Council – 12.02.2026

Burwell Parish Council confirms that its objection to the above development remains in place. The Council continues to have significant concerns regarding safety, particularly in relation to fire risk, and would wish to see a detailed response from the Fire and Rescue Service addressing these matters before any determination is made. The Parish Council also supports the response from BEAT (Burwell Energy Awareness Team) and considers that the detailed questions they have raised should be fully answered in advance of any approval of this development

3.3 Reach Parish Council – 12.02.2026

Seeks assurance that due process has been followed, in view of the additional information submitted and consulted upon, given the resolution at the previous planning committee meeting for this application.

Strongly objects on the following grounds;

- Public safety (Fire risk)
- Loss of amenity by significantly adding to the adverse noise and visual impact of energy developments in Burwell Fen. Would visually intrude into Reach 24 Acres and National Trust land with visual harm and noise impacts
- Considers that the officer has underestimated the harms
- Questions the benefits when there are more approvals for BESS than can be accommodated on the grid.

3.4 CCC Definitive Mapping team – 09.02.2026

No objections – subject to the PRow access being open

3.5 CCC LLFA – 06.02.2026

No objection in principle subject to conditions securing the drainage strategy

3.6 CCC Highways – 12.02.2026

The additional submitted documentation does not change the previous recommendation of the Local Highway Authority dated 17th December 2025, and it is requested that the conditions requested within the previous consultation response are appended to the application, if approved by the Local Planning Authority. The updated Transport Statement to looks to reflect the highway related amendments

made during the consultation process. This includes the access arrangements to the site during construction and operational phasing.

3.7 Historic England - 05.02.2026

Does not wish to offer comments

3.8 Cambs Police (Designing out Crime) – 02.02.2026

No additional comments to make (refer to previous recommendations)

3.9 ECDC Environmental Health 10.02.2026

Has read several neighbour objections citing noise issues from the existing BESS site. Is aware of these complaints but have not been able to verify the presence of problem noise despite numerous subjective monitoring visits and offers to install our sound level meter internally within complainant's properties.

Has read the AJA Limited 'Review of Noise Impact Assessment' document and also the rebuttal from E3P which addresses the concerns raised. The applicant has modelled predicted noise that this proposal will generate and if you are minded to grant approval to this proposal then suitably worded Conditions could be attached to ensure compliance with what has been modelled.

In initial comments made on the 23rd July 2025, a Condition for a noise management plan was recommended. If the LPA is minded to attach such a Condition, then a schedule for monitoring noise from the site and a procedure put in place for responding to any noise complaints from members of the public or the Local Authority could be secured as part of this noise monitoring. An initial noise survey, to be undertaken after construction has been completed and the site operational, could also be required to ensure the sound levels are within predicted levels.

3.10 HSE – 02.02.2026

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.

3.11 National Trust – 12.02.2026

Notes the proposed additional screening to the eastern edge of the site, shown in the Indicative Landscape Masterplan. This will provide some visual screening from the National Trust managed nature reserve 'Reach 24/25' sited adjacent to the development.

The development sits within Burwell Fen, an area with significant solar schemes both in place and those with planning permission awaiting construction. These sites form a block of approximately 140ha which stops at Hightown Drove as its southern boundary. By permitting the proposed development, this block of industrialised landscape will move into a new, distinct section of the fen. One that still maintains its character. Policy ENV 1 of the East Cambridgeshire Local Plan requires proposals to 'conserve and enhance local landscape character.'

The development sits adjacent to land managed as part of Wicken Fen National Nature Reserve's 'Wider Wicken Fen Vision Project'. We are undertaking species recovery work here for turtle dove and other protected species and have, working

with Reach parish Council delivered trails and other community spaces. It has become a valued space for both wildlife and people, providing access that allows an immersive experience in nature away from the noise of urban areas and into one dominated by wildlife. Policy ENV 9 protects this tranquillity. It states that 'proposals should ensure no deterioration in air and water quality and not harm the natural environment, general amenity and the tranquillity of the wider rural area'. This development will undoubtedly damage the amenity of the wider rural area and have significant effects on the land that lays adjacent to it.

The National Trust has a duty to protect and care for special places, so people, nature, and culture can thrive. We believe that climate change poses one of the greatest threats to them. We understand that decision makers will increasingly need to give weight to the importance of reaching net zero, and that this could result in some effects to landscape and places of significance, however we believe this should be avoided where possible and this development would be better placed in a more suitable location.

3.12 **Cambridge Ramblers – 12.02.2026**

Concerned about the potential impact of construction and ongoing maintenance traffic on Hightown Drove, which runs along the northern boundary of the site. Although the County Council's Definitive Map Team states that there are no Public Rights of Way affected by the development, Hightown Drove is defined on the OS 1:25,000 map as an 'other route with public access'. It is also a clearly defined cycleway, linking to the Lodes Way cycle route which runs between Wicken Fen and Lode.

The Definitive Map Team also states that there are Definitive Map Modification Order applications for Hightown Drove to be formally recognised as a Public Right of Way, (both byway and bridleway), based on historical evidence.

All this means that it is necessary for construction and maintenance traffic to be kept separate from legitimate public users of Hightown Drove, should the application be approved. This may require fencing or other barrier treatment.

3.13 **Environment Agency – 16.02.2026**

Has reviewed documents submitted and have additional comments to make related to the submitted fire response strategy. Notes that their conditions relating to land contamination and comments related to flood risk in their previous letter referenced AE/2025/130733/01, dated 06 August 2025, remain the same.

Understands that the applicant's fire response strategy includes installing a Fire Isolation Valve that will automatically close during a fire, preventing runoff from the attenuation basin from entering the watercourse. Water used to cool adjacent units will be contained within the site drainage system and stored in the basin. After a fire, the isolation valve will remain closed until the firewater has been tested and removed from site by tanker for appropriate disposal. Burnt-out units will be removed, and the drainage system will be flushed. The applicant will liaise with the Environment Agency to determine when the valve can be reopened, based on monitoring results. Soil sampling around the basin will be undertaken to identify whether any further remediation is required.

Confirms they are in support of the fire response and firewater containment strategy. Should the applicant seek to discharge the condition for the containment and disposal of surface water in the event of a fire, the EA would wish to be consulted on this.

3.14 **Swaffham Internal Drainage Board - 16.02.2026**
Objects to the proposal

Advises the site is within Swaffham Internal Drainage District. The proposals indicate that surface water will discharge at greenfield run-off rate to the IDB main drain. This is satisfactory.

However, no information is provided as to the storage capacity of the attenuation basin, including freeboard level. Noting that firewater is directed to the attenuation basin, concerns are raised that the cumulative effect of 1-in-10 year rainfall plus fire water may not be adequately stored in the basin, in the absence of this detail. It is also noted that there has been no consideration of a submerged outfall to the surface water drainage system. This is suggested as being likely to occur and consideration needs to be given to its effects which could exacerbate the storage required should a fire occur.

No consideration of existing ground water levels and how this may affect capacity of the SuDS basin and the proposed drainage system.

3.15 **Neighbours**

All previously consulted neighbouring properties and contributors were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- Questions whether the applicant has a grid connection?
- Questions whether BESS renewable energy?
- Can lower Agri land be used?
- Visual impacts
- Adverse noise impacts
- Ecology impacts
- Water supply – will it be stored on site?
- How will it be regulated?
- Cyber security risks may undermine safety
- Lack of evidence to back up safety claims
- Negative impact on National Trust's 24 Acre Reach
- Chemical leakage
- Impacts on watercourses and waterways
- Inadequate public consultation/ public participation
- No alternative site assessment
- Damage to Hightown Drove surface

4.0 **THE PLANNING POLICY CONTEXT**

4.1 **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

4.2 Supplementary Planning Documents

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

4.3 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

4.4 On 16 December 2025, the Government published a consultation on proposed reforms to the National Planning Policy Framework (the Framework). Whilst broad changes to the structure of the Framework are proposed as part of this consultation, these proposals could be subject to further change and can only be given very limited weight at this stage. Regard has therefore been had to the NPPF published in December 2024 in assessing the current application

4.5 Planning Practice Guidance

5.0 **PLANNING MATERIAL CONSIDERATIONS AND COMMENTS**

Principle of Development

5.1 As set out in the original committee report the principle of the development is established through development plan policies GROWTH 2 and ENV6 of the East Cambridgeshire Local Plan 2015 (as amended 2023), 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

5.2 As such, only where significant adverse effects result from the development, is there a policy requirement to weigh the environmental, social and economic benefits of the proposal against these effects, taking into account mitigation.

5.3 The latest government agendas set out clear support for energy infrastructure schemes such as BESS, with an ambition to deliver 23-27 GW of battery storage, needed by 2030 to support its Clean Power 2030 Action Plan targets, up from 4.5 GW it said was installed in December 2024 (House of Commons research briefing: Battery Energy Storage Systems, 23 June 2025). In respect of national planning policy, 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. In this regard therefore, there is clear local and strong national planning support for the principle of BESS schemes.

5.4 In respect of the above criterion of ENV6, matters of; impacts on landscape, streetscape/ buildings; heritage assets (including views of) and; safeguarding airfields have already been considered in the original committee report and debated, with officers concluding that no significant adverse effects would arise, taking into account mitigation, such as landscaping which can be reasonably secured through planning condition. As such these matters do not warrant further consideration in this update report. However, having regard to the material matters raised at the planning committee meeting, the representations made during it and subsequent representations made since the meeting, the following matters do warrant further consideration.

- Residential Amenity
- Fire Safety
- Ecology/ Biodiversity
- Other matters – resident comments
- Planning Conditions

Residential Amenity

5.5 The amended layout of the BESS infrastructure seeks to address concerns raised in respect of overhead lines and fire risk, rather than that of residential amenity e.g., through noise and disturbance as raised by some residents. It is noted that the nearest residential properties are around 450m (0.28miles) away to the east along Weirs Drove and around 500m (0.31miles) away along Burwell Road to the south. It is considered that the reconfiguration of the BESS infrastructure, which still remains within the original application area for the compound, would not be significantly closer to the nearest residences.

- 5.6 Paragraph 7.22 to 7.25 of the original committee report considered the impact of potential noise nuisance which can arise through BESS schemes and resident's concerns in this regard, ultimately concluding that the noise levels at the receptors would be no greater than background noise levels. This conclusion was supported by the Council's Environmental Health officers.
- 5.7 During the consultation of the amendments, the LPA received noise assessments which were commissioned by local residents and which challenged the methodology and findings of the applicant's Noise Impact Assessment, citing that low frequency noise had not been adequately considered and that this had potential to disturb residents. The existing BESS scheme at Weirs Drove was cited in the resident's noise objection.
- 5.8 The applicant provided a rebuttal argument, and the noise reports documents were provided to the Council's Environmental Health Officers (EHO) to consider. The EHO has confirmed that they are aware of previous noise complaints from residents located at Weirs Drove in respect of the existing BESS development – but their investigations have not been able to establish any discernible noise issues which would warrant an objection in planning terms, or any enforcement action via their powers under the Environment Act 1990. They maintain that the noise impact assessment as submitted is sufficient to understand the noise implications of the development and that they do not anticipate that any adverse impacts on residents through noise interference would result from the development. Notwithstanding, as previously proposed, a noise management plan is recommended to be secured by planning condition, to ensure that noise is monitored and managed in-line with predicted levels. A revised wording for this Condition can be found at Appendix A below (see condition 5).

Fire Safety

- 5.9 Paragraph 7.26 of the original committee report sought to address fire safety concerns that were raised by residents at that time, concluding that a planning condition could be reasonably imposed to secure further details regarding a fire management strategy.
- 5.10 Concerns raised in respect of fire safety and risk of fire from faulty or damaged batteries are also prevalent through comments received from residents following the latest consultation. It is therefore prudent to consider this in more detail, including the planning submission in respect fire safety measures, statistics in respect of known BESS incidents, the government's approach to BESS safety including the Secretary of State's consideration of fire safety in recent planning appeals and latest guidance.
- 5.11 The applicant has submitted a Fire Risk Management Plan and Fire Risk Emergency Response Plan, which seeks to demonstrate that the site layout would comply with latest guidance in respect of fire separation, battery cabinet design and mitigation measures in the event of failure and/or fire breakout, and an emergency response plan would facilitate emergency services to intervene to contain/ control fire spread as well as on-site suppressants and alarm systems. The document sets out that the developer will work with the Fire and Rescue Service (FRS) to ensure that the most appropriate methods are employed. The applicant has also cross-checked their development for compliance of the latest NFCC advice on BESS development, which

was updated in February 2026 (<https://nfcc.org.uk/our-services/building-safety/grid-scale-energy-storage-system-planning-guidance-for-fire-and-rescue-services/>) and has set this out in a Fire Safety Technical Note (received 12th February 2026).

- 5.12 One resident has referred to other BESS sites, where fire or explosions have occurred, citing a case in Australia and in the U.S. In respect to the UK and statistics, the government's 'Renewable Energy Planning Database' (<https://www.gov.uk/government/publications/renewable-energy-planning-database-monthly-extract>), identifies that currently there are 136 operational BESS sites in the UK, ranging from standalone schemes to ones supporting renewable energy and fossil fuel schemes.

Recorded Incidents

- 5.13 In respect of recorded incidents, the government has set out that there is no reliable, publicly accessible record of the number of BESS fires that have occurred in the UK or elsewhere. The House of Commons recent research briefing on BESS (<https://questions-statements.parliament.uk/written-questions/detail/2021-07-07/29036>) does however cite the Electric Power Research Institute (EPRI) as a source for information, although caveats this with advising that the EPRI database relies on news articles and does not verify their validity, so the list may not be accurate or exhaustive. Notwithstanding, this source is cited in the government document and is therefore material to understanding where incidents may have occurred and the specifics of each incident.
- 5.14 The EPRI database (accessed 09.02.2026) identifies three documented incidents of BESS fires in the UK: a fire at a BESS site in Liverpool in September 2020; a fire at a BESS project under construction in Essex in February 2025, and one at a site in Cirencester in March 2025. (https://storagewiki.epri.com/index.php/BESS_Failure_Incident_Database)
- 5.15 A research paper on the Liverpool incident by EPRI (also referred to in the government's briefing and the latest NFCC advice) opines that BESS design has improved since the Liverpool BESS was installed in 2018: Some newer system designs use smaller, modularized cabinets with a few racks of batteries. The system layout limits damage because of thermal runaway and allows a more targeted first responder approach in the event of a fire. Indeed, whilst the Liverpool incident (the first recorded in the UK) took two days until the site could recommence operations, the Essex incident took one day, and Cirencester incident, seven hours until operations could resume, indicating a more controlled incident, therefore broadly supporting EPRI's findings.
- 5.16 Many battery fires recorded in the EPRI database occurred in South Korea. it estimates 38 fires between 2017 and 2022. The South Korean Ministry of Industry found that the fires were caused by errors during installation, a lack of protection from the environment and a lack of safety systems.
- 5.17 Despite this number of fires, reports by EPRI states that the global failure rate for grid-scale BESS has decreased significantly since 2018, from almost 10 failure events per GW of storage per year, to less than one failure event per GW per year since 2020. For context, this development proposes 90MW of storage (1000MW=1GW). As such, based on this evidence, risks of fires have decreased and can be reasonably considered to be uncommon, particularly in the UK. There is no

reliable, publicly accessible record of the number of BESS fires that have occurred in the UK or elsewhere.

Planning Appeals

5.18 Notwithstanding the above statistics, fire risk is a common concern with BESS schemes across the country and recent appeal decisions (appeals determined in 2025/ 2026) are helpful in understanding how the Secretary of State approaches this matter. Whilst appeal decisions do not necessarily set any precedent, they are capable of carrying material weight and in some instances, significant weight where clear comparisons are found. In a recent appeal for a BESS scheme in North-west Leicestershire (ref: APP/G2435/W/25/3370481) the Inspector acknowledged concerns over fire risk but concluded that conditions securing submission of a Battery Safety Management Plan, incorporating a risk reduction strategy and an Emergency Response Plan before the site became operational, would be reasonable and necessary to make the development acceptable.

5.19 In an appeal against the decision of Hertsmere Borough Council (APP/N1920/W/25/3368845), the Inspector concluded that evidence indicated that fires at BESS sites were rare and also concluded that a Battery Safety Management Plan and an Emergency Response Plan could be controlled by planning condition. The Inspector here notes that The NPPF makes it clear that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes), citing NPPF paragraph 201 which sets out that “Planning decisions should assume that these regimes will operate effectively”.

Regulatory regime

5.20 On the matter of regimes, the Health and Safety Executive has a Grid-scale battery energy storage systems webpage (<https://www.hse.gov.uk/electricity/battery-energy-storage-systems.htm>), which sets out relevant health and safety legislation for BESSs in Great Britain as including:

- The Health and Safety at Work Act 1974, which places legal duties on employers to manage risks to employees, other workers and the public.
- The Management of Health and Safety at Work Regulations 1999, which requires employers to identify potential risks to employee health and safety and appropriately manage them.
- The Electricity at Work Regulations 1989, which requires all work activities that uses or might be affected by electricity to be done safely. All foreseeable risks must also be assessed and minimised as far as possible.
- The Dangerous Substances and Explosive Atmospheres Regulations 2002, which requires employers to identify the risks posed by dangerous substances (which are substances that may be explosive, flammable or oxidising) in the workplace. Employers must put in place measures to remove risks to the safety of employees and others or, if it is not possible to fully remove risks, mitigate them and limit the effects of potential incidents involving the dangerous substances.
- The Construction Design and Management Regulations 2015, which sets requirements to ensure construction projects are carried out in a way that secures health and safety, from conception to completion.

- The Dangerous Substances (Notification and Marking of Sites) Regulations 1990 (NAMOS), which requires the operators of sites that hold 25 tonnes or more of a dangerous substance to notify their local fire and rescue service in writing, and to display signs.
- 5.21 The website states that “If you comply with these regulations you will manage the health and safety risks of BESS”. The Health and Safety Executive considers that the current regulatory framework is sufficient and suitably robust in relation to lithium-ion batteries and battery energy storage systems, as set out in the aforementioned House of Commons research briefing.
- 5.22 Furthermore, the government published guidance: Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems in April 2024. Notwithstanding, the government’s Clean Power Action Plan (December 2024) stated that Defra would consult on including grid-scale batteries within the Environment Agency’s review of ‘Environmental Permitting Regulations’. This consultation was initiated in August 2025 and closed in October 2025, with feedback expected to be used to shape detailed proposals, which will likely be subject to further consultation.
- 5.23 It is clear that BESS developments and the technology within them is evolving and the government are seeking to review regulatory regimes to ensure that the safety of such operations is maintained as it evolves. Notwithstanding, at this present time, the current regimes and regulations as set out above, are considered to be sufficient in accordance with the Health and Safety Executive advice. Therefore, in accordance with NPPF paragraph 207, it should not therefore fall to the planning regime to control every aspect of BESS schemes safety. The LPA should assume that the regimes will operate effectively. This is also relevant where the matter of potential cyber-attacks could undermine the safety of the site which has been raised during the recent consultation. In this regard, the applicant would be expected to ensure that their systems are safeguarded as other potentially vulnerable operations. It is not for the planning system to address such matters and no evidence of such attacks undermining BESS systems has been presented.
- 5.24 Appendix 1 of the original committee report recommended a number of planning conditions. Condition 11, sets out a requirement for the developer to submit an Emergency Response Plan, which would seek to establish in the event of a fire breakout; potential chemical hazards; isolation of electrical infrastructure and measures to extinguish or cool batteries in the event of a fire; management of toxic gas release, and; measures to minimise environmental damage e.g., ground contamination, water run-off, toxic gases. The plan would also establish handling and disposal of damaged batteries and details of regular on-site emergency training exercises. The condition would be expected to be considered by the Local Fire and Rescue Service, to ensure that it meets with their standards and guidance set out within the ‘National Fire Chiefs Council: Grid scale energy storage system planning - Guidance for fire and rescue services’ (February 2026) and would likely be informed by the government’s aforementioned Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems. There is no reason, based on the submission, that the development could not meet these standards.
- 5.25 Having regard to the latest site layout plans the development proposes two fire hydrants, adjacent southern access and along the northern access road within the

site. To be agreed by Anglian Water and demonstrated through the final Fire strategy Plan. Alternatives by way of on-site water storage, located at a suitable separation distance from the battery cabinets is also possible (as indicated on the latest site plan) and the final detail of this would be expected to come forward as part of the planning condition.

Paragraph 56 of the NPPF sets out that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. It is considered that in this regard, the aforementioned planning appeals carry significant weight in advising the local planning authority that planning conditions securing final details of fire risk mitigation and management are appropriate. As such, a refusal on grounds of fire risk is not warranted, where the development could otherwise be made acceptable through planning condition(s) and would be capable of avoiding conflict with Local Plan policies ENV2 and ENV9.

Ecology

- 5.26 Further comments from National Trust, residents and the Parish Council have been received in respect of the potential adverse impact of the development on the Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS), both in visual and acoustic impacts respects.
- 5.27 As noted above, the site sits outside of any LNRS “areas that could become of particular importance for biodiversity” (ACB site) and subject to an appropriate landscaping scheme, the development would not significantly impact upon the ACB. In respect of acoustic impacts, as set out above, the development is not anticipated to result in adverse noise impact and a noise management condition can be reasonably secured through planning condition.
- 5.28 As per the previous officer recommendation, net gains in biodiversity are achievable, in excess of statutory requirements and a biodiversity net gain plan can be secured through S106 planning obligation.

Resident comments

- 5.29 The following matters, not already addressed above or in the original committee report, have been raised during the consultation.

There is no need for the development

- 5.30 Paragraph 168 of the NPPF sets out that when determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and a net zero future.
- 5.31 As such, and in view of the government’s net zero targets, a refusal on the grounds of need would not be recommended. Notwithstanding, the matter of the need to locate

the development where proposed is adequately set out in the original committee report, at paragraphs 7.17 and 7.18.

Unjustified loss of agricultural land

- 5.32 The development would accommodate around 5.3Ha of best and most versatile agricultural land (BMVL), with around 2.6Ha comprising the access road, substation and battery plant and equipment and 0.3ha for the attenuation pond. Whilst paragraph 168 of the NPPF indicates applicants should not be required to demonstrate need for renewable energy developments, the footnote to paragraph 188 requires that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 5.33 There is no locally or nationally derived figure for what amounts to 'significant development' or loss of BMVL, but recent appeal decisions have concluded that 20 hectares is a sensible of what constitutes 'significant', given that Natural England, the government's statutory advisor, does not need to be consulted for proposals on lesser areas of agricultural land. (see appeals 3365001, 3347424 and 3278065). The main rationale for avoiding BMVL is to ensure that the nation's food security is not compromised. It is considered that, in view of the approach and explanation set out in the planning appeal examples and lack of evidence indicating food production would be adversely affected, that it is not necessary in this instance to justify loss of BMVL, notwithstanding that the loss would only be generational, for 35 years until such time that the planning conditions would require reinstatement of the land back to agricultural use.

Impacts to rights of way/ cycle/ walking routes

- 5.34 The development would not impede on any existing routes. Whilst concerns raised by the local Ramblers group are noted, any interference with established routes (legal or otherwise) would only be temporary during construction and would likely then be relatively infrequent during its operational phase, and would not therefore warrant refusal on these grounds, notwithstanding the uncertainty over specific access routes and associated rights. A construction management plan, as proposed at condition 4 would ensure that construction access and storage did not impede any established access routes.

Lack of Public consultation

- 5.35 Concerns have been raised over the adequacy of the Council's consultation process during this application. As set out in paragraph 5.2 of the original committee report, the council met its statutory duty by way of displaying a site notice, publishing a newspaper advertisement and notifying nearby residents, inviting public participation and considered those representations made. Furthermore, since that time further consultations have been issued as set out at 2.3 above. As such, officers are satisfied that the necessary statutory and public consultations were carried out.

Swaffham IDB concerns

- 5.36 The comments received from the IDB are noted. Whilst the IDB are not a statutory consultee, their comments are capable of carrying material weight, particularly where

matters of flood risk are concerned. Whilst the IDB are content with the surface water discharge rates, they raise concerns that the storage capacity of the attenuation basin is unknown and as to whether this would accommodate a 1-in-10 year rainfall event plus fire water in the event of an emergency. In this regard, the applicant has responded in their email dated 19th February 2026, setting out that in the circumstance provided by the IDB, the attenuation pond would have capacity, despite this being a very unlikely event. Notwithstanding, that if such rainfall did occur, there would likely be less need for water suppressant around the perimeter of the site, to add to the pond's capacity.

- 5.37 Additional concerns raised relate to consideration to the submerged outfall to the surface water drainage system. In this regard, the applicant has confirmed that a submerged outfall would not impact firewater containment, as the outfall route would be closed off (as detailed on the drainage plan). Furthermore, site observations and topographic survey data, indicate that the ditch is over 2 metres deep and the basin is at a higher elevation and 1.5m deep, and therefore the outfall will be able to be at least 0.5m above the base of the channel. The applicant has suggested that a tideflex valve or similar can be installed on the outflow to ensure discharge from the system is maintained.
- 5.38 Furthermore, the IDB raise concerns that no consideration of existing ground water levels and how this may affect capacity of the SuDS basin and the proposed drainage system has been considered. The applicant has confirmed that the attenuation pond relies on it being lined and therefore sealed to prevent any escape of water in the event of a fire. In this regard, condition 11 requires details how contaminants will be managed in the event of fire, including where it relates to site drainage.
- 5.39 As noted above, neither the LLFA or Environment Agency has raised objection to the scheme and it is considered that the details provided and recommended conditions are sufficient to address the IDB's concerns.

Planning Conditions

- 5.40 A schedule of planning conditions is set out at Appendix A of this report and superseded those of the original officer report as discussed above.
- 5.41 The conditions are considered to meet the statutory six tests of planning conditions as set out in the NPPF paragraph 57 in that they are;
- i) necessary,
 - ii) relevant to planning,
 - iii) relevant to the development to be permitted,
 - iv) enforceable,
 - v) precise,
 - vi) reasonable in all other respects
- Amendments/ additions to conditions*
- 5.42 Whilst a significant majority of conditions are recommended to remain as per previously reported, a number of conditions have been amended through further consideration of the comments and concerns raised and other material matters. These are as follows.

Condition 1	The listed plans have been updated to reflect the latest amendments and additions. Furthermore, some plans have been removed from the schedule previously set out as they are required purely for evidence base, rather than ongoing compliance
Condition 5	The Noise management condition has been update to reflect the latest noise impact assessment and also includes requirement to undertake a noise assessment within four weeks of the first receipt of energy.
Condition 6	This has been amended to reflect the last indicative landscape masterplan which the submission of the final landscaping scheme should follow.
Condition 11	The Fire management strategy condition has been amended to include additional preventative measures and to confirm the final battery technology and housing proposed.
Conditions 15, 16 and 17	These conditions have been amended to reflect the latest access and site layout arrangements
Condition 27	This condition has been amended to set out the end date of the development and requires written confirmation of the first export date for compliance monitoring purposes.
Condition 28	This condition is an extra condition to those set out previously and sets out the requirements for decommissioning of the development and the timescales for undertaking this.

Planning Balance

- 5.43 As set out in the original committee report, Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.44 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 a significant adverse impact on the prescribed criterion listed under ENV 6 and spatially, such schemes are supported though policy GROWTH 2. As such, no policy conflict in this regard occurs. This carries neutral weight.
- 5.45 The scheme has demonstrated that, subject to appropriate mitigation secured through planning conditions, it would not result in unacceptable harm to the amenities of nearby dwellings e.g., through pollution or visual harm, protected species, key views or upon the landscape. This also carries neutral weight.
- 5.46 Naturally with all development, the character of an area will change. In this instance, the change to the character of the area will be notable, mainly in shorter-range views and only partially once the landscaping matures. Furthermore, the scheme is

appreciated with the backdrop of the solar farm and substation which has already affected the rural character of this area. The change to the character of the area would result in some conflict with policies ENV1 and ENV 2 and in this regard carries minor to moderate negative weight. In addition, there would be some short-term disruption during construction and then during decommissioning which also carries a degree of negative weight albeit this is very limited given its temporary nature.

- 5.47 The scheme would provide battery storage for electricity, lessening the pressure on the grid given the recent rise in demand for renewable energies and would assist toward energy security and management. The PPG identifies that Battery Energy Storage Systems enable the use of energy more flexibly and de-carbonise the energy system cost-effectively, deferring or avoiding the need for costly network upgrades and new generation capacity. The NPPF at paragraph 168(a) states that significant weight should be given to the benefits associated with renewable and low carbon energy generation and the proposals contribution to a net zero future.
- 5.48 In applying the planning balance, the proposal is considered to comply with the development plan when taken as a whole. Notwithstanding, 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.

Human Rights Act

- 5.49 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

- 5.50 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.

6.0 APPENDICES

- Appendix A – Recommended Conditions
- Appendix B – Plans
- Appendix C – Original Committee report and Update Report

APPENDIX A - 25/00639/FUM Recommended Conditions

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

Plan Reference	Version No	Date Received
Location Plan 1	Rev 2	17th June 2025
Site Layout Plan 3	Rev 9	12 th February 2026
Construction Management Traffic Plan: 211208-02	Rev B	10th December 2025
Monitoring room, office and warehouse 11	Rev 1	17th June 2025
Auxillary Transformer 10	Rev 1	17th June 2025
Storage Container 12	Rev 1	17th June 2025
Pallisade Gate and Fence 14	Rev 1	17th June 2025
CCTV and Lighting Pole 15	Rev 1	17th June 2025
Battery Unit 5	Rev 1	17th June 2025
Power Station SKID Bess 6	Rev 1	17th June 2025
Switchgear Building 7	Rev 1	17th June 2025
132KV Substation Side View 8	Rev 1	17th June 2025
DNO Building 9	Rev 1	17th June 2025
Flood Risk and Drainage Assessment GON.0676.0429 Part 1		28 th January 2026
Flood Risk and Drainage Assessment GON.0676.0429 Part 2		28th January 2026
BNG Metric	V1.1	28 th January 2026
Transport Assessment 211208-01	Rev C	28 th January 2026

- 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 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 prior to their use in the construction of the development. 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 (NMP) shall include (but shall not be limited to) the following details;
 - A Noise Impact Assessment, based on the final plant equipment specification and not exceeding the predicted noise levels as set out in the submitted noise impact assessment ref 51-705-R1-4 dated January 2026.
 - Details for a schedule of regular noise monitoring, which shall include a commitment to monitor and report noise levels to the LPA (including low frequency with reference to NANR 45 low frequency criteria) within four weeks following the first receipt of energy to the batteries.
 - A noise complaint action plan, to include the timing, implementation and, reporting of investigations to the LPA, including contact details of an investigation officer should noise complaints be received. The action plan shall also detail a proposed response(s) to investigations.
- 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, which follows the principles set out in the submitted Indicative Landscape Masterplan P0673 REV A, 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 and notwithstanding the plans submitted, 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 Notwithstanding the plan submitted, no development shall commence until a detailed Fire Mitigation, Verification and Compliance Report and updated Battery Safety Management Plan has been submitted to and approved in writing by the local planning authority. The submitted strategy shall:
- Confirm the battery technology intended to be utilised and identify how any specific risk associated with this technology will be intended to be mitigated against.
 - Confirm the protection measures which will be implemented within the design of battery cabinets to mitigate against the risk of contaminant release to sensitive environmental receptors, notably underlying ground.
 - Provide details of water supply/hydrants to be utilised in the event of a fire.
 - Detail the specification fire detection system intended and its operation, including the specific operating parameters of the detectors and how they will be monitored.
 - Detail the specification and duration of fire protection provided by the partitions between battery cabinets and by the enclosure of the battery unit, offering justification as to why this is appropriate relative to risk posed.
 - Detail the intended fire suppression system specification and its operation, including detail of the suppression technology intended and product to be utilised for the purpose of suppression.
 - Detail the design methodology for the deflagration vents and/or explosion prevention measures.
 - Provision of an Emergency Response Plan (to include details of the emergency, environmental and recovery plan which would be enacted in the case of emergency event occurring, and details demonstrating how it will be ensured that potential release of adverse contamination to the surrounding environment, including through any drainage strategy will be prevented and mitigated against effectively, considerate to emergency water supply and discharge requirements). 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.

The development shall be undertaken strictly in accordance with the approved details.

- 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 Reason: 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 211208-04, Sheet 2 of 8 (within Transport Assessment 211208-01).
- 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.
- 16 Prior to commencement of use, access to the site, following construction, shall be constructed in accordance with the arrangement included on Drawing 211208-04, Sheet 3 of 8 (within Transport Assessment 211208-01).

- 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 Cambs Local Plan.
- 17 The turning and parking area included within Drawing 211208-04, Sheet 8 of 8 (within Transport Assessment 211208-01) 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 Cambs Local Plan 2015.
- 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 Cambs Local Plan.
- 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 Cambs Local Plan.
- 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 Cambs Local Plan.
- 21 Any gate or gates to the vehicular accesses 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 Cambs Local Plan 2015.
- 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 protect and enhance species 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 version 2) dated 21st January 2026.
- 26 To prevent an increased risk of flooding and protect water quality in accordance with Policy ENV 8 and ENV 9 of the East Cambs Local Plan 2015.
- 27 The development hereby approved is for a period of no more than 35 years from the date when electricity is first exported from the Battery Energy Storage Scheme to the electricity network (the First Export Date). Written confirmation of the First Export Date shall be given to the local planning authority within 14 days of the First Export Date.
- 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.
- 28 Decommissioning of the Battery Energy Storage System, comprising discontinuance and removal of all buildings, works, uses of land and other development hereby permitted and the restoration of the land to its former condition shall take place within 12 months of the expiry of this permission. At least 6 months before the planning permission is due to expire, a Decommissioning Method Statement (to include a timetable for implementation and a scheme to restore the land to its former condition) shall be submitted to and approved in

writing by the Local Planning Authority. The site shall be decommissioned and restored in accordance with the approved Statement.

- 28 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.

APPENDIX B - PLANS

The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.