

DEVELOPMENT MANAGEMENT COMMITTEE 15 April 2025

Case No: 24/00295/FUL

Proposal: Installation and operation of a renewable energy generation and storage station comprising ground-mounted photovoltaic solar arrays together with battery storage containers, inverter/transformer units, control house, substations, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, landscaping and biodiversity enhancement.

Location: Land North East of Weald Farm, Cambridge Road, Eynesbury

Applicant: Voltalia Ltd

Grid Ref: 523802 (E) 260079 (N)

Date of Registration: 16th February 2024

Parish: Abbotsley

RECOMMENDATION –

Powers be delegated to the Head of Planning, Infrastructure and Public Protection to APPROVE with appropriate planning conditions.

This application is referred to the Development Management Committee (DMC) because Abbotsley and Croxton (South Cambs) Parish Councils have objected contrary to the Officer recommendation of approval.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The Site measures 78.45 hectares (ha) in area and comprises arable farmland with fields broken up by ditches, intermittent hedgerows or tree lines, and small waterbodies. There are no dwellings located within the Site boundary, however North Farm and North Farm Barn are located immediately south of the parcel of land to the north of Cambridge Road. Elisley Manor Nursing Home is located to the south of Cambridge Road, directly adjacent

to the southern parcel of the Site. The nearest settlement is the village of Croxton, located approximately 500m east of the Site.

- 1.2 The Site is formed of three main parcels of land, the two largest are bisected by the Cambridge Road (A428). The proposed areas of solar arrays are located both to the north and south of Cambridge Road with the southern parcel being separated by a proposed archaeological exclusion area and existing PROW. In addition to this, a smaller parcel of land, approximately 800 metres to the north east of the Site, is proposed to be used as the location for the Battery Energy Storage System (BESS) and contains the agreed Point of Connection to the National Grid. The proposed BESS Site will be separated from the remainder of the Site by the new proposed Black Cat to Croxton dual carriageway.
- 1.3 The Site has a predominantly flat topography and is well contained by existing vegetation which is proposed to be further enhanced through additional planting. The Site comprises agricultural land, with pockets of woodland and existing vegetation. Other land uses nearby include several isolated residential properties and commercial/ light industrial use at Whitehall Farm Units
- 1.4 Whilst there are no designated heritage assets within the Site, there are a number of heritage assets within proximity to the Site. Namely, the Scheduled Monument of the Deserted Village (site of Weald located immediately to the west of the Site. Other heritage assets within proximity to the Site include the Grade II Listed North Farmhouse referred to above and Croxton Park and registered Gardens, approx. 500m from the site also, but within the administrative boundary of South Cambridgeshire District Council.
- 1.5 The Site is located within Flood Zone 1, meaning that it is at low probability of flooding.
- 1.6 A public footpath runs through the southern parcel of the Site travelling from Weald in the west to Croxton in the east (Abbotsley Footpath No.8). Abbotsley Bridleway No.12 and No.7 run close to the western boundary of the Site.
- 1.7 The Site and its surroundings are not subject to any other statutory or non-statutory ecological, environmental or planning based designations.
- 1.8 The application seeks planning permission for the construction of a series of solar arrays with an export capacity of up to 49.9MW. In addition to the solar arrays, the Proposed Development will include a BESS system of approximately 50MW and associated infrastructure including security fencing and security gates, cabling, inverters and transformers, control house, containers, weather station, CCTV, Customer substation and DNO substation,

temporary construction compound, and enhanced vegetation and planting.

- 1.9 The PV panels will be supported by metal frame posts which will be driven into the ground at an approximate depth of 1.5m. The distance between arrays may vary due to topography but will typically be between 3-4m. The top of the arrays will measure up to a maximum of 3.4 metres in height.
- 1.10 Access to the northern solar field is proposed to be taken from the existing unadopted single track road to the west of Weald Cottages and access to the southern fields is from the existing track to the west of Eltisley Manor, both taken from the existing A428 Cambridge Road. The BESS will be accessed from Toseland Road. Vehicular movements relating to the solar farm and BESS will be very minimal once operational and will generally consist of transit van-type vehicles assessing and managing the Site an average of twice a month for maintenance purposes.
- 1.11 The proposed development is for temporary structures proposed for a period of 35 years. Following this period, the Site will be restored to its present condition, with a commitment to closely replicate its current use, enhanced by the proposed landscaping improvements which would be retained. The decommissioning of the solar farm would be subject to a reasonably worded planning condition, as is common across the solar industry.
- 1.12 It must be noted that the site is bisected by a proposed highway improvement scheme, this is the development of a new dual carriageway which is now well under construction.
- 1.13 The route is located immediately to the south of the proposed BESS area. The Proposed Development and plans have been the subject of discussions with National Highways to understand any potential for conflicts between the two developments, in particular in relation to the proposed cable crossing. The proposed crossing points and cabling arrangements along Toseland Road have been agreed in principle with National Highways.
- 1.14 The cable route exits the site on Cambridge Road and will follow that highway until Toseland Road, then go north to the BESS site area, for connection. This small area of cabling crosses into, and then out of, the administrative boundary of South Cambridge District Council. A separate application will be made to SCDC for this development.

2. NATIONAL GUIDANCE AND POLICY AND RELEVANT LEGISLATION

- 2.1 The National Planning Policy Framework Dec 2024 (NPPF) sets out the three economic, social and environmental objectives of the planning system to contribute to the achievement of sustainable development.

The NPPF confirms that 'So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development...' (para. 10). The NPPF sets out the Government's planning policies for, amongst other things:

- delivering a sufficient supply of homes;
- achieving well-designed places;
- conserving and enhancing the natural environment;
- conserving and enhancing the historic environment.

- 2.2 The National Planning Practice Guidance (NPPG), the National Design Guide 2019 (NDG) and the Noise Policy Statement for England (NPSE) are also relevant and a material consideration.
- 2.3 Overarching National Policy Statement for Energy EN-1 (2023 – in force Jan 2024)
- 2.4 National Policy Statement for Renewable Energy Infrastructure (EN3) (2023 – in force Jan 2024)
- 2.5 Officer note – National Policy Statements: those relevant to this application are set out in paras 2.3 and 2.4 and are primarily produced to support the National Significant Infrastructure Project (NSIP) regime. However, both publications identify that they may be material planning considerations in standard planning applications, but it is for the decision maker to consider the level of weight that should be attributed to them in each circumstance. Noting the scale of development that they are specifically produced to support; officers consider, that in this instance, the adopted local plan policies should take primacy.
- 2.6 For full details visit the government website [National Guidance](#).
- 2.7 Relevant Legislation;
 - Planning and Compulsory Purchase Act 2004
 - Town and Country Planning Act 1990 (as amended)
 - Planning (Listed Buildings and Conservation Areas) Act 1990
 - Ancient Monuments and Archaeological Areas Act 1979

3. LOCAL PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
 - LP1 Amount of Development
 - LP2 Strategy for Development
 - LP3 Green Infrastructure
 - LP4 Contributing to Infrastructure Delivery
 - LP5 Flood risk
 - LP10 The Countryside
 - LP11 Design Context
 - LP12 Design Implementation
 - LP14 Amenity
 - LP15 Surface Water
 - LP16 Sustainable Travel
 - LP17 Parking Provision and Vehicle Movement
 - LP19 Rural Economy
 - LP29 Health Impact Assessment
 - LP30 Biodiversity and Geodiversity

- LP31 Trees, Woodland, Hedges and Hedgerows
 - LP34 Heritage Assets and their Settings
 - LP35 Renewable and Low Carbon Energy
 - LP36 Air Quality
 - LP37 Ground Contamination and Groundwater Pollution
- 3.2 Supplementary Planning Documents (SPD)
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
 - Huntingdonshire Design Guide – Adopted 2017
 - Cambridgeshire Flood and Water SPD – Adopted 2017
 - RECAP Waste Management Design Guide (CCC SPD) – Adopted 2012
 - Developer Contributions – Adopted 2011 (Costs updated annually)

For full details visit the Council's website [Local policies](#).

4. PLANNING HISTORY

- 4.1 Application Ref: 21/70087/SCRE - EIA Screening Opinion for the development currently proposed. An EIA Screening Opinion was issued in November 2021. Confirmed EIA not required.

5. CONSULTATIONS

- 5.1 Abbotsley Parish Council (copies attached) – recommend refusal of the application on the following grounds:
- The proposal would result in the loss of valuable agricultural land
 - Other lower grade land could be used for this purpose.
 - Panels should be sited on roofs of buildings
 - Solar Farms are inefficient in harnessing and transmitted power.
 - Raised concern about the length of connection that the site would need, underground cables to almost reach Wisbech. There would be transmission loss due to the large distance between generation and connection.
 - The PC is concerned about the cumulative impact of solar farms in this area, this application being one of them
 - The proposal would result in negative visual impact on countryside
 - The site is surrounding a well used public footpath which links Abbotsley with Croxton – it is currently tranquil and picturesque and that will change irrevocably.
 - Loss of Countryside
- 5.2 Croxton Parish Council – South Cambs District (copy attached) – Recommend refusal of the application on the following grounds:
- Loss of high grade (Class 2 & 3a) agricultural land that would be detrimental to the food security of the region and ultimately the country.
 - Proposed development will have a detrimental effect on the local transitory ecology entering and leaving the parish.
 - Archaeological investigations have only been focused on half the proposed site and, therefore, the applicant has not fully discharged this duty in order to proceed with seeking planning permission.
 - The existing visual amenity of the open countryside will be ruined

- The wellbeing of the community and visitors, particularly as the development straddles the only foot path/ right of way out of Croxton.
- 5.3 CCC Lead Local Flood Authority (LLFA) – No objection in principle and conditions are recommended requiring the submission of the full detailed design of the drainage scheme, requiring details for its long term maintenance and requiring details of how surface water runoff will be managed during construction.
 - 5.4 CCC Definitive Maps Team – No objection. Conditions have been recommended on the following, details of a PRow scheme to include construction details, maintenance, confirmation of surfacing, temporary fencing and a dilapidation survey of the PRow No.8 that will form part of the final details of the access.
 - 5.5 CCC Historic Environment Team (CHET) – No objections to development progressing in the location but recommend that the following be secured by planning conditions – submission of a further WSI to implement a programme of archaeological works and the submission of an Archaeological Management Plan.
 - 5.6 CCC Local Highway Authority (LHA) - No objections. Following receipt of amended plans - Recommend conditions restricting the provision of fences and gates, requiring provision and retention of visibility splays, that the width, depth, material, and form of accesses and their construction accords with specific requirements and County specification, that internal parking and manoeuvring areas are retained, that details of any temporary construction facilities to be submitted and that a Construction Traffic Management Plan is submitted.
 - 5.7 HDC Landscape Officer – Following the discussion and submission of revised plans – recommends determination and a planning condition to finalise the BESS landscaping details.
 - 5.8 HDC Ecology Officer - Continuing concern relating to the provision of mitigation for Skylarks – recommends continuing discussion on the Mitigation strategy and plan. Revised plan and document received from applicant and planning conditions required to secure implementation.
 - 5.9 HDC Environmental Health Officer (EHO) – No objection in principle subject to the imposition of a planning condition relating the submission of a CEMP.
 - 5.10 HDC Tree Officer – No objection in principle subject to a condition relating to the submission of a Tree Protection Plan.
 - 5.11 South Cambs District Council (adjacent Authority) – Object - Making a number of observations and comments with regards to harmful impact on Heritage Assets, visual impact on countryside and PRow.
 - 5.12 Natural England – Raise no objection as it is considered that the proposed development will not have a significant impact on any statutorily protected nature conservation sites or landscapes.
 - 5.13 Active Travel England – No comment to make

- 5.14 Gardens Trust – Objection to the development on negative impact to Heritage Assets in the locality.
- 5.15 Ramblers Association – No objection
- 5.16 CPRE – Objection – Loss of high grade agricultural land and the impact of the develops on the wider countryside and landscape in terms of cumulative impact. Share the concerns raised by Historic England on the impact on the scheduled monument of the deserted village – Weald and note the concerns of Croxton Park.
- 5.17 Historic England – Amendments received from applicant have given comfort and removed previous serious concern with detrimental impact on the scheduled monument, archaeology needs more work but no significant objection.
- 5.18 Cambridgeshire Fire and Rescue - No objection in principle subject to a planning condition relating to fire hydrants.
- 5.19 National Highways - No objection to the proposed development.
- 5.20 East West Rail Ltd – Recommend no objection subject to an agreed condition in relation to crossing points of the safeguarded land.

6. REPRESENTATIONS

- 6.1 26 public representations have been made on the proposal; of which 9 letters have been received in support from 9 separate properties and 17 letters have been received in objection from 13 separate properties. They are summarised as follows: -

In Objection:

- * Detrimental damage to the Heritage setting of the area
- * Panels should go on all new builds, public buildings in industrial areas.
- * The loss of good arable farmland
- * Panels are ugly
- * Applicant is cynical and placed development over 2 authority boundaries. Croxton will be most impacted
- * Company have no regard for rural life.
- * Proposed development has not considered the important ecological and historic parish of Croxton.
- * Detrimental impact on the setting of a Listed Building
- * Detrimental impact on the Public Right of Way
- * The public benefits of the scheme would not outweigh the substantial harm caused to Heritage assets.
- * Detrimental impact on the scheduled monument – Medieval village of Weald.
- * Impact on the loss of Best and Most Versatile and no other sites have been sequentially tested to show this is considered the appropriate location and loss on BMV could be avoided.
- * Intrusive in the wider landscape.
- * No benefit to residents of Croxton – each household should benefit from lower energy bills.

In Support;

- * Very supportive, need more renewable energy generation.

- * The more facilities for solar and wind the better planet we leave for the future generations.
- * Appropriate location near the newly constructed dual carriageway.
- * Support the location in terms of use of arable land and no loss to BNG, as the application supports an increase in landscaping.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- Principle of Development
- Landscape and Countryside Character
- Highway and Transport Impacts, including Public Rights of Way and East West Rail safeguarding.
- Ecology and Biodiversity
- Drainage and Flood Risk
- Heritage Impacts
- Impacts to Neighbouring Amenities
- Land Contamination and Air Quality
- Contamination Risks and Pollution
- Other Matters

7.2 The starting point for proposals, in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 is that developments shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Principle Of Development

7.3 This section is concerned with the broad principle of development for a renewable or low carbon energy generating scheme in the open countryside. More detailed, site-specific matters are considered elsewhere in the report.

7.4 The application site is located outside the built-up area and is therefore considered to be within the countryside for planning purposes. In such a location development is restricted under policy LP10 to those that are provided for in other policies within the Local Plan. The supporting text to that policy notes that this is in order to balance support for a thriving rural economy and land-based business, while protecting the character and beauty of the countryside.

7.5 Of particular relevance in this instance is policy LP35 which states that “a proposal for a renewable or low carbon energy generating scheme, other than wind energy, will be supported where it is demonstrated that all potential adverse impacts including cumulative impacts are or can be made acceptable”.

7.6 As stated above, LP35 provides support in principle for renewable and low carbon energy generation and is therefore considered by Officers to be one of the specific opportunities for development in the countryside supported in the local plan, subject to a detailed assessment of the proposal and its impacts. In terms of the countryside location, and notwithstanding further assessment in respect of the use of agricultural land, it is therefore considered there is an in-principle policy support for the proposal in this location.

- 7.7 As demonstrated by the Climate Change Act 2008 (as amended 2019), associated Carbon Budget and British Energy Security Strategy 2022, it is clear that solar energy is a key component of the government's legally binding commitment to reduce greenhouse gas emissions to net zero by 2050.
- 7.8 The NPPF 2024 at para. 161 sets out that “The planning system should support the transition to net zero by 2050...” which updates previous wording to “support the transition to a low carbon future in a changing climate”. Para 163 of the NPPF 2024 is a new paragraph and states that “the need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts”. The guidance continues (para. 168) that LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy, that they should give significant weight to the benefits associated and the contribution to a net zero future, and recognise that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.
- 7.9 The British Energy Security Strategy states that the government expects a five-fold increase in combined ground and rooftop solar deployment by 2035. The government expects solar, together with wind, to be the predominant source of energy generation by 2050.
- 7.10 The delivery of this proposed scheme would generate up to 49.9MW and would contribute towards government targets for renewable energy and Huntingdonshire’s Climate Strategy.
- 7.11 The applicant has confirmed that a connection to the national grid has been secured with UK Power Networks and it is anticipated that the solar farm would be constructed and connected to the grid by Autumn 2026. The proposal will therefore make a significant and early contribution towards the delivery of additional solar generated electricity nationally.
- 7.12 With respect to use, the application site currently comprises approximately 75.5ha of agricultural land. Policy LP10, (reflecting para 187b of the NPPF), seeks to protect Best and Most Versatile (BMV) agricultural land, classified as Grades 1, 2 and 3a from irreversible development.
- 7.13 Natural England have raised no objections to the proposal, and consider that, subject to conditions requiring details of decommissioning and safeguarding of the land quality, there would be no loss of BMV land.
- 7.14 A few objections have been received namely from Abbotsley Parish Council, Croxton Parish Council and local residents on the grounds that the land is fertile, good quality agricultural land that should be retained for food production.
- 7.15 This is relevant as the National Planning Policy Framework defines BMV land as ALC Grade 1-3a [inclusive] only. In the case of this Site, the Agricultural Land Classification (ALC) Grade was not known, and it was necessary to determine this through examination.

- 7.16 The submitted ALC Report confirms that “Much of the Site is classified as a mixture of subgrade 3a (54%) and a of Subgrade 3b (13%) and Grade 2 (31%), so would fall within the category of BMV Land.
- 7.17 While the quality of land at the Site appears important in a national context, at local level it is less so, as subgrade 3a and b is common in Cambridgeshire. In addition, sub-grade 3a/b constitutes some of the least fertile land in the county, where Grade 1 and Grade 2 land are predominant. It is therefore likely that some development will necessarily need to occur on BMV land in the region.
- 7.18 The proposed location of the development is therefore consistent with the key policy objective, in that it represents an efficient use of some of the less versatile, and less resilient land in the region.
- 7.19 The proposed development will only result in the temporary cessation of arable production on 9% of the farm’s land but agricultural production can continue in the form of grazing. The proposed development also has the potential to deliver significant wider environmental benefits, such as improvements to soil structure and health, carbon sequestration and habitat and biodiversity enhancements.
- 7.20 The use of Grade 3b land for development is supported under policy LP10, as it is not BMV land. Policy LP10 is clear that development should seek to avoid irreversible loss of BMV land. The development that covers this land includes swales, an access track, fencing, solar panels and inverter/transformer cabins. Of these elements and having regard to a potential ‘worst-case’ scenario, the access track and the inverter/transformer cabins would require some hardstanding and are likely to be more permanent fixtures, though the access track is of limited depth and officers do consider it highly likely this could be removed without any notable impact. The drainage swales, fencing and solar panels are either relatively straightforward earthworks or temporary ground mounted structures that could be readily removed from the site once their use has ceased.
- 7.21 The remaining elements identified, the access track and inverter/transformer cabin hardstanding, would be minor in their scale at approximately 0.1ha, limited to a small area and the periphery of the field. A condition is recommended in accordance with LP35 that, prior to decommissioning, a plan is submitted to the LPA that sets out the approach for removal of the equipment, and that seeks to revert the land to its former status in accordance with that agreed plan as well as a condition will also be required that imposes a temporary time limit on the development. Subject to those conditions and the wholly minimal area of land where development is unlikely to be reversed, it is considered there would not be any permanent material loss of best and most versatile agricultural land. The development is therefore considered not to represent the “irreversible and permanent loss” of BMV land.
- 7.22 On the whole, therefore, and subject to the conditions identified above, it is considered the principle of the development is acceptable, in terms of its use and location, and in accordance with policies LP10 and LP35. and paragraph 187 of the National Planning Policy Framework (2024)

Landscape and Countryside Character

- 7.23 The Council's Landscape and Townscape Supplementary Planning Document 2022 (LTSPD) notes that this site sits within the South East Clayland Landscape Character Area.
- 7.24 Much of the topography has been shaped by water with the River Great Ouse creating a wide shallow valley to the north and west of the area. Tributary streams flow from higher land to the south west to the Great Ouse forming a gently undulating landscape in the central part of the character area.
- 7.25 The South East Claylands include large areas of high quality landscape with a varied and typically gently undulating landform, established hedgerows and woodland and the historic settlement patterns which are reflected through the route of the Roman Ermine Street, medieval green lanes and abandoned settlements and field patterns arising from 18th and 19th century enclosures.
- 7.26 In respect to this application, the LTSPD particularly notes that all new development proposals should promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive development (particularly through planting of tree and woodland belts), avoid ribbon development to conserve the form of historic villages, ensure preservation and interpretation of historic features remaining within the landscape and protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.
- 7.27 Towards the south of the area, where the application site is located, woodland cover increases. Heavy clay soils predominate in the area supporting cereal crops and arable farming. Villages are sparse and the connecting network of lanes are often narrow. Higher hedges with numerous trees are wider found, particularly in the southern part of the area. The relative lack of settlement in the area combined with the mature vegetation creates an intimate and tranquil feel to the landscape. In those parts more affected by agricultural change and amalgamated fields, the scale of the landscape becomes larger and this sense is lost.
- 7.28 The Site boundary encompasses arable land with the Site split into three distinct parcels, northern, northeastern and southern respectively.
- The northern parcel encloses a small rectangular field and the southeastern portion of a large arable field, the Site extends to include an access track off Cambridge Road to the south west;
 - The northeastern parcel comprises the northwestern corner of a small arable field located off Toseland Road, with access off Toseland Road to the west; and
 - The southern parcel comprises approximately 40% of a large arable field – within which lies a field pond enclosed by mature vegetation, and a medium sized arable field, with the Site extending to include an access track off Cambridge Road to the northwest.
- 7.29 The arable fields that make up the Site are for the majority bound by existing mature hedgerows with mature hedgerow trees located in gently undulating landform. The Site measures approximately 78.45 hectares (ha) in size, with existing access obtained via field gateways / tracks. The Site and immediate setting are located on gently undulating landform, with the Site lying at between approximately 50-55m AOD.

- 7.30 The application has been accompanied by a Landscape and Visual Impact Assessment (LVIA) which has concluded that any effects on landscape character and visual amenity would be contained and classed as 'Medium'.
- 7.31 The LVIA has also been accompanied by viewpoints and assessment of the scale of change that would arise in the context of this development at various points. In general, it has concluded large scale effects would arise within the site and immediately adjacent, but that any effects beyond the site perimeter, would be limited by surrounding mature vegetation to a localised area surrounding the site. As a result, any effects on landscape character and visual amenity would be extremely contained.
- 7.32 The Landscape Officer has reviewed the application, the submitted Landscape and Visual Impact Assessment (LVIA) and the Landscape Strategy Plan contained within it.
- 7.33 While the Landscape Officer considers the sensitivity of the landscape within this area to be a localised impact in terms of the sensitive receptors of the local dwellings, care home and footpaths, they have agreed in principle with the conclusions that the landscape has the capacity to accommodate the solar array at this scale without significant material harm. They raise no objections to the proposed development, and recommend a condition is imposed that requires a full soft planting scheme to be provided in relation to the BESS area; the submitted planting details for the remainder of the site are considered to be acceptable.
- 7.34 Officers have considered the details submitted from all parties in the context of the adopted LTSPD. It is considered that the landscape does have the ability to accept the development, and that in terms of principle landscape matters its impact can be mitigated.
- 7.35 Officers note the viewpoints submitted as part of the LVIA and which were subject to discussion with the Landscape Officer in terms of location. Viewpoints that have been included in the applicant's LVIA are taken from positions that are considered sufficient to provide an understanding of the visual impact at these viewpoints and the locality.
- 7.36 Officers welcome the comments in respect of the planting scheme, in that it will offer screening to the development. It is not considered that total screening of the development would be reasonable, nor that it is a realistic or appropriate goal of a planting scheme for a development of this nature and scale. Such a planting scheme should aim to mitigate for the impacts of the solar farm by offering selective screening where the impacts are harmful such that it is warranted, but in general officers consider the aim of this planting proposal should be to introduce planting in a manner that otherwise breaks up continuous views of the development.
- 7.37 The use of high hedgerows would provide significant screening from views close to the site, especially at the points of existing dwellings and the care home, where the highest magnitude of change is considered likely to be experienced. In longer views, the use of clustered tree planting, using the trees indicated within the submitted mixes, are

considered likely to have a substantial impact in breaking up views of the solar panels and reflect the landscape character identified with the LTSPD. This will give the eastern boundary (towards Croxton) planting a greater opportunity to extend beyond the overall height of the solar panels, having regard to topographical changes, and while it is not considered likely to be able to achieve that across the entirety of all views, officers consider the most impacted views from the east will be afforded a sufficient level of mitigation, albeit that this level of mitigation will not provide immediate screening.

- 7.38 Overall, in terms of impacts on public views, officers consider those at the immediate edges of the site, and in close proximity are likely to experience a high level of change. Most of these would be from the road (A428), lanes (Toseland Road) or Public Rights of Way and therefore views of the proposed development would be either at speed or would only form a small part of the overall experience of the landscape.
- 7.39 The boundary planting is considered sufficient to mitigate for views from non-motorised users, in particular along the PRoW (Public Right of Way). For views at longer distances, particularly when using the new dual carriage way at the A428 and along the existing Cambridge Road, Officers consider that the distance, coupled with the proposed planting scheme, will break up the views of solar panels sufficiently to limit their visual dominance in the landscape.
- 7.40 It is considered that the proposals respond positively and appropriately to the published landscape character guidelines, to increase planting and soft landscaping, particularly planting of trees and woodland belts that are within the proposed landscape strategy and will form part of the mitigation to help screen the built aspects of the proposals and reduce the adverse effects of the development from the outset.
- 7.41 On this basis, the Site is considered to have the capacity to accommodate the Proposed Development without long-term unacceptable effects on landscape character and visual amenity, whilst the proposed landscape enhancements are deemed to have the potential for some long-term beneficial effects through establishing proposed species rich wildflower grassland and reinforcing hedgerows and reestablishing those that have previously been lost as a result of field amalgamation.
- 7.42 On the whole, and subject to conditions requiring a detailed planting scheme for the BESS area and a landscaping management scheme, to be submitted, officers consider the proposal has demonstrated the proposed development would not result in a materially harmful impact to the landscape as a resource and could suitably integrate itself into the topography and character. The proposal would therefore accord with policies LP 10, LP 11, LP 12 and LP 35 in this regard.

Highway and Transport Impacts, including PRoW and East West Rail Safeguarding

The application Site comprises three parcels of land as follows:

- to the north of the A428;
- to the south of the A428; and
- to the east of Toseland Road.

- 7.43 The Northern Parcel of Land will be accessed via an existing agricultural access on the A428. This will operate as a left-in/left-out junction to improve the safety of the junction. The access will require some slight widening, and vegetation maintenance. The access to the southern parcel of land will also utilise an existing agricultural access on the A428.
- 7.44 The access will be widened slightly to accommodate HGVs associated with the construction of the Site. This will also operate as a left-in/left-out junction to improve the safety of the junction. Again, the access will require the removal of vegetation to the east and west.
- 7.45 Access to the BESS Site will utilise the existing agricultural access from Toseland Road. The access will require widening to accommodate construction traffic.
- 7.46 The application has been accompanied by a draft construction traffic management plan (CTMP), contained within the Transport Assessment. It estimates approximately 983 construction deliveries across the build stage, with approximately 131 additional movements from contractors parking at the BESS site. Once operational, the development is expected to require approximately 50 maintenance visits over the course of a year, equating to one every week. As the site would be monitored offsite, it is unlikely there would be any significant additional vehicle movements once the development is operational.
- 7.47 The Local Highway Authority have reviewed the submitted information and raised no objections in principle, subject to conditions relating to the construction and maintenance of the access, construction compound and appropriate control of construction traffic.
- 7.48 On the whole, and subject to conditions, the development is therefore considered not to represent an adverse impact to highway safety or the capacity of the transport network and would therefore accord with policies LP16 and LP17.
- 7.49 The County Rights of Way Team have raised no objection to the proposal, subject to a condition requiring precise details of the alignment and materials, and conditions requiring offsets from PROWs for fencing and planting.
- 7.50 They comment that "Public Footpath No. 8, Abbotsley runs through the site and then continues westwards ending at the junction with Public Byway No. 7, Abbotsley and Public Bridleway No. 12, Abbotsley. In addition, Public Footpath No. 4, Croxton continues the PROW access from the eastern boundary of the site towards Croxton.
- 7.51 A proposed maintenance track crosses Public Footpath No. 8 Abbotsley. Officers have reviewed the further details provided regarding the proposed changes to the surface of the public footpath and we have received the completed authorisation form. The Definitive Map team's previous objection regarding the change of surface proposal is withdrawn, subject to the inclusion of a planning condition."
- 7.52 As no formal PROW's would be lost through the proposal, and the development would result in a temporary, albeit long-term, improvement to the PROW network, officers consider that, subject to conditions identified, the proposal would accord with policy LP16.

- 7.53 As of November 2024 – the Government issued a directive that all proposals which may have a significant impact on any safeguarded land to accommodate the proposed East West Rail, will be formally consulted on. The application Site falls within the safeguarded land. East West Rail have responded that the solar array area is of no impact but would like further clarification on the proposed line of the cable and connection to the BESS.
- 7.54 The applicant has consulted directly with East West Rail. Following discussions, they have now satisfied EWR that safeguarded land will not be compromised, a planning condition has been agreed that will be attached to any planning approval, to agree a Construction Method statement.

Ecology and Biodiversity

- 7.55 The application has been accompanied by Ecological Reports, a Landscape and Biodiversity Management Plan and detailed calculations of Biodiversity Net Gain. These set out the potential areas of ecological value within the site and its surroundings that may be of ecological significance and considers the potential mitigation and enhancement proposals to ensure the development does not result in adverse impacts to ecology and biodiversity.
- 7.56 HDC Ecology Officer has reviewed all the report, strategies and plans and following amendments and clarification, raise no objection in principle – concern is still held with regard to Mitigation for Skylarks and the final details will be subject to the discharge of a planning condition.
- 7.57 Officers have noted that the reports follow best practice and consider these have established an accurate representation of ecological baseline of the site. They note that the submitted Net Gain Calculations appear to be optimistic, but that even if elements were considered to provide a low overall increase in biodiversity units - the development would still deliver a significant increase in habitat units and therefore a high level of net gain. The site will deliver the mandatory 10% in uplift and this satisfies Officers. A planning condition would be attached to any approval to oblige implementation.
- 7.58 A District Wide Newt License had been applied for and will also be conditioned to be completed. On all other ecological aspects the submitted Primary Ecological Appraisal Report (BSG March 2024) outlines that mitigation on the site can be delivered with a landscaping strategy and carefully thought out development layout, avoiding sensitive ecological areas.
- 7.59 On the whole, therefore, and subject to conditions identified above, as well as a condition requiring a finalised landscape management plan, Officers consider the proposal would protect existing ecological features and achieve measurable enhancement in biodiversity terms. It is therefore considered to accord with policies LP30 and LP31.

Drainage and Flood Risk

- 7.60 The application site is located within Flood Zone 1, at the lowest risk of flooding.

- 7.61 After receiving updates and amended plans, no objections have been received from the LLFA as the statutory consultee for surface water. They have recommended standard conditions seeking the fully detailed design should be submitted if the application is approved, details of its long term management and details of how surface water will be managed during the construction process. Similarly, no objections have been received from the Environment Agency in respect of flood risk from river sources, subject to securing the mitigation in the submitted Flood Risk Assessment (FRA).
- 7.62 The application proposes to manage surface flows predominantly through a mix permeable paving, swales and filter strips. This would both control the rate of discharge and provide water quality treatment. The LLFA have confirmed this would restrict rates of discharge to below greenfield levels. They state that the submitted documentation shows that the development can be managed through the use of swales, filter drains, a detention basin and restricting the waters flows to 15.8l/s with a 75mm orifice so as not to increase the risk of a blockage.
- 7.63 While the solar panels themselves are not permeable, the development does not create substantial levels of hardstanding compared to, for example, a residential development. Water would reach the ground, and there would be some level of infiltration drainage naturally occurring, though as this is likely to be more focused into runs, the profile of how water runs along the ground is likely to change.
- 7.64 The proposed swales and filter strips would serve to slow water flow and create attenuation features that would hold the water while it discharges, and officers consider there is plenty of available land that can accommodate these features. While the final length and position of swales will fall to detailed design stage, this significant increase above baseline is considered sufficient to be satisfied there is adequate space to accommodate the required drainage measures.
- 7.65 Officers note the relevant test in this instance would be that the situation is not materially worse than present. While the fully detailed design would be submitted at a later stage, the level of restriction indicated and the proposed mitigation measures that have been suitably demonstrated to be achievable are sufficient for officers to consider an acceptable drainage arrangement would be readily achievable.
- 7.66 In terms of flooding from river sources, the whole site is located in Flood Zone 1, at the lowest risk of flooding. As a solar farm, the development is classified as "Essential Infrastructure" in accordance with Annex 3 of the NPPF. As the development is located outside the flood zones there is no impact to the existing functional flood plain through a reduction in that area, and the development has demonstrated it can adequately accommodate the storage and release of surface water into the brook to less than greenfield rates such that there would be no material impact beyond current runoff rates, in real terms this offers a betterment to the current situation.
- 7.67 Subject to conditions, therefore, officers consider the proposal would not give rise to any adverse impacts to drainage through surface water or river sources. The proposal would therefore accord with policies LP5 and LP15.

Heritage Impacts

- 7.68 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard is had to the desirability of preserving particular features of Listed Buildings and Conservations Areas and great weight should be afforded to the assets conservation. The Ancient Monuments and Archaeological Areas Act 1979 protects the archaeological heritage of Great Britain by making provision for the investigation, preservation and recording of matters of archaeological or historical interest.
- 7.69 HDC's Conservation Officer has not made any comment on the grounds of harm to heritage assets, due to the lack of any designated heritage assets in the application area, such that the proposal is not considered to be within the setting that contributes to their significance, loss or harm.
- 7.70 The County Historic Environment Team (CHET), after consultation and discussion resulting in amended plans, have also now raised no objections. They consider that the development would not significantly impact any remaining archaeological deposits, so recommend approval subject to the imposition of a number of planning conditions.
- 7.71 A number of local representations and consultations from CPRE, Gardens Trust and Croxton PC have raised objection to the development due to a detrimental impact on the setting of Heritage Assets.
- 7.72 The proposed development site is not a historic landscape character type such that it possesses any heritage significance in its own right. The site has no meaningful historical association with Croxton Park, an asset of acknowledged heritage significance.
- 7.73 It has therefore been considered by officers and concluded that the proposed development site lies a considerable distance (over 500m) from Croxton Park and at this distance any potential intervisibility would be entirely incidental and certainly not a change that could manifest any detrimental harm to heritage significance.
- 7.74 It is also considered that the comments raised by Gardens Trust that "the impact of ancillary elements of the development may have, such as substations and onsite grid connections. These have the potential to be seen from Croxton Park. We note that overhead cabling has not been addressed, which has the potential to be the most visually intrusive, given the flat and open topography. Relying on existing trees and hedges will not be sufficient to screen overhead cables and are not permanent screens for substantial infrastructure."
- 7.75 Officers note the comments from The Garden Trust and also local residents to these concerns but have assessed that the solar infrastructure, such as transformer stations and cabling will not be visible to Croxton Park – even on the periphery. Apart from the solar panels themselves – substations and infrastructure paraphernalia are to be located at the farthest points away from Croxton Park and Gardens, at its maximum approx. 1.1km and at the closest 800m. Notwithstanding the land topography and existing built form and hedging, trees and screening – it would be difficult to claim that the infrastructure would

have a harmful impact on Croxton Park and its setting, in terms of visual intrusion.

- 7.76 Historic England have been satisfied by the additional work submitted by the applicant. "We welcome the proposed enhancements relating to the SM. We recognise that these enhancements would deliver public benefit. However, HE consider that it is for the LPA to consider whether they, along with any other public benefit of the proposed development, outweigh the level of 'less than substantial harm' that would arise to the significance of the SM, as required by Para 208 of the NPPF.
- 7.77 They now remove their objection and conclude that "the proposed developed would result in a change to the rural character and setting of the SSAM (Weald). This change would result in some harm to the significance of the Scheduled Monument by negatively affecting the manner in which the heritage asset can be appreciated. Historic England considers that the level of harm would equate to 'less than substantial harm' as defined in the NPPF. "
- 7.78 HE encourages the LPA to continue discussing with CHET, to seek planning conditions to further explore the archaeological investigations relating to the non-designated heritage assets with archaeological interest at the application site, in accordance with NPPF Para 209.
- 7.79 In accordance with policy LP34 and the relevant NPPF legislation, great weight should be afforded the protection of heritage assets. Any harm should be considered in accordance with para 215 of the NPPF, and a development that gives rise to harm will need to be balanced against any public benefits of the proposal.
- 7.80 CHET have raised no objections, and do not consider the proposal would result in any material harm. Officers consider that weight should be afforded to these consultees given their expertise.
- 7.81 The proposed development is therefore considered to accord with policy LP34 and the relevant provisions of the NPPF in respect to impact to heritage assets.

Impacts to Neighbouring Amenity

- 7.82 While the site is distant from the majority of residential dwellings in the area, a number that are close by and have been carefully considered. Those on Cambridge Road, notably Eltisley Manor (a care home) Weald Cottages, North Farm and North Farm Barn.
- 7.83 Amendments have been made throughout the planning assessments and taken into consideration the existing amenities of the local residents. Additional buffers, planting and increased separation distances from existing dwellings have been added in.
- 7.84 The distances are now considered sufficient to protect the amenity of surrounding occupants from overshadowing or overbearing impacts, notwithstanding that the solar panels and associated structures are not of such a height that they would be considered likely to give rise to harmful levels of overbearing or overshadowing. The development layout plan and landscaping strategy have now been carefully considered and assessed, to take these amenities into account.

- 7.85 Officers have noted the concerns raised by Croxton Parish Council and residents of the village of Croxton with regards to detrimental impact on the local residents well-being, landscape and the PRow. Officers conclude that within the report it is clearly set out that the concerns are not significant enough to uphold a refusal on these grounds.
- 7.86 On the whole, and subject to the conditions identified, officers consider the proposal would accord with policy LP14.

Land Contamination and Air Quality

- 7.87 The Council's Environmental Health Officer has raised no objection on the basis of contamination risks or air pollution. Natural England have raised no concerns subject to conditions to ensure that there would be no ground contamination, and the LLFA have noted the proposed drainage mitigation measures are acceptable.
- 7.88 In terms of existing contamination, officers consider it likely that the active agricultural use of the site would have required some form of chemical use that could result in contamination, though it is not considered highly likely there would be any contaminants within the site. There are no notable brownfield uses within or surrounding the site that would give rise to concerns in terms of contamination, or any significant evidence of past uses that would indicate previous contaminative uses on or adjoining the site.
- 7.89 As a solar farm, the development's operational aspect would not give rise to emissions that would result in materially adverse impacts to air quality. While there would be some level of emissions during construction, the short length of the construction time (approx. 20 weeks) as such that it is considered these would be marginal, and not at a level that would be considered harmful.
- 7.90 While officers consider there is likely to be some chemical use as part of maintenance of the site, both in cleaning solar panels as needed and as part of biodiversity management to limit the possible impact of inappropriate plant species, the level of use is considered to be low, having regard to the amount of maintenance visits likely to be carried out throughout the lifetime of the development. It is noted that any consideration should be made against a likely starting point that some chemical use would form part of standard agricultural practice use of the site, albeit in a materially different context.
- 7.91 Overall, and particularly having regard to the mitigation that will form part of the drainage scheme, officers consider the proposed development is unlikely to lead to any materially harmful impact to water sources within and surrounding the site.
- 7.92 There are no other sources likely to result in ground contamination particularly arising as a result of the development, the development is considered sufficiently remediated through the drainage proposals, it is considered this is sufficient to limit the impact of any possible chemical use.

- 7.93 On the whole, the proposal is considered to accord with policies LP36 and LP37 in respect to ground and water pollution and air quality.

Health Impact Assessment

- 7.94 As confirmed in LP 29 of the Huntingdonshire Local Plan – for large scale new developments the importance of creating an environment that facilitates safe, healthy and inclusive communities is paramount.
- 7.95 The submitted HIA confirms that the proposed development will enhance those parts of the bullet point criteria contained in LP 29 – including access to open countryside, crime reduction, air quality, noise and neighbourhood amenity, these are shown as already established and not will not be negatively diminished by the development.
- 7.96 There will be benefits in terms of accessibility to the countryside and improved connection of the PRoW. The HIA also notes that disturbance to neighbour amenity is most likely to be experienced during the construction and decommissioning phases owing to increased traffic, but this will be short term. Crime and antisocial behaviour will be discouraged by the perimeter fencing and CCTV surveillance at entrances gates.
- 7.97 It is also noted that access to work and training opportunities will be enhanced during the construction phase for local employers and employees.
- 7.98 On the whole, the proposal is considered to accord with policy LP 29, in respect that it identifies the relevant positive and negative health impacts, demonstrates consideration of how such impacts may be enhanced or mitigated, and identifies what impact this consideration has had on the development proposal.

Other Matters

- 7.99 Although no comments have raised concerns that the proposal would lead to an increase in risk of crime, the Cambridgeshire Police have noted that solar farm installations themselves can be vulnerable to crime but have not made any comment that there is likely to be an increase in crime beyond the site itself. As set out previously, lighting and CCTV would be required as part of the development, and details of that will be secured by condition. The site would also require fencing, and the final details of that would be required by condition to ensure it meets appropriate safety standards without adversely impacting character, PRoW use, or undermining ecological corridors. This accords with the comments of the Police and officers consider this is sufficient to limit the threat of any crime that might arise, sufficient to ensure there would be no materially increased risk either to the site or its surroundings. The proposal is therefore considered to accord with policy LP14 in terms of risk of crime.
- 7.100 Abbotsley and Croxton Parish Council, along with local residents have objected on the basis that there is no assessment of alternative sites provided that demonstrates the development must be in this location and the impact of cumulative developments of solar provision in this area.

- 7.101 This is not a requirement of adopted policy, and regardless of any identification of alternative sites the application as submitted must still be assessed on its own merits. Sequential testing and assessment of alternative sites would normally be sought only where there were significant harms identified, in order to demonstrate there were no other alternatives such that the location should outweigh those harms. In this instance no significant detrimental harm has been identified, there is no adopted policy requirement, and no other reason has been put forward as to why an assessment of alternative sites should be formally carried out. It is therefore not considered a necessary or reasonable requirement to seek further assessment of alternative sites in this instance.
- 7.102 Cumulatively, it is acknowledged that this area has seen an increase in the number of solar applications however this site offers no intervisibility with that development recently approved in the locality, at Abbotsley.

8. Planning Balance and Conclusions

- 8.1 The application must be considered in accordance with the statutory tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004, namely, in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 Officers have reviewed the detail submitted, along with representations from Parish/Town Councils, and technical and non-technical consultee responses. It has been identified that the proposed development would accord with national and local policy, having regard to the controls that are available to the Local Planning Authority, particularly conditions as set out in the recommendation below. While it is noted that there will be some immediate impacts, particularly in relation to landscape and highways, these are not considered to be materially harmful in the context of the development as a whole, having regard to the timescales of such impacts throughout the lifetime of the development. In any event these limited impacts are considered to be significantly outweighed by the significant material benefits of renewable energy generation and biodiversity net gain that would arise from the development.
- 8.3 On balance and subject to appropriate conditions, it is considered the proposal accords with adopted national and local policy, and no material considerations have been identified that would indicate the application should otherwise be refused.

9. RECOMMENDATION - APPROVAL subject to conditions relating to the following;

- 3-year time limit to implement
- Accordance with approved plans
- 35-year temporary permission
- Decommissioning plan to be submitted.
- PV Panels to be no higher than 3.4m (as shown on plans)
- Agricultural land and soil management plan to be submitted.
- Detail drainage scheme to be submitted.

- Securing the mitigation in the submitted Flood Risk Assessment (FRA)
- Long-term management and maintenance details of drainage scheme to be submitted.
- Management scheme for surface water discharge during construction to be submitted.
- Final details of hard and soft landscaping to be submitted for the BESS area and including offset details to PRow.
- Tree Protection Plan to be submitted.
- Landscape and Ecology Management Plan (LEMP) to be submitted.
- Ecological Species mitigation to be submitted. (skylarks)
- Secure District Level Newt License.
- Archaeological Management Plan for the construction phase and a WSI.
- Details of CCTV locations and fields of view to be submitted.
- Details of any lighting to be submitted.
- Public Rights of Way / Permissive Path details to be submitted.
- Construction Environment and Traffic Management Plan to be submitted. To include traffic routing plan and good practice construction environmental methods. (CEMP)
- Details of fencing/gates to be submitted.
- Access to be a minimum of 7.3m in for 17m in length.
- Access to be constructed to CCC Specification where they adjoin the adopted highway.
- Parking and manoeuvring space to be provided within the site for the duration of construction.
- Visibility splays to be provided and maintained.
- Access kerbs to be 15m radius
- No surface water to discharge onto the highway from the accesses.
- Access to be a metalled surface.
- Construction method statement for elements which cross East West Rail safeguarded land.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Hannah Guy, Principal Development Management Officer**
Hannah.guy@huntingdonshire.gov.uk

ABBOTSLEY PARISH COUNCIL

Clerk to the Council

Email:

Telephone:

Hannah Guy
Development Control
Huntingdonshire District Council

14th October 2024

Dear Hannah

24/00295/FUL - Installation and operation of a renewable energy generation and storage station comprising ground-mounted photovoltaic solar arrays together with battery storage containers, inverter/transformer units, control house, substations, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, landscaping and biodiversity enhancement

Additional information submitted

Land north east of Weald Farm, Cambridge Road, Eynesbury

Abbotsley Parish Council considered the additional information submitted for this application at its meeting held 10th October 2024. All members of the Parish Council present voted unanimously to recommend **refusal**.

Councillors considered Stantec's response to Abbotsley Parish Council's comments made on 21st May 2024, as contained with their Planning Statement Addendum (section 7.2). The Parish Council accepted the clarification on the connection point. It was agreed that the response does not negate the Parish Council's comments of 21st May 2024 nor address their concerns. This is particularly the case relating to paragraph 7.2.9 regarding intervisibility. For clarity, Councillors would state that intervisibility is not of relevance to the Parish Council's concern. What is of major concern is the impact that this solar farm and associated infrastructure would have in this rural location, and the cumulative effect that this would have adjacent to two further solar farms in this locality both being within the planning system, on the change in character of the area, and on the loss of the quality crop-producing agricultural land, and the countryside.

Councillors stand by what they previously submitted and continue to assert that this proposal is not appropriate and recommend refusal.

Yours sincerely



Clerk to Abbotsley Parish Council

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 24/00295/FUL Case Officer Hannah Guy
Proposal: Installation and operation of a renewable energy generation and storage station comprising ground-mounted photovoltaic solar arrays together with battery storage containers, inverter/transformer units, control house, substations, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, landscaping and biodiversity enhancement.
Location: Land North East Of Weald Farm Cambridge Road Eynesbury
Observations of Abbotsley Town/Parish Council.

Please ✓ box as appropriate

☐ Recommend **approval** because(please give relevant planning reasons in space below)

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)

Please see separate letter.

☐ No observations either in favour or against the proposal

Abbotsley Parish Council Clerk to Abbotsley ~~Town~~/Parish Council. (For GDPR purposes please do not sign)

Date: *21st May 2024*

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

ABBOTSLEY PARISH COUNCIL

Clerk to the Council: Katie Bates, Bridge House, 27 Church Street, Buckden, St Neots, Cambridgeshire PE19 5TP
Email: clerk@abbotsleyparishcouncil.gov.uk Telephone: 07588 267140 www.abbotsleyparishcouncil.gov.uk

Hannah Guy
Development Control
Huntingdonshire District Council

21st May 2024

Dear Hannah

**24/00295/FUL - Installation and operation of a renewable energy generation and storage station comprising ground-mounted photovoltaic solar arrays together with battery storage containers, inverter/transformer units, control house, substations, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, landscaping and biodiversity enhancement
Land north east of Weald Farm, Cambridge Road, Eynesbury**

Abbotsley Parish Council considered this application at its meeting held 16th May 2024. All members of the Parish Council voted unanimously to recommend **refusal**, citing the following reasons:

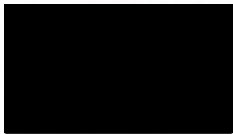
- The Parish Council was concerned with the potential loss of good and very good graded agricultural land. Concern was expressed that high grade farmland should be retained to produce food and reduce the reliance on imported food. This should be a key factor in achieving sustainable living.
- Councillors agreed that where solar farms are a necessity they should be concentrated on lower grade farmland.
- The view was expressed that solar panels should be sited on the roofs of buildings.
- Solar farms are inefficient in harnessing and transmitting power.
- Concerns were raised at the length of connection that this site would require, needing underground cables to reach the connection location at almost Wisbech, making it vulnerable to failure. There would be transmission loss due to the large distance between generation and connection to the grid.
- The proposal would have a negative visual impact on the countryside.
- The site is located over a well-used public footpath which links Abbotsley with Croxton. Currently, it is a tranquil, picturesque route and this would be irrevocably changed.
- It is a particular concern that this proposal would result in the loss of countryside.

- Councillors expressed great concern at the amount of development proposed for Abbotsley. There is already a solar farm on the outskirts of Abbotsley which has approval for more than doubling in size; another solar farm is proposed within Abbotsley (23/01507/FUL); there is the construction of the new A428; and this is the third solar farm proposed within Abbotsley.

The Parish Council strongly believes that a relevant policy document and plans should be put in place and adopted by the Local Authority, as a formal process to locate suitable sites for solar farms. Councillors are concerned by the current apparently ad hoc proposed siting which is currently at the instigation of private companies for profit.

Overall, it was felt that this proposal is not appropriate and therefore, it was agreed to recommend refusal.

Yours sincerely



Clerk to Abbotsley Parish Council

CROXTON PARISH COUNCIL
(South Cambridgeshire)

Hannah Guy
Development Control
Huntingdonshire District Council

24th May 2024

Dear Hannah,

**24/00295/FUL - Installation and operation of a renewable energy generation and storage station comprising ground-mounted photovoltaic solar arrays together with battery storage containers, inverter/transformer units, control house, substations, onsite grid connection equipment, storage containers, site access, access gates, internal access tracks, security measures, other ancillary infrastructure, landscaping and biodiversity enhancement
Land north east of Weald Farm, Cambridge Road, Eynesbury.**

We, Croxton Parish Council have, in careful consideration and upon listening to representations and opinions expressed by members of the local community and the rich level of biodiversity and higher tier stewardship land that we have tirelessly defended, unanimously voted **against** this application.

- We feel that such loss of high grade (Class 2 & 3a) agricultural land that would facilitate the development would be detrimental to the food security of the region and ultimately the country.
- We feel that the proposed development will have a detrimental effect on the local transitory ecology entering and leaving the parish.
- We feel that the existing extent of the archaeological investigations have only been focused on half the proposed site and, therefore, the applicant has not fully discharged this duty in order to proceed with seeking planning permission.
- We feel that the existing visual amenity of the open countryside will be ruined and in turn will be detrimental to the well being of the community and visitors. Particularly as the development straddles the only foot path/ right of way out of Croxton.
- We feel the proposed 'enhanced' planting to the periphery of the site does not go far enough to provide suitable habitats for existing wildlife nor provide sufficient green corridors between what will become isolated patches of woodland

We would request that HDC refuse this application and legitimately reject this proposal.

In the absence of a permanent Clerk all correspondence to

Further we would also request HDC to consider the following, in light of the governments blocking of a smaller sized development within West Northamptonshire.

The National Grid has forecast that East Anglia will soon have enough overcapacity to export its off shore North Sea wind generated electricity to the of the country, again making this proposed developments purpose redundant.

Evidence of the above is borne out from the governments own figures. It is reported that electricity demand and ,therefore, the carbon footprint created through electricity generation by fossil fuels has steadily fallen since 2005. This reduction has been solely driven by consumer habits and energy efficient appliances. In 2005 the UK's overall generating capacity was circa 83,000 MW and recent figures suggest that the current generating capacity is circa 103,000 MW including wind and solar. Again, and by the governments own admission, it seems that any additional solar generation is adding to the current level of over capacity and therefore the additional capacity afforded by this development is not required.

Yours Sincerely



Chair Croxton Parish Council



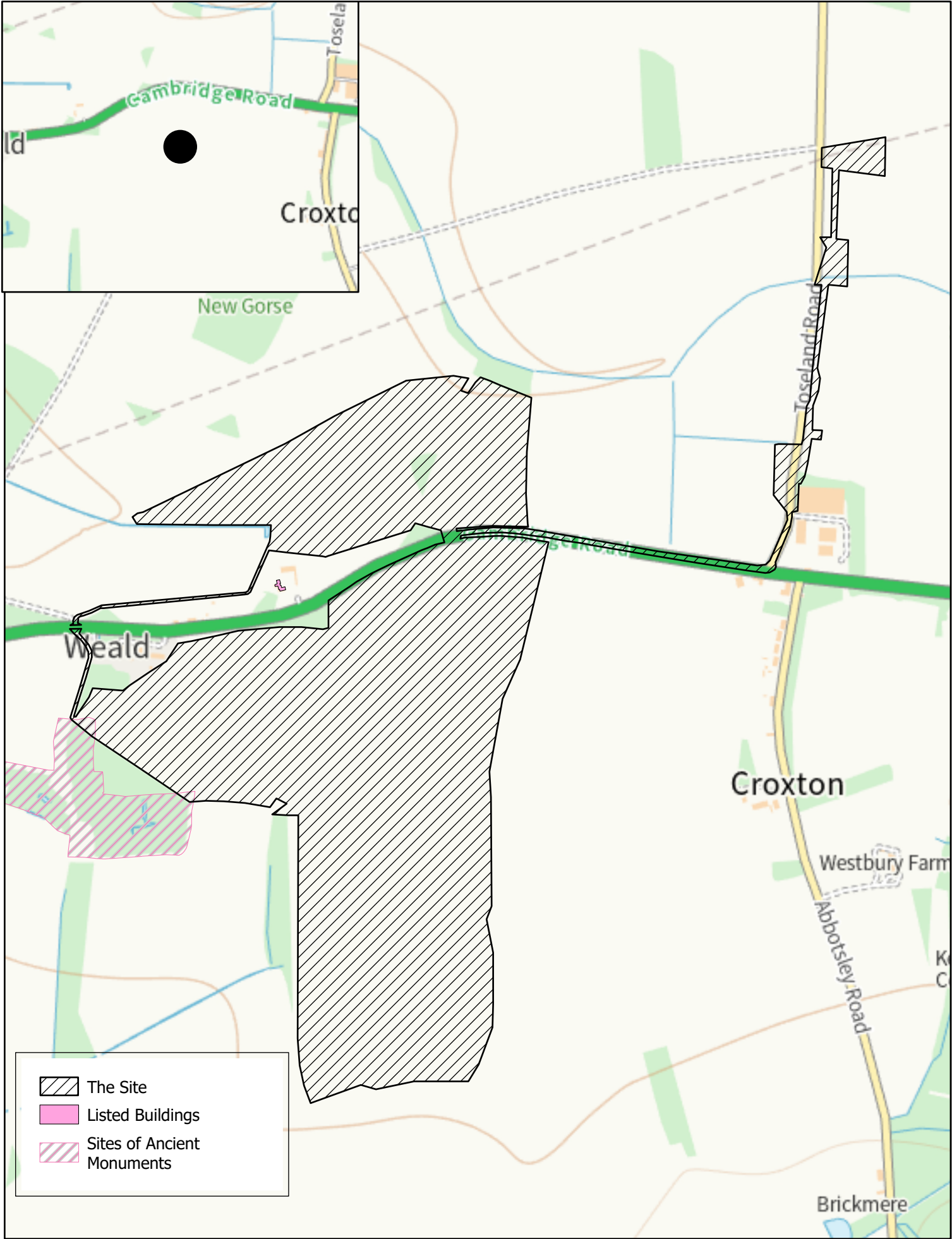
Development Management Committee

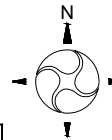
Application Ref: 24/00295/FUL



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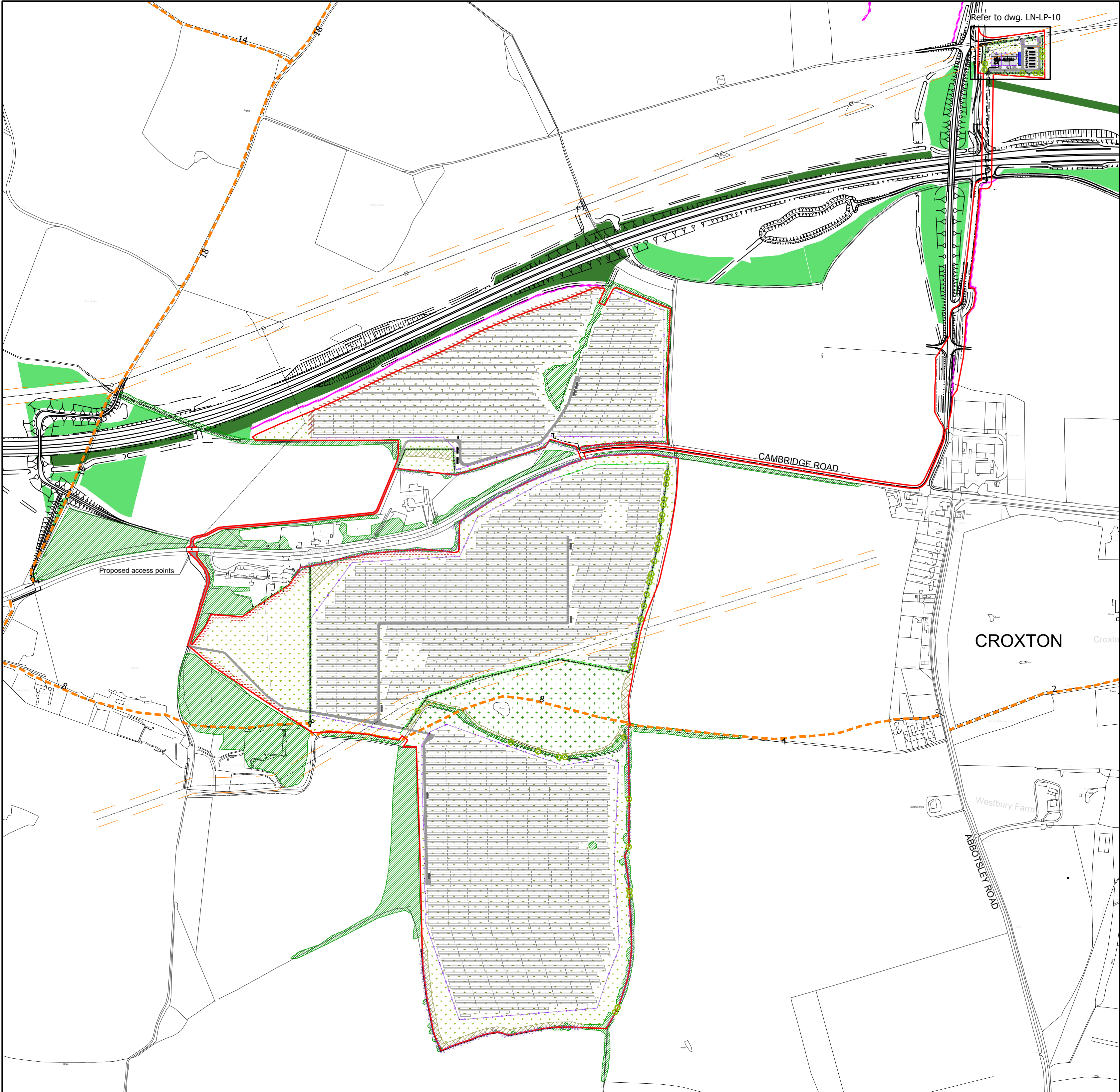




- Key:**
- Power Control System
 - Battery Container
 - MV Transformer
 - Storage Container
 - DMU Container
 - Firewater Storage (228m³)
 - Control House
 - PV Modules
 - Inverter - Transformer
 - CCTV
 - Security Fence
 - Gate
 - Customer Delivery Station
 - 132 kV DNO Substation
 - Customer Substation
 - DNO Substation
 - Access Track (Outside of Security Fence)
 - Access Track (Inside of Security Fence)
 - Temporary Construction Compound
 - Site Boundary
 - 33kV Cable
 - Archaeology Exclusion Areas
 - Existing Vegetation
 - Existing Public Footpath
 - OS Map
 - Existing Transmission Post
 - Existing Overhead 11 kV Power Line
 - Existing Overhead 33 kV Power Line
 - 33kV Cable (duct)
 - Timber Closed Form Fence

10	Amended cable route and red line boundary	Amah Abungari	Richard Spurr	Richard Spurr	05.02.2024
09	Amended substation area southern fence line and western fence line in solar park	Amah Abungari	Richard Spurr	Richard Spurr	02.12.2024
08	Amended substation/BEES compound	Amah Abungari	Richard Spurr	Richard Spurr	12.11.2024
07	RLB adjusted near PUC for transport sweep path	Richard Spurr	-	-	31.07.2024
06	Track routed to avoid archaeology and closed form fence added - glit and glare mitigation	Richard Spurr	-	-	04.07.2024
05	Scale updated, infrastructure re-sized and future A428 labelled	Richard Spurr	-	-	25.03.2024
04	Cable route updated and red line boundary based highways permanent land ownership	Richard Spurr	-	-	01.02.2024
VERSION	PURPOSE	DRAWN	VERIFIED	APPROVED	DATE
PROJECT: North Weald PV Farm		DRAWING DESIGNATION: Site Plan		ISSUED BY: CSE	
SITE: Cambridgeshire, England, UK		DRAWING CODE: NOR01-0V-EL-DRA-GEN_IMP-07-02		SUB-CONTRACTOR	
CLIENT: -		SERVICE: Electrical		SCALE: 1:5000	
PROJECT N°: NOR01		STAGE: Development		FORMAT: A1	





Native Woodland Mix (plant at 1 plants/m ² in single species groups of 3-5 plants)						
Abbrev	Species Name	Common Name	Height	General Specification	% Mix	Quantity
Ac ca	Acer campestre	Field Maple	80-100cm	1+1: Transplant - seed raised: B	10%	1056
Be pe	Betula pendula	Silver Birch	80-100cm	1+1: Transplant - seed raised: B	10%	1056
Be pu	Betula pubescens	Downy Birch	80-100cm	1+1: Transplant - seed raised: B	10%	1056
Ca be	Carpinus betulus	Hornbeam	150-175cm	2x; Feathered; 3 breaks B	5%	527
Co av	Corylus avellana	Common Hazel	60-80cm	1+1: Transplant - seed raised: B	15%	1584
Ma sy	Malus sylvestris	Crab Apple	80-100cm	1+2: Transplant - seed raised: B	5%	527
Pr av	Prunus avium	Wild Cherry	150-175cm	1+1: Transplant - seed raised: B	10%	1056
Qu pe	Quercus petraea	Sessile Oak	80-100cm	1+2: Transplant - seed raised: B	5%	527
Qu ro	Quercus robur	English Oak	80-100cm	1+2: Transplant - seed raised: B	10%	1056
Qu ro(f)	Quercus robur	English Oak	150-175cm	2x; Feathered; 3 breaks B	5%	527
So au	Sorbus aucuparia	Rowan	80-100cm	1+1: Transplant - seed raised: B	10%	1056
Ti co	Tilia cordata	Small-Leaved Lime	80-100cm	1+1: Transplant - seed raised: B	5%	527

Hedgerow Mix (plant in a double-staggered row, at 5 per linear m in single species groups of 3-7 plants)							
Abbrev	Species Name	Common Name	Group	Height	General Specification	% Mix	Quantity
Co av	Corylus avellana	Common Hazel	Shrub	80-100cm	1+2: Transplant - seed raised: Branched: 4 brks: B	10	268
Co sa	Cornus sanguinea	Dogwood	Shrub	40-60cm	1+1: Transplant - seed raised: Branched: 3 brks: B	5	134
Cr mo	Crataegus monogyna	Common Hawthorn	Shrub	80-100cm	1+2: Transplant - seed raised: 4 brks: B	25	671
Eu eu	Euonymus europaeus	Spindle	Shrub	80-100cm	1+1: Transplant - seed raised: Branched: 3 brks: B	10	268
Pr sp	Prunus spinosa	Blackthorn	Shrub	80-100cm	1+2: Transplant - seed raised: Branched: 3 brks: B	25	671
Ro ca	Rosa canina	Dog Rose	Shrub	80-100cm	1+1: Transplant - seed raised: B	5	134
Sa ni	Sambucus nigra	Common Elder	Shrub	80-100cm	1+1: Transplant - seed raised: Branched: 3 brks: B	5	134
Vi op	Viburnum opulus	Gelder Rose	Shrub	80-100cm	1+1: Transplant - seed raised: Branched: 3 brks: B	5	134
Ac ca	Acer campestre	Field Maple	Tree	120-150cm	2x; Feathered; 3 breaks	5	134
Ma sy	Malus sylvestris	Crab Apple	Tree	120-150cm	2x; Feathered; 3 breaks	5	134

Hedgerow Trees (plant in groups of 1-3 of same species, at locations indicated on plan)						
Abbrev	Species Name	Common Name	Height	General Specification	% Mix	Quantity
Ac ca	Acer campestre	Field Maple	250-300cm	2x; Feathered; 5 breaks	25%	8
Ma sy	Malus sylvestris	Crab Apple	80-100cm	2x; Feathered; 5 breaks	5%	2
Pr av	Prunus avium	Wild Cherry	150-175cm	2x; Feathered; 5 breaks	5%	2
Qu pe	Quercus petraea	Sessile Oak	250-300cm	2x; Feathered; 5 breaks	5%	2
Qu ro	Quercus robur	English Oak	250-300cm	2x; Feathered; 5 breaks	60%	19

Long Term Management Plan

- Pruning generally**
- All dead, damaged or diseased tree branches shall be removed and arisings removed from site. Shrubs shall be pruned in the appropriate season (see hedgerows, below) to maintain health and vigour and encroachment on access route/storage areas, etc. Avoid cutting operations from March to August (inclusive) to prevent disturbance of breeding birds.
- Hedgerows**
- Hedgerows shall be pruned on one side per year, alternating on a 2 or 3 year rotation in February, and maintained a minimum height of 2 - 3m (otherwise stated on the plan) to promote bushy growth while providing continued habitat and foraging opportunities for wildlife. Hedgerow trees shall be encouraged to develop to full maturity.
- Wildflower Meadow Grassland**
- Meadow grassland within the inner section of the fields (under and around the solar arrays) to be cut as frequently; areas away from the solar panels to be cut annually, as a summer hay cut, with arisings removed; and the boundaries of the field to be cut on a rotational three-year cycle.
- Scrub & Brook Corridor**
- Areas to be thinned and trimmed to a height of between 1 and 3 meters on a 3 year rotational basis.
- Woodland**
- Carry out selective thinning and coppicing of approximately 30% of plants in Year 5. Leave deadwood and brush piles in situ.
- General**
- All soft and hard landscaping shall be inspected annually by the Landscape Contractor and an approved arboriculturist and tree works carried out as necessary to ensure the continued health and safety of the trees. Regular weed control and litter picking operations will be required.

LANDSCAPE & BIODIVERSITY MANAGEMENT PLAN
Establishment and Maintenance Period (Years 1-5)

- Pruning generally**
- All dead, damaged or diseased tree branches shall be removed and arisings removed from site. Trees and shrubs shall be pruned in the appropriate season to maintain health and vigour and to prevent encroachment on access route/storage areas, etc. The removal of vegetation will be timed for outside of the bird nesting season (March to August inclusive) to prevent disturbance of breeding birds. If this is not possible, a check for active nests will first be undertaken by an ecologist. If a nest is found, an appropriate buffer will be left undisturbed until any chicks have fledged, as confirmed by an ecologist.
- Existing & Proposed Hedgerows**
- Hedgerows shall be pruned on one side per year alternating on a 2 or 3 year rotation in February, aiming to maintain a minimum height of 2.5 - 3m to promote bushy growth while providing continued habitat and foraging opportunities for wildlife. Hedgerow trees shall be retained and encouraged to develop to full maturity where not likely to cause overshadowing of panels.
- Scrub & Brook Corridor**
- Areas to be thinned and trimmed to a height of between 1 and 3 meters on a 3 year rotational basis.
- Woodland**
- Re-mulch planting area during years 1-3 to minimise competition from weeds and grasses.
- Wildflower Meadow Grassland**
- EM2 and EM3 to be established and maintained as follows:
 - In the first year, cut in early August. Arisings should be removed from site. The meadow can then be cut relatively frequently through the remainder of the growing season to 50mm.
 - In subsequent years EM2 and EM3 should be cut in early spring (March) and then again in late August/early September, with a 'hay cut'. They hay should be left to dry and shed seed for 1-7 days and then removed from site. The meadow should then be mowed through autumn and winter to 50mm.
 - The spring cut will help to manage the height of the meadow, especially within inner sections of fields to prevent shading and to provide access. Cutting in the summer (between the spring cut and the hay cut) should not be permitted, as this will prevent the meadow from flowering and setting seed.
 - Competitive weeds should be dug out or removed using spot treatment twice annually.
- EM10 to be established and maintained as follows:
 - In the first year, EM10 should be cut in early August, with risings being removed from the site following the cut. Perennial weeds, such as docks and brambles, should be dug out/spot treated using a suitable non-residual herbicide. The tussocky grassland can then be maintained at 50mm until March the following year.
 - EM10 should then be cut on a rotational basis every 2-3 years between October and February.
- Semi-improved grass field margins to be retained where possible
- Proposed planting of field margins, in areas indicated on a rotation, with wild bird seed mix and some biennial plants such as kale and stubble turnips, to provide a continual seed resource.
- General**
- All areas of planting and grass shall be maintained, to include:
 - Ample irrigation
 - Weed control (herbicide application or hand weeding)
 - Litter picking
 - Topping up of mulch
 - Checking condition of tree stakes and ties
- All stakes and ties shall be inspected during the growing season and adjusted as necessary to ensure that they are secure and firm and that the ties are not chaffing the stem of the trees. Stakes and ties shall be removed and disposed of when plants become self supporting or at the end of the year 5 establishment period.
- Planting which fails to thrive or dies during the 5-year establishment period shall be replaced within the next suitable planting season.

PLANTING NOTES

- General**
- Plant material to conform to the National Plant Specification. Plant handling and planting operations to be in accordance with HTA 'Handling and Establishing Landscape Plants', Parts I-III.
 - Imported topsoil (if required) to BS 3882 Low Fertility Grade and from an approved source. Existing topsoil shall have a maximum 35% clay content and minimum 5% organic content, pH 5.5-8.5 and be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (>20mm particle size), maximum size of stones 50mm in any direction. Existing topsoil to be ameliorated and/or screened if necessary to achieve this specification.
 - Soil conditioner: Sanitized and stabilised compost to BST PAS 100. Apply 75mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or conforming to the specification from an approved supplier.
 - Mulch planting beds with matured coniferous bark, with an even particle size between 5-35mm, to 75mm minimum depth over weed-free soil after completion of planting and watering operations.
- Existing Field Margins**
- Retained grassland - any bare patches arising from installation works to be seeded with an agricultural grassland seed mix.

- Hedgerows**
- For existing hedgerows, plant bare root transplants at 0.5m centres on the back of the existing hedgerows and fill any gaps larger than 0.5m. Hand dig with care in proximity to existing hedgerows and do not sever any roots larger than 2.5cm in diameter.
 - Transplants to be notch planted, ensuring the original root collar is at ground level after backfilling and firming in.
 - Hedgerow plants to be installed with rabbit protection, as follows:
 - Transplants, cuttings and seedlings: Biodegradable tube guards 0.6m high x 50mm diameter or greater to suit girth of shrub/tree, supported by 900mm bamboo cane inserted 300mm below ground level.
- Ensure protection methods do not restrict natural movement or growth.

- Tree and Scrub Planting**
- Plants to be installed with rabbit protection, in the same method as hedgerow plants.
 - Notch plant bare root transplants in rows on a 1.0m grid. Hand dig with care in proximity to existing trees and do not sever any roots larger than 2.5cm in diameter.

- Wildflower Meadow Grassland**
- Existing arable land to be harrowed in areas indicated for meadow grassland. Do not cultivate within tree root protection areas or within the existing hedgerow but cut manually to 30-50mm during autumn preceding and following seeding. Sow meadow grassland seed mixes into newly harrowed soil in areas indicated, in accordance with supplier's recommendations, in autumn to reduce competition.
- All meadows to be sown with a nurse of cornfield annuals.
 - Extra attention is required in terms of seed bed preparation to encourage good establishment and to cultivate when soil moisture allows breakdown of the soil aggregates into a medium tilth.

- Planting seasons**
- Deciduous trees and shrubs: Late October to late March
 - Conifers and evergreens: September/October or April/May
 - Grass seedling: August/September

The scaling of this drawing cannot be assured				
Revision	Date	Drm	Ckd	MF
L	Addition of Cable Route and Duct	26.02.25	ML	MF

LEGEND

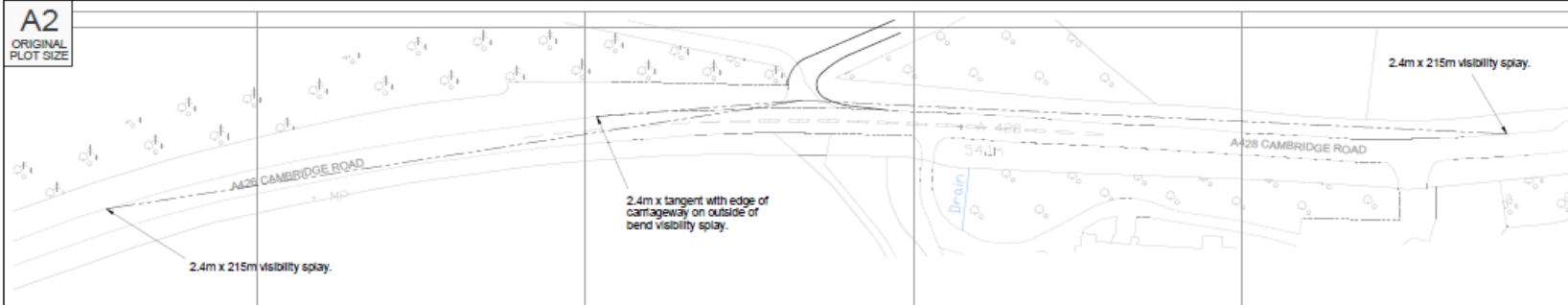
- Site Boundary
- Huntingdonshire District Council / South Cambridge District Council Boundary
- Existing Woodlands, Copses and Tree Belts
- Existing Water Courses and Features
- Existing Public Right of Way
- Proposed Woodland Planting
10m width at southern / south-western boundary
5m near PROW 8
- Existing Hedgerow to be Retained and gapped up
(to a minimum height of 2.5 - 3m)
- Proposed Hedgerow
(to a minimum height of 2.5 - 3m)
- Proposed Hedgerow Tree
- Proposed Wildflower Meadow Tussock Mixture Emorsgate EM10
(to be cut every 3 years)
- Proposed Special General Purpose Meadow Mixture Emorsgate EM3
(to be cut annually or more frequently to prevent shading as required)
- Proposed Standard General Purpose Meadow Mixture Emorsgate EM2, Existing field margins to be retained where possible
(to be cut annually)
- Proposed Field Margin Planting Zones
To be planted with FS10/FCB 1 Year Wild Bird Seed Mix - Finch and Corn Bunting (AB9), or similar, with additional bennial plants
- Existing Overhead Power Line with 30m Easement
- Proposed 3.5m Closed Board Fencing
- Proposed Security Fencing
- Proposed Security Fencing with Screening Mesh
- Proposed Solar Panels
- Proposed Firewater Storage Tank
- Proposed Cable Route
- Proposed Cable Duct under Highway
- A428 Road Improvements Proposed Landscaping
- Proposed Native Woodland
- Proposed Linear Belt of Shrubs and Trees
- Proposed Native Species Hedgerow

FIGURE 8a
Project
North Weald Solar

Drawing Title
Landscape Strategy Plan

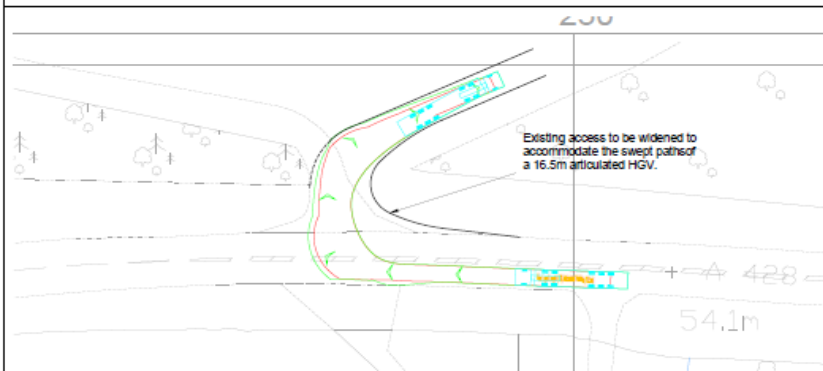
Date	Scale	Drawn by	Check by
26.01.2024	1:5,000 @A1 1:10,000 @A3	ML/CK	MF
Project No	Drawing No	Revision	
34381	LN-LP-09	L	

A2
ORIGINAL
PLOT SIZE



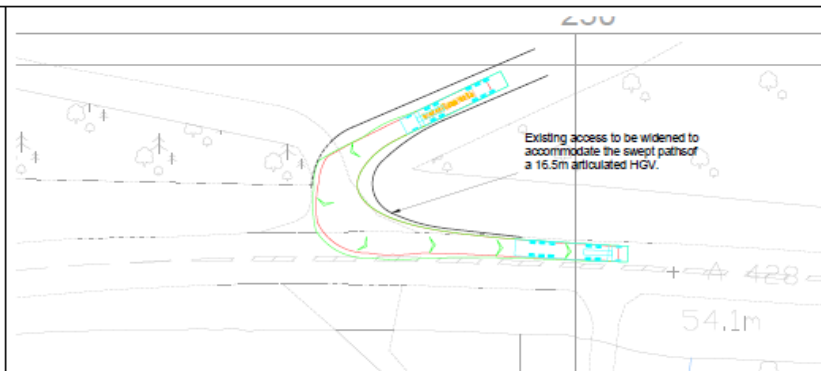
Proposed Site Access Arrangement

Scale 1:1,000



Swept Paths Of HGV Turning Into Access

Scale 1:500



Swept Paths Of HGV Turning Out Of Access

Scale 1:500



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NOTES:

1. Any low level vegetation within the visibility splays is to be cut down to a maximum retained height of 600mm.



Max Legal Length (UK) Articulated Vehicle (16.5m)	18.500m
Overall Width	2.550m
Overall Body Height	3.581m
Min Body Ground Clearance	0.411m
Max Track Width	2.500m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	6.550m

Location Plan



A	20.06.12	Isolated site location plan in notes.	K07	R01	J01
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tpa
Transport Planning Associates

25 King Street
Bristol
BS1 4PB
0117 925 9400
www.tpa.co.uk

CLIENT:
VOLTALIA UK LIMITED

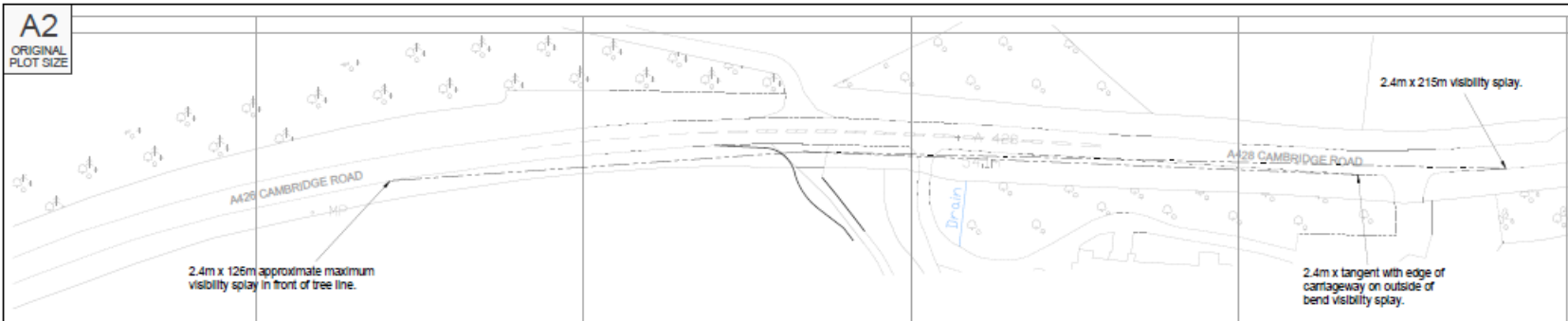
PROJECT:
NORTH WEALD SOLAR FARM

TITLE:
Northern Site - Access From A428 Cambridge Road

STATUS:
INFORMATION

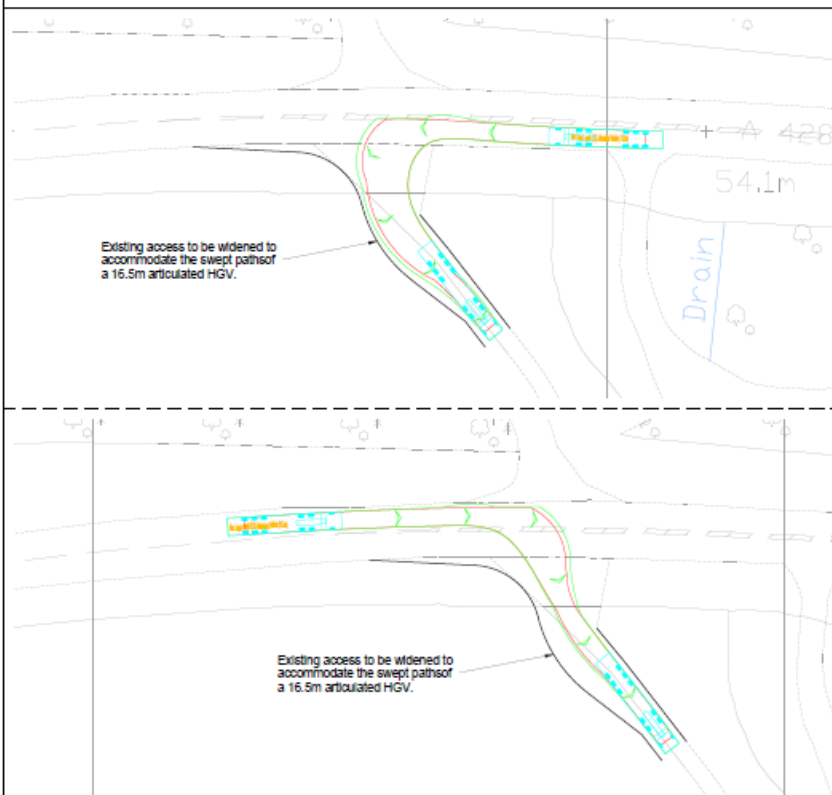
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JOB NO: 2206-072	DRAWING NO: SKD1	REVISION: A		

A2
ORIGINAL
PLOT SIZE



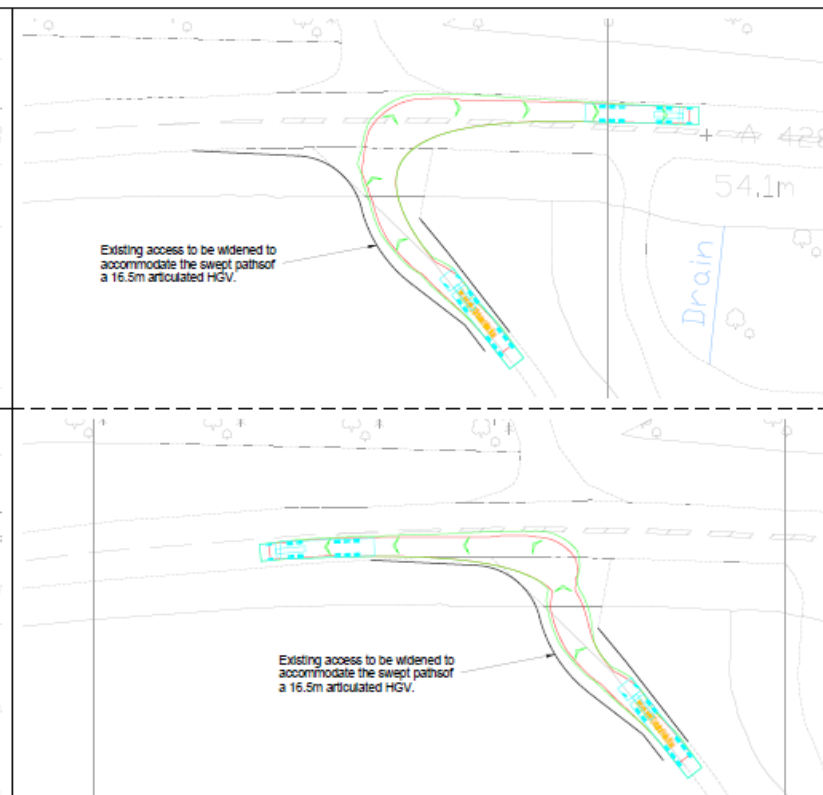
Proposed Site Access Arrangement

Scale 1:1,000



Swept Paths Of HGV Turning Into Access

Scale 1:500



Swept Paths Of HGV Turning Out Of Access

Scale 1:500



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NOTES:

1. Any low level vegetation within the visibility splays is to be cut down to a maximum retained height of 600mm.



Location Plan

Max Legal Length (UK) Articulated Vehicle (16.5m)	16.500m
Overall Length	2.500m
Overall Width	2.500m
Overall Body Height	3.000m
Min Body Ground Clearance	0.400m
Max Track Width	2.500m
Lock to lock time	0.00s
Kerb to Kerb Turning Radius	0.00m

Director
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CLIENT:

VOLTALIA UK LIMITED

PROJECT:

NORTH WEALD SOLAR FARM

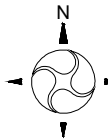
TITLE:

Southern Site - Access From A428 Cambridge Road

STATUS:

INFORMATION

SCALE: As Shown	DATE: 26.07.22	DRAWN: PSW	CHECKED: RR	APPROVED: JD
JOB NO: 2206-072	DRAWING NO: SK02	REVISION: A		



NOTES

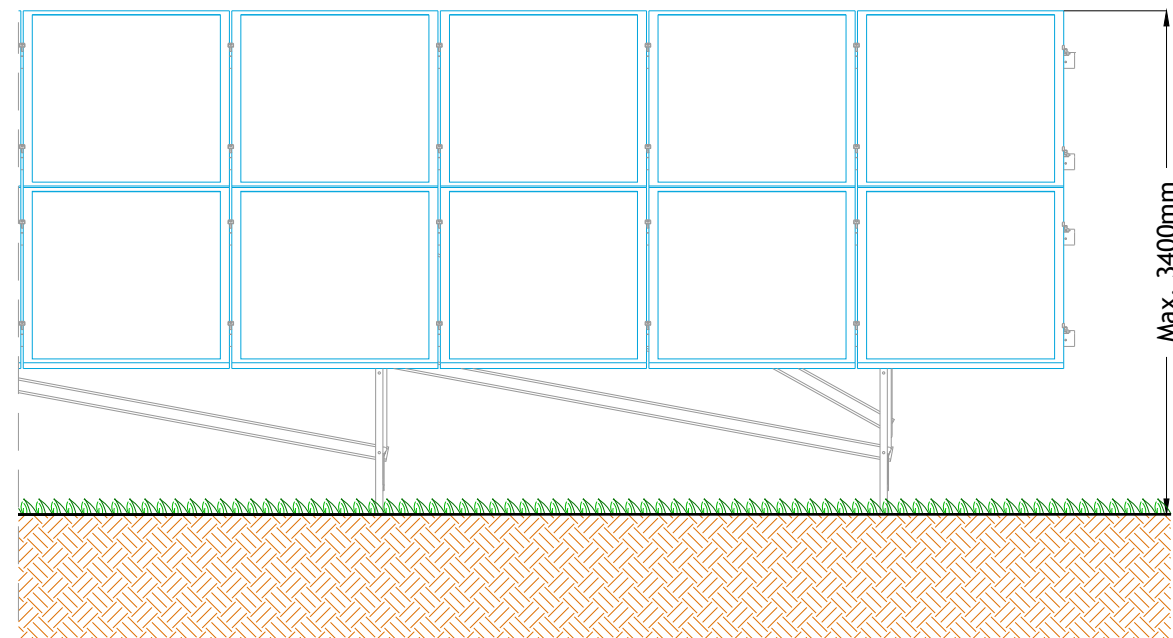
Site Area: 78.84 ha

Key:
— OS Map
— Site Boundary
— Local Authority Land Boundary

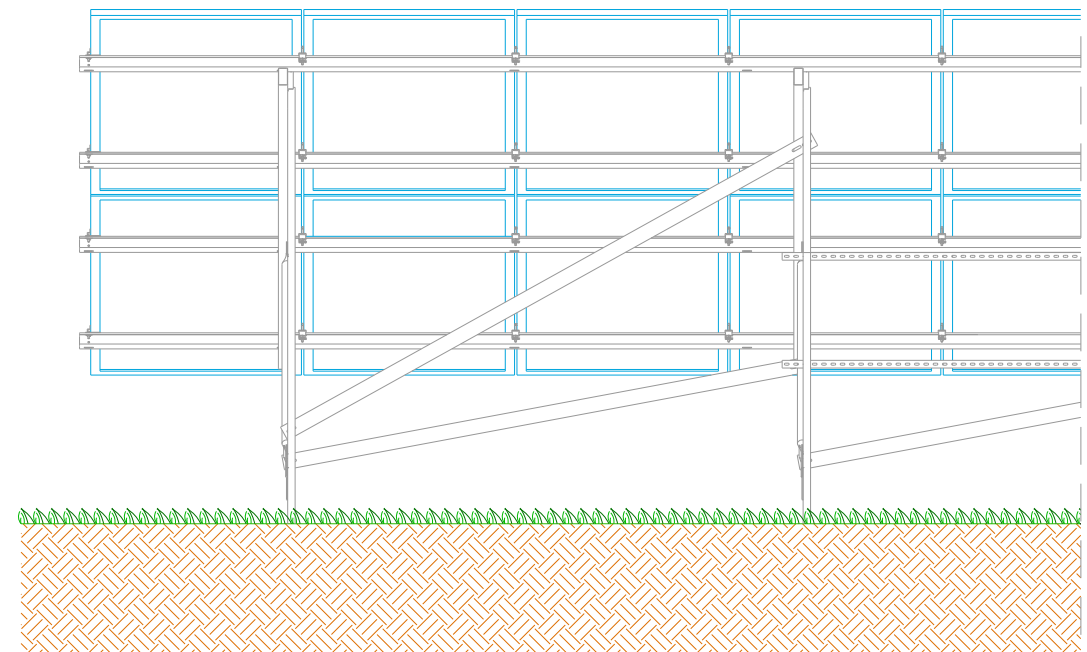
07	Amended Red Line Boundary	Amnah Al-Kungisi	Richard Spurr	Richard Spurr	05.02.2023
06	RLB adjusted near PNC for transport sweep path	Richard Spurr	-	-	31.07.2024
05	RLB Minor Adjustments	Richard Spurr	-	-	05.07.2024
04	Scale updated	Richard Spurr	-	-	25.03.2024
03	Cable route updated and red line boundary based Highways permanent land ownership	Richard Spurr	-	-	01.02.2024
02	Added Permanent Possession	Amnah Al-Kungisi	-	-	30.01.2024
01	First Issue	Richard Spurr	-	-	05.12.2023
VERSION	PURPOSE	DRAWN	VERIFIED	APPROVED	DATE
PROJECT: North Weald PV Farm		DRAWING DESIGNATION: Site Location Plan			
SITE: Cambridgeshire, England, UK		ISSUED BY: CSE SUB-COORDINATOR			
CLIENT: -	DRAWING CODE: NOR01-0V-EL-CRAJLOC_PLAN-07-01				
PROJECT N°: NOR01	STAGE: Development	SERVICE: Electrical	SCALE: 1:5000	FORMAT: A1	



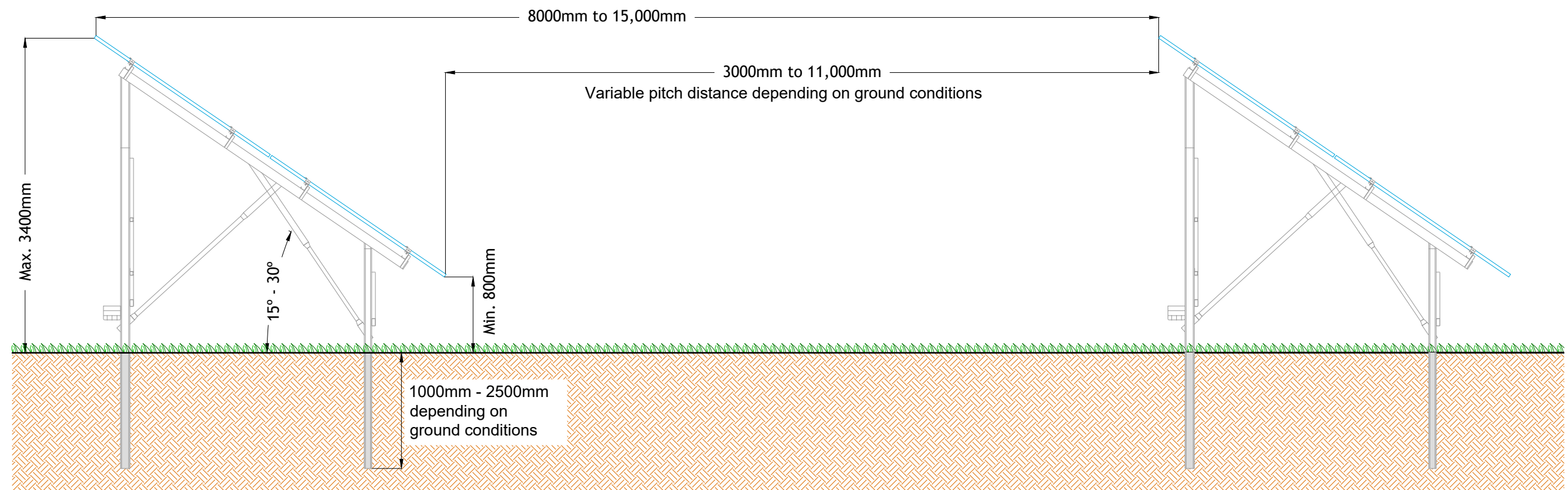
CCD-TEM-001-02-AA-EN | This drawing is property of Voltalia SA and may not be reproduced, disclosed or copied in whole or in part without permission. All rights reserved by law.



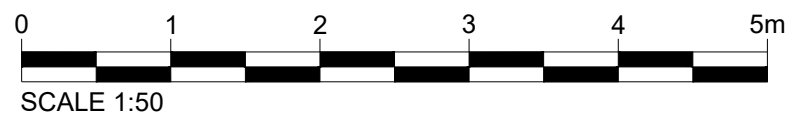
FRONT ELEVATION



REAR ELEVATION

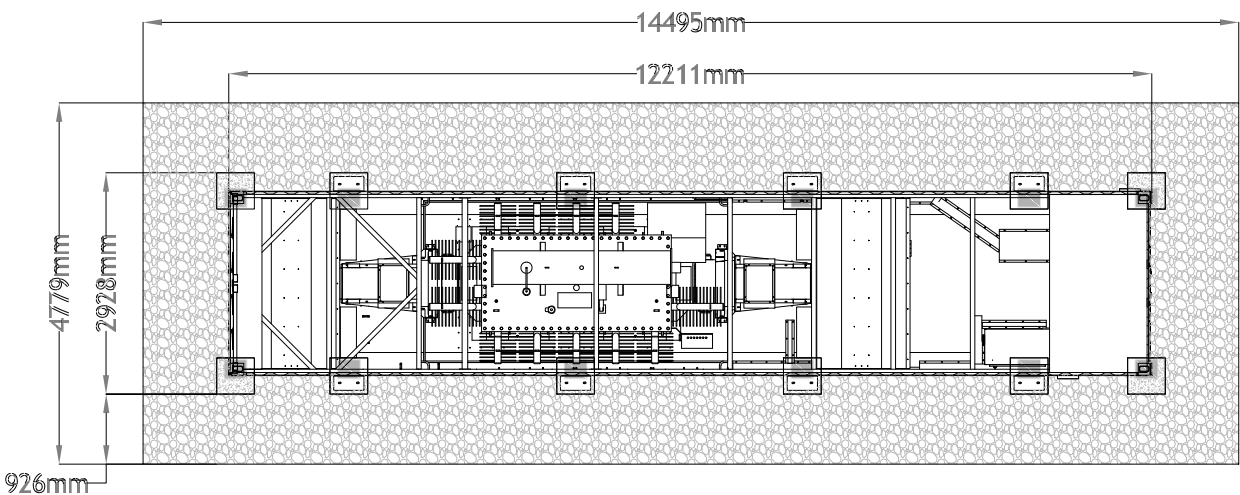


SIDE ELEVATION

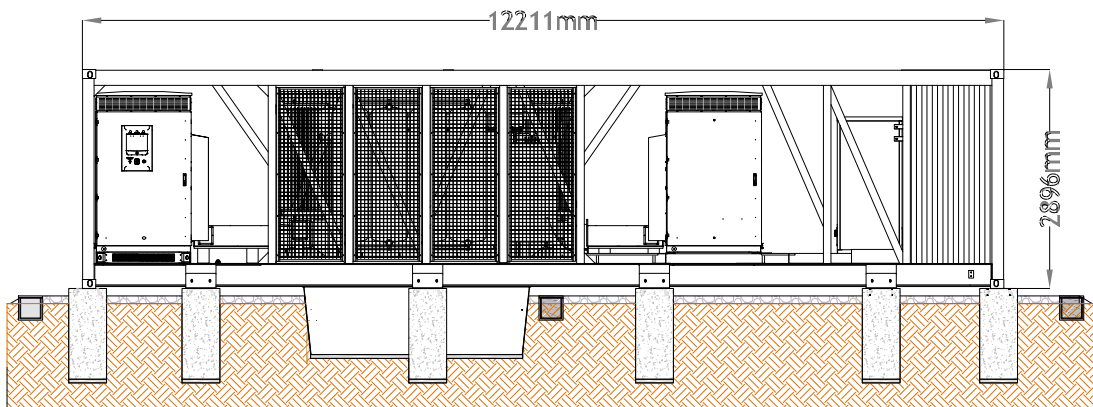


02	PV PANEL NOW SHOWING WORST CASE 3.4m AT APPROX TILT OF 35D				R Spurr			04/04/2024
VERSION	PURPOSE				DRAWN	VERIFIED	APPROVED	DATE
PROJECT: NORTH WEALD PV FARM					DRAWING DESIGNATION: Structure Array Details			
SITE: Cambridgeshire, United Kingdom								
CLIENT: VOLTALIA					ISSUED BY: COE			
PROJECT N°: NOR01					SUB-CONTRACTOR:			
STAGE: Development								
SERVICE: Civil and Structures					SCALE: 1:50		FORMAT: A3	

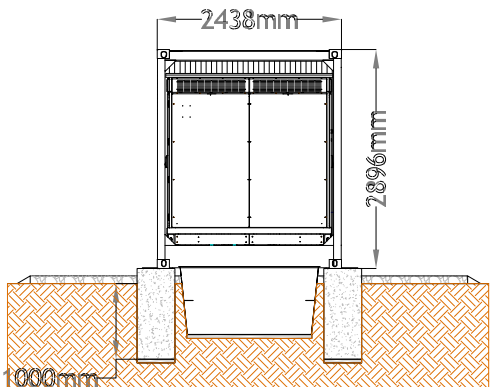
voltalia



PLAN VIEW




FRONT ELEVATION



SIDE ELEVATION



02	RESIZED TO SCALE				MR	-	R SPURR	03.04.2024
VERSION	PURPOSE				DRAWN	VERIFIED	APPROVED	DATE
PROJECT: North Weald				DRAWING DESIGNATION: Inverter/Transformer Details			<div> ISSUED BY: COE SUB-CONTRACTOR</div>	
SITE: Cambridgeshire, England, UK								
CLIENT: -				DRAWING CODE: NTW01-SD-07				
PROJECT N°: NOR01		STAGE: Development		SERVICE: Electrical		SCALE: 1:100		