

Parish:	Walpole	
Proposal:	Construction of a battery energy storage system and ancillary development	
Location:	Land E548887 N317051 NE of White House Farm Frenchs Road Walpole St Andrew Norfolk PE14 7JF	
Applicant:	STP Green Limited	
Case No:	24/01275/FM (Full Application - Major Development)	
Case Officer:	Mr K Wilkinson	Date for Determination: 28 November 2024 Extension of Time Expiry Date: 7 November 2025

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to officer recommendation. The application was referred to Sifting Panel in December 2024. It was agreed that if officers were minded to approve the application it should be referred to Planning Committee for determination.

Neighbourhood Plan: No

Case Summary

This application is for the installation of a Battery Energy Storage System (BESS) at White House Farm on two sites, both sides of French's Road, approx. 300m to the west of Walpole Bank. The larger/northern site (Parcel A) comprises approx. 3.5ha of agricultural land and the smaller/southern site (Parcel B) approx. 0.35ha which is proposed to accommodate the associated transformers and telecommunications mast.

Primary access to Parcel A would be off French's Road to the east of White House Farm and a second/emergency access to the west of White House Lodge. Access to Parcel B is again off French's Road opposite White House Farm.

The BESS would store excess electricity at times of low demand and then release it back into the grid when required at peak times. It would be rated at up to 200MW and would therefore be capable of serving the needs of between 200,000 – 400,000 homes for one hour if required.

An operational period of thirty (30) years is sought by the applicants.

The sites are located outside of the development boundary for Walpole St Andrew/Walpole St Peter/Walpole Marsh and is therefore in an area classed as 'countryside'. The locality is dominated by Walpole Substation and its associated infrastructure including pylons and overhead cabling plus other energy related development. French's Road comprises a mix of sporadic residential properties and agricultural buildings on the northern frontage.

The sites are arable and grass land respectively, classed as grade 2 agricultural land. Parcel A lies mostly in Flood Zone 1, and Parcel B in Flood Zone 2 of EA mapping, but both fall

within the Tidal Hazard Mapping Zone. There is significant apparatus associated with National Grid in the vicinity of the site.

The BESS is considered to be 'associated infrastructure' in relation to the management and use of energy and the National commitment to carbon neutrality by 2050. It should therefore be mainly considered in the context of Policy LP24 of the Local Plan accordingly.

Key Issues

Principle of development
Impact upon countryside
Loss of high-quality agricultural land
Flood risk implications
Highway issues
Ecology and biodiversity
Impact on neighbour amenity
Fire safety
Other material considerations

Recommendation

APPROVE

THE APPLICATION:

This application is for the installation of a Battery Energy Storage System (BESS) at White House Farm on two sites, both sides of French's Road, approx. 300m to the west of Walpole Bank. The larger/northern site (Parcel A) comprises approx. 3.5ha of agricultural land and the smaller/southern site (Parcel B) approx. 0.35ha which is proposed to accommodate the associated transformers and telecommunications mast.

Primary access to Parcel A would be off French's Road to the east of White House Farm and a second/emergency access to the west of White House Lodge. Access to Parcel B is again off French's Road opposite White House Farm.

The BESS would store excess electricity at times of low demand and then release it back into the grid when required at peak times. It would be rated at up to 200MW and would therefore be capable of serving the needs of between 200,000 – 400,000 homes for one hour if required.

An operational period of thirty (30) years is sought by the applicants, similar to other BESS facilities already approved in this area.

The sites are located outside of the development boundary for Walpole St Andrew/Walpole St Peter/Walpole Marsh and is therefore in an area classed as 'countryside'.

The sites are arable and grass land respectively, classed as grade 2 agricultural land. Parcel A lies mostly in Flood Zone 1, and Parcel B in Flood Zone 2 of EA mapping, but both fall within the Tidal Hazard Mapping Zone. There is significant apparatus associated with National Grid in the vicinity of the site.

Indicative plans show the proposed development consists of:

- 68 rows of energy storage units each containing 9 units amounting to a total of 612 units. Each set has a height of 3.3m and sits on a concrete plinth, raised approximately 0.5m above ground level. The BESS would have an installed capacity of up to 200 megawatts (MW);
- 2no. sprinkler tanks;
- Welfare block;
- 3no. storage containers;
- Battery inverters;
- Transformers and disconnectors;
- 132kV Distribution Network Operator (DNO) substation and telecommunications mast (Parcel B);
- Customer substation;
- 2.4m high steel palisade fence surrounding the site;
- 3.5m high timber acoustic fence;
- CCTV monitoring columns (11 in total, each 4m high);
- Parking (4 spaces) for maintenance vehicles;
- A surface water attenuation swale (Parcel A) and a pond in the south-east corner of Parcel B; and
- Landscaping and biodiversity net gain provision.

The application is accompanied by a Design and Access Statement, Preliminary Ecological Appraisal, Biodiversity Impact Assessment, Noise Impact Assessment, Landscape & Visual Appraisal, Transport Statement (incorporating Construction Transport Management Plan), Contaminated Land Desk Study, Battery Safety Management Plan, Drainage Strategy Report, Flood Warning & Evacuation Plan, Biodiversity Impact Assessment and Flood Risk Assessment.

SUPPORTING CASE

The agent has submitted the following statement in support of this application:

“Fletcher King, acting on behalf of STP Green Limited [‘Applicant’], is grateful for the opportunity to submit this statement (to be included in the committee report) that supports the detailed application for planning permission under 24/01275/FM for the ‘construction of a battery energy storage system and ancillary development’ [‘Proposed Development’] on land adjacent to the Walpole National Grid Substation and White House Farm on French’s Road in Walpole [‘Application Site’].

We welcome and endorse the recommendation that the Proposed Development should be granted planning permission. The Applicant and project team have worked closely and collaboratively with the case officer and statutory consultees to mitigate their concerns during the extended statutory determination period by providing technical information and robust evidence, as well as making the necessary revisions, to demonstrate the Proposed Development would not result in any unacceptable impacts.

Application Site

Battery Energy Storage Systems [‘BESS’] can only be delivered in certain locations where the site conditions are favourable, and a series of selection criteria are satisfied (i.e. they cannot be located ‘anywhere’). The Application Site meets all the selection criteria and,

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notably, it is not located within a sensitive area in terms of statutory landscape, ecological, and heritage designations.

Most crucially, it has the 'real' benefit of neighbouring the Walpole Substation because a key requirement for BESS is the proximity to the national grid infrastructure into which the battery storage will provide essential back-up demand and stability.

Proposed Development

The proposed BESS would make the best use of renewable energy and assist in the reliable supply of electricity in a sustainable and efficient manner. This aligns with the Council's ambitions and targets to fight climate change and achieve net zero greenhouse gas emissions by 2050, which is championed by both national and local planning policies and guidance.

The Proposed Development is reflective of the prevailing landscape context because it would sit within the setting and backdrop of Walpole Substation and the associated energy infrastructure which visually dominate the immediate surroundings. The introduction of additional perimeter landscaping will naturally screen the low-rise infrastructure from the wider countryside; create attractive edges; and attract local fauna and new habitats. Overall, the Proposed Development would result in a biodiversity net gain of >10%.

The Proposed Development would be temporary and reversible.

Notwithstanding this, the new planting along the boundaries would be retained in perpetuity to the benefit of the landscape and nature conservation.

Whilst it is acknowledged that each planning application should be determined on its own merits, the recent decisions by the Council and Planning Inspectorate to grant planning permission for similar BESS facilities on agricultural land within proximity to Walpole Substation are materially relevant and create a strong precedent.

Conclusion

The Proposed Development is consistent with the policy direction in the statutory development plan and all other material planning policy considerations. When assessed against the significant and compelling benefits, and the presumption in favour of sustainable development, we conclude that it should be granted planning permission."

PLANNING HISTORY

None relevant

RESPONSE TO CONSULTATION

Walpoles Parish Council: OBJECT – Due to closeness to existing homes.

Local Highway Authority (NCC): NO OBJECTION subject to conditions regarding off-site improvements being submitted and implemented, and Construction Traffic Management Plan and Access Route submission and compliance.

King's Lynn Internal Drainage Board: NO OBJECTION - Advice offered on byelaw issues.

Environment Agency: NO OBJECTION subject to the mitigation measures contained in the Flood Risk Assessment are adhered to via condition.

District Emergency Planning Officer: NO OBJECTION subject to condition relating to signing up to EA's Flood Warning System, installation of services at high level and preparation of a flood evacuation plan and evacuation routes.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to a suite of conditions relating to potential contamination issues from agricultural uses.

Environmental Health & Housing – Community Safety & Neighbourhood Nuisance: NO OBJECTION subject to conditions regarding acoustic fencing installation, mitigation measures contained in the Noise Impact Assessment, lighting details and hours of construction and deliveries as per the construction transport management plan.

Historic Environment Services: NO OBJECTION subject to conditions relating to archaeological investigations.

Norfolk Fire & Rescue Service: NO OBJECTION subject to adequate capacity for water storage (288,000 litres) to serve sprinkler system and have suitable connection points to attach hoses for water draw off.

Norfolk Constabulary (ALO): NO OBJECTION – offers advice on pursuing Secured by Design accreditation.

Natural England: NO OBJECTION - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Senior Ecologist: NO OBJECTION subject to conditions to secure ecology mitigation measures.

Arboricultural Officer: NO OBJECTION subject to landscaping details condition plus implementation.

REPRESENTATIONS

A total of **FOUR** items of correspondence received, **OBJECTING** on the following summarised grounds:

- Impact on the nearby residences
- Food security – loss of high-grade agricultural land
- Loss of views/outlook
- Impact upon character of this locality
- Devaluation of property
- Safety
- Cumulative impact
- Construction period impact and safety on road network

ONE item of correspondence in **SUPPORT** of the proposed development on the provision that the landscaping scheme is substantial and screens the containers.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP04 - Presumption in Favour of Sustainable Development Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP24 - Renewable Energy (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are as follows:

- Principle of development
- Impact upon countryside
- Loss of high-quality agricultural land
- Flood risk implications
- Highway issues
- Ecology and biodiversity
- Impact on neighbour amenity
- Fire safety
- Other material considerations

Principle of development

As stated above, the site is located within the countryside.

National planning guidance seeks to retain the countryside for its amenity value, intrinsic character and beauty and agricultural provision.

Paragraph 187 of the NPPF, 2024 states inter alia : *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

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- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans, and ...'

However, national and local planning policy and guidance also place significant importance on renewable energy.

Paragraph 165 of the NPPF states: 'To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts),
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development, and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.'

Paragraph 168 states: 'When determining planning applications for all forms of renewable and low carbon developments and their associated infrastructure, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas...'

Policy LP06 - Climate Change Policy of the Local Plan (2021-2040) states:

"Development shall recognise and contribute to the importance of, and future proofing against, the challenges of climate change and to support the transition towards meeting the Government target of becoming a net zero economy by 2050..."

Policy LP18 - Design & Sustainable Development states inter alia:

"Renewable Energy

7. The Council and its partners will support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable locational or other impacts that could not be outweighed by wider environmental, social, economic and other benefits... (See also Policy LP24)."

Policy LP24 Renewable Energy of the Local Plan states:

"1. Proposals will be supported and considered in the context of contributing to the achievement of sustainable development and adapting to climate change.

Proposals made by a local community and through neighbourhood plans for the development of renewable and low-carbon sources of energy, in scale with their community's requirements, including supporting infrastructure for renewable energy projects will be supported.

2. Proposals for renewable energy (other than proposals for wind energy development) and associated infrastructure, including the landward infrastructure for offshore renewable schemes, will be assessed to determine whether or not the benefits they bring in terms of the energy generated are outweighed by the impacts, either individually or cumulatively, upon:

- a. sites of international, national or local nature or landscape conservation importance, whether directly or indirectly, such as the Norfolk Coast, National Landscapes;*
- b. the surrounding landscape and townscape;*
- c. designated and un-designated heritage assets, including the setting of assets;*
- d. ecological interests (species and habitats);*
- e. amenity (in terms of noise, overbearing relationship, air quality and light pollution);*
- f. contaminated land;*
- g. water courses (in terms of pollution);*
- h. public safety (including footpaths, bridleways and other non-vehicular rights of way in addition to vehicular highways as well as local, informal pathway networks); and*
- i. tourism and other economic activity.*

3. In addition to the above factors, the Borough Council will seek to protect productive agricultural land and best and most versatile land. Applications for other uses which would adversely affect these are likely to be refused, unless the material benefits associated with its approval outweigh its loss.

4. Development may be permitted where any adverse impacts can be satisfactorily mitigated against and such mitigation can be secured either by planning condition or by legal agreement.

5. In line with Policy LP27 proposals that would lead to adverse impacts on international nature conservation sites will not be permitted."

National guidance is contained in the Overarching National Policy Statement for Energy (EN-1)(March 2023), National Policy Statement for Renewable Energy Infrastructure (EN-3)(January 2004) and the Clean Power 2030 Action Plan (April 2025).

EN-1 states that storage has a key role to play in achieving net zero and providing flexibility to the energy system, so that high volumes of low carbon power, heat and transport can be integrated. Storage is needed to reduce the costs of the electricity system and increase reliability by storing surplus electricity in times of low demand to provide electricity when demand is higher. The Clean Power 2030 Action Plan indicates a requirement for 23-27 GW of battery capacity before 2030.

The battery storage installation is being proposed to facilitate a more consistent supply of energy to the National Grid and to consolidate the battery storage capacity close to the existing power station.

The proposed installation may utilise excess power that may be generated at certain times of the day, store this power on-site and then export it back to the National Grid during periods when demand increases.

Whilst not specifically generating renewable energy, the BESS is considered to be 'associated infrastructure' in relation to the management and use of energy and the National commitment to carbon neutrality by 2050. It should therefore be considered in the context of Policies LP19 & LP24 of the Local Plan accordingly.

There is some conflict between the two overarching aims (protection of the countryside/high grade agricultural land and provision of renewable energy) and a balance is therefore required. This will be explored below.

Impact upon countryside

The main part of the development on Parcel A would lie to the rear of both White House Farm (farmhouse and outbuildings associated with the land) and White House Lodge (a formerly agriculturally tied bungalow), and to the NE of Marsh Farm which comprises a farmhouse with associated yard and several large storage buildings and fields to the rear. Open fields lie to the north and east.

Parcel B lies on the opposite/southern side of the road set behind an established roadside hedgerow with an agricultural access and buildings to the west. The substantial complex of the Substation lies to the south.

The Landscape Character Assessment produced by Chris Blandford Associates in 2007 and used to inform the Local Plan, places these sites on the boundary between areas categorised as: The Fens – Settled Inland Marshes - D2: Walpole, Terrington and Clenchwarton (Parcel A) and D3: Terrington St John (Parcel B).

The application is accompanied by a Landscape & Visual Appraisal (LVA) with 15 representative viewpoints. This considers the development and mitigation measures in the form of landscaping proposals and assesses the likely impact upon the area. Views of the sites are mainly localised.

Views into Parcel A are available from a portion of French's Road in proximity to the sites from the junction with Walpole Bank. Parcel B is visible close up from a gap for access to agricultural buildings to the west of it. Wider open views are available from Marsh Road to the north. At greater distances, further views are truncated by built form or layers of mature vegetation. Where views are available, they are often seen within the context of the built form of the existing energy infrastructure and substantial agricultural buildings near the sites.

Whilst the full details of landscaping have not been determined at this stage (to be dealt with via condition), the proposed development has been laid out to incorporate indicative landscape belts to the rear/north and east of Parcel A, plus a hedgerow to the west. A belt of planting for biodiversity net gain purposes lies between the rear boundaries of White House Farm and White House Lodge and the southern boundary of Parcel A.

The LVA indicates that effects on the landscape character are anticipated to be 'substantial adverse' in Year 1 during the construction phase; owing to the limited area that is affected combined with the existing power infrastructure, this reduces the effects to a 'minor' level of impact by Year 15 due to the landscape mitigation planting becoming established; and at the decommissioning stage, the effects become 'neutral' as the site is returned to a condition that is the same or similar to the baseline.

The same impacts are predicted in terms of visual impact ranging from 'substantial adverse' at Year 1 to 'moderate/minor/negligible adverse' at Year 15 depending on proximity of viewpoint and 'neutral' at decommissioning.

As with any development, a number of impacts arise. These effects will be borne in an area that has an existing relationship with the energy infrastructure surrounding the sites and will largely be offset by the new landscape scheme.

The proposed development would sit within the existing landscape character without causing significant harm. Whilst some negative landscape and visual effects will arise from the proposed development as it emerges; the development is sensitively located and is visually well contained.

Set in this context, it is considered that the proposal would not significantly detract from the appearance and character of this part of the countryside. This is effectively an additional facility with similar features and landscaping to similar BESS facilities already approved in this locality close to Walpole Substation.

This is a view shared by our Arboricultural Officer.

So, the equipment and buildings on Parcel A would be mostly screened from the west by existing vegetation and buildings on French's Road frontage including the complex of agricultural buildings of Marsh Farm to the immediate west of this site. It would also be partially screened by the proposed line of 3.5-4m high acoustic fencing along the southern part of the compound (85m) with a return northward (24m) in the SE corner. The equipment and buildings may alter slightly at the detailed design stage depending on the Distribution Network Operator - this shall therefore be agreed by condition. The exact height and appearance of the acoustic fence has been the subject of negotiation with CSNN (see Impact upon neighbour amenity section below) and is also to be defined via condition, but when viewed in context with the agricultural buildings adjacent (8.4m eaves and 10.9m ridge heights) either height would be acceptable in terms of visual impact.

The DNO substation on Parcel B is mostly screened by an existing mature hedgerow alongside French's Road approx. 6m high. Which can be conditioned to be protected during construction works, retained and maintained thereafter. There would be screen walls to the transformers for visual and acoustic attenuation purposes. Localised views show the equipment set in context with the Walpole Substation to the rear/south.

Photomontages from localised viewpoints have been produced by the applicants to demonstrate these impacts and the potential long-term effects of landscaping.

On balance, given the localised impacts and the proposed mitigating landscaping measures, the effect upon the character and appearance of this locality would not warrant grounds for refusal. The development is capable of being compatible to the provisions of the NPPF and Policies LP18 & LP24 of the Local Plan.

On this particular issue, Members will be aware of a fairly recent appeal decision – for a BESS at Saddlebow - application ref: 22/01151/FM, PINS ref: APP/V2635/W/23/3326257 (copy appended to this report as Appendix A). In allowing the appeal, the Inspector concluded:

"43. Consequently, I find that the identified benefits of the proposal carry substantial weight and therefore significantly outweigh the limited changes that would occur in landscape terms and the temporary loss of a relatively small area of best and most versatile agricultural land in this instance."

Loss of high-quality agricultural land

Paragraph 187 of The National Planning Policy Framework (NPPF, 2024) states that planning policies and decisions should contribute to and enhance the natural local environment by recognising the ‘economic and other benefits of the best and most versatile agricultural land’.

At Annex 2 of the NPPF, ‘best and most versatile agricultural land’ is defined as ‘land in grades 1, 2 and 3a of the Agricultural Land Classification’.

Under the Natural England Agricultural Land Classification (provisional for England), the site (and surrounding area) is classed as Grade 2 farmland. Although the proposed development is located on ‘best and most versatile agricultural land’, there are extensive areas of Grade 1, 2 and 3a farmland surrounding the site. Given the relatively small footprint of the proposed compounds (approx. 3.8ha), removal of the site area from agricultural use will not have a significant impact on the productivity of this sector as a whole and, in terms of Policy LP24, is not considered to be a significant loss of agricultural land.

Whilst development is proposed on grade 2 arable land, its temporary loss from production would be offset by the significant sustainable benefits to the community gained from electricity storage/production. There are also significant biodiversity benefits associated with the landscaping proposal which will be discussed below. As stated above, the development is believed to be totally reversible and could return to agricultural use at the end of its lifespan. Once again this may be secured via condition.

The proposal therefore accords with Policies LP19 & LP24 of the Local Plan. With regards to the NPPF, there is conflict with Paragraph 187; however, this will be addressed in the Planning Balance/Conclusion below.

On this particular issue, Members will be aware of a fairly recent appeal decision – for a solar farm and associated BESS (approx. 78ha) off Gunthorpe Road application ref: 21/01442/FM, PINS ref: APP/V2635/W/22/3295141 (copy appended to this report at Appendix B). In allowing the appeal, the Inspector concluded that:

“38. Taken together, I have outlined that the appeal scheme includes significant benefits in respect of energy security and the environment regarding the nature of energy generated, as well as biodiversity and landscape enhancements. There would also be some other moderate and limited benefits. This is balanced against the moderate weight to the conflict of the proposal with the development plans in respect of the loss of BMV land. When assessed against the policies in the Framework, taken as a whole, this leads me to an overall conclusion that material considerations indicate the decisions should be taken otherwise than in accordance with the development plans. This would therefore justify the grant of planning permission for the appeals.”

Flood risk implications

Parcel A lies in Flood Zone 1 and Parcel B in Flood Zone 2 of the Environment Agency’s mapping and both lie within their Tidal Hazard Mapping Zone (THMZ). The application is accompanied by a site-specific Flood Risk Assessment. This proposed development comprises ‘essential infrastructure’ which, according to national flood risk guidance, is compatible to Flood Zones 1 & 2 – all sources of flooding must however be considered.

The sites also fall within a THMZ and the site-specific FRA proposes mitigation measures. It is proposed to raise the electrical equipment 0.55m above existing ground level on Parcel A and 0.8m on Parcel B (above EA’s predicted flood water level) and in case of a flood, the

agent informs that the equipment would be fitted with circuit breakers to isolate the facility from the network.

These measures are considered to be acceptable to the EA and can be secured via condition accordingly.

Lessons learned from the BESS proposal at Saddlebow (22/01151/FM) referred to above, required details of a scheme to dispose of foul and surface water and for a scheme to contain and dispose of any contaminated water resulting from firefighting in the event of a fire.

Ground conditions are not suitable for infiltration of surface water run-off into the ground. A sustainable approach to surface water management is proposed in a Drainage Strategy using SuDS techniques that direct run-off into a detention swale in Parcel A (to the east of this parcel) and a pond in Parcel B (to the southeast of this parcel) for storage and controlled discharge off-site to the local ditch system. The off-site discharge is to be limited to greenfield rates for the sites. This strategy complies with the requirements of Planning Policy and provides a sustainable approach to surface water management. The IDB are aware of this proposal and the discharge will require their consent under the provisions of the Land Drainage Act.

The development would provide wider sustainability benefits that would outweigh flood risk, and it has been designed to mitigate and adapt to climate change and is not expected to increase the risk of flooding elsewhere.

The Environment Agency raise no objection to this proposal subject to condition to implement the mitigation measures proposed. It is therefore concluded that the proposal complies with the provisions of the NPPF, PPG and Policies LP06, LP18 & LP25 of the Local Plan.

Highway issues

The application is accompanied by a Transport Statement including a Construction Traffic Management Plan (CTMP) which identifies the access route for HGVs - inbound to be southwards from the A17 along King John Bank, eastwards along Marsh Road, south on Wisbech Road, then west along French's Road to the sites. The outbound route is westwards along French's Road then north along The Marsh then continuing on King John Bank back to the A17.

The Agent informs that the construction phase is expected to be 30 weeks. During this period, it is estimated that there could be 393 deliveries (786 two-way movements). Consolidated into 150 working days this equates to on average 3 HGV deliveries per day or 6 two-way movements. There are no abnormal load deliveries associated to this build.

Implications for the construction of other major developments in the area including the Gunthorpe Solar Farm and battery storage facility (ref: 21/01442/FM approved on appeal) to the west is also taken into consideration. Indeed, the solar farm is now proposed to be accessed via Gunthorpe Road past the Sutton Bridge Power Station rather than along King John Bank.

Visibility splays are acceptable on French's Road from all access points but there are some localised works in the highway to allow turning which will require further details to be submitted plus wear and tear on the network.

Therefore, if minded to approve the application in its present form, the LHA recommend conditions be applied covering refinement of the CTMP, plus covering access construction of both principal and emergency routes.

The proposal can therefore accord with Policies LP13 & LP21 of the Local Plan.

Ecology and biodiversity

There are no statutory or non-statutory designated sites within a 2km radius which will be affected by the proposed works and Natural England confirm that there would be no adverse impacts.

The application was accompanied by a Preliminary Ecological Appraisal produced by Brindle & Green which identified additional survey work on bats, water voles, Great Crested Newts and otters.

This was undertaken and a subsequent Ecological Impact Assessment submitted which concludes that there would be no significant effects on legally protected habitats or species. This is confirmed by our Senior Ecologist.

Detailed landscaping proposals for the site are to be covered via condition, but the layout plan shows areas capable of accommodating peripheral planting of hedges, trees, areas of meadow grassland and the creation of a surface water attenuation swale plus a pond. These habitats will provide a significant overall enhancement compared to the existing arable land. The landscaping proposals will need to address the maturity of the trees being planted given the contribution they will make to the screening of the site and any associated acoustic barriers.

In respect of Biodiversity Net Gain requirements, a Biodiversity Metric has been submitted which indicates that there would be a net gain as follows: For habitat units a 14.46% net gain, for hedgerow units a 29.78% net gain and for water units a 10.84% net gain. (Exceeding the target of 10% set out in the Environment Act 2021.) Our Senior Ecologist has reviewed this assessment and raises no objection subject to securing these mitigation measures via condition.

With regards to planning policy, the development complies with Policies LP18, LP19 & LP24 together with paragraph 187 d) of the NPPF in that it has appropriately considered biodiversity and ecological matters and would deliver a substantial net gain in biodiversity.

Impact upon neighbour amenity

Concerns have been raised by the Parish Council and third parties regarding the impact of the proposed development relative to existing residential properties close to the sites.

There are two dwellings situated between the two parcels of land – White House Farm (house) and White House Lodge (bungalow). Both properties are enclosed by established landscaping in the form of evergreen hedging 2m plus in height. Therefore restricting outward views.

The farmhouse has a rear garden depth of approx. 19m and lies approx. 41m from the battery compound; the bungalow has a 15.5m rear garden and sits approx. 47.5m away respectively.

Marsh Farm (house) lies approx. 73m away to the west but is effectively screened by the substantial agricultural buildings in its yard.

The application is accompanied by a Noise Impact Assessment produced by Quantum Acoustics which assesses the impact of the proposals upon all identified properties close to the development.

Mitigation measures proposed includes an acoustic fence to the southern boundary of the battery storage compound plus a return as described above. Initially the barrier was proposed at 4m in height, but to accord with other facilities approved in this locality a 3.5m high has been investigated. However, as stated above, either would be acceptable in visual impact terms.

The results of this re-assessment concluded that reducing the barrier height to 3.5m would likely increase noise emissions from the proposed installation by less than 1dB(A). This would mean that noise levels would remain within the “+5dB” district design policy adopted by the Council for power infrastructure installations. If considered necessary on visual impact grounds, a reduction in the height of the proposed barrier to 3.5m could therefore be accommodated without material harm.

Whilst the use of a 4m high acoustic barrier would provide greater flexibility during the detailed design stage of the project (and preferred by CSNN colleagues), the use of a 3.5m should also prove acoustically acceptable.

The submission and approval of the finalised plant and equipment proposals and attendant noise attenuation measures could be controlled via a pre-commencement condition.

Given the separation distances involved between the nearest dwellings and the development proposed, plus intervening established boundary treatments, there are no significant adverse impacts with regards to overshadowing or overbearing.

It is concluded that subject to mitigation measures to be defined via condition, the proposal would not adversely affect the amenity of neighbouring or surrounding residential properties to an unacceptable degree and could comply with Policy LP21 of the Local Plan.

As indicated above, the application is also accompanied by a Construction Traffic Management Plan which covers such things as dust suppression, contractor parking and wheel washing facilities. Once again this may be secured via condition. Hours of construction were restricted on the other BESS proposals to be 0830 – 1700 hours Monday to Friday and 0830 – 1300 hours on Saturdays; for consistency this can be repeated.

Details and implementation of the lighting scheme will be secured via condition prior to installation.

As a result, the amenity of the nearest dwellings will be protected, complying with Policies LP21 & LP24 of the Local Plan in respect of noise, dust etc.

Fire safety

The application is accompanied by a Battery Safety Management Plan produced by the applicants which has been reviewed by Norfolk Fire & Rescue Services and requires some refinement.

Norfolk Fire & Rescue Services raise no objection to the proposal but initially expressed concerns regarding water supply for firefighting, emergency access and decommissioning. Modifications have been made to accommodate an on-site water source to serve a sprinkler system plus firefighting and contamination containment and an emergency access added (to

the west of White House Lodge). The applicants indicate that the operation of the site would recognise and comply with the National Fire Chiefs Council guidance relating to BESS proposals.

Local concerns are understandably raised in regard to the event of an emergency/fire. However, the protocols and safety measures (the details of which can be secured via condition in association with the NFRS) would meet the industry safety standards which are more advanced than in earlier incidences where fires have occurred.

Other material considerations

Archaeology: Historic Environment Services indicate that previous archaeological investigations in the locality have recorded various features, deposits and artefacts of Anglo-Saxon and medieval date.

Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. A programme of archaeological mitigatory work in accordance with National Planning Policy Framework (2024), Section 16: Conserving and enhancing the historic environment, para. 211 can therefore be secured via condition.

Crime and disorder: There are no significant crime and disorder issues raised by this proposed development. Whilst the facility would be un-manned during the operation phase, 2.4m high palisade fencing, CCTV cameras and lighting mounted on 11no. 4m high columns are proposed to ensure security of the facility without adversely affecting light pollution (details of the lighting scheme is to be agreed via condition as stated above). It is not unusual for facilities such as this to be effectively monitored and controlled remotely.

Contamination: The applicant has provided a Phase 1 Geotechnical and Geo-environmental Desk Study by Whitby Wood dated 08/07/2024. The report identifies a moderate risk to site workers from contact with contaminants associated with agricultural use such as pesticides and herbicides. Due to the recommendations in the aforementioned study, a suite of conditions are recommended relating to investigation and potential remediation steps as necessary.

There are no air quality issues raised by this proposal and dust control can be secured via a Construction Environmental Management Plan referred to above.

Foul Water: The extract from the Drainage Strategy explains:

'4.2 Foul Water - Foul wastewater is to increase from the existing development due to the increase in number of units and change in building use. Foul water design flow rates have been estimated using 0.6l/hectare of developable land for industrial uses. The proposed foul water will be detailed at a later stage, however it is thought that septic tanks will be utilised as the main strategy'.

Given the nature of the proposed use, it is not considered that foul water impacts of the development would be significant. As noted in the flood risk implications above, a condition is recommended to control foul drainage details alongside surface water details and a scheme to contain and dispose of any contaminated water from firefighting.

Environmental impact assessment: The proposal has been formally screened and does not require Environmental Impact Assessment. This has been confirmed under separate cover.

Third party comments not addressed in the report above:

Devaluation of property values – the effect of development upon property prices either up or down is not a material planning consideration; and

Loss of views/outlook – whilst public views are considered as part of the planning process, an individual's view across third party land is not given any material weight.

Timescale for implementation/commencement:

Planning permissions normally have a 3-year implementation timeframe, however there is flexibility to extend or shorten this period under Section 91(1)(b) of the Act. In this instance it is sought to be a 5-year commencement period given the lengthy process of procurement of equipment, grid upgrades and connection issues which need to be resolved. There are precedents for this by virtue of recent consents nationally and this is considered to be acceptable.

PLANNING BALANCE/CONCLUSION:

Whilst the temporary (30 year) loss of grade 2 agricultural land is recognised (Para. 187(b) of the NPPF and Para. 4 of Policy LP24), in the planning balance it is clear that considerable weight should be attached to the benefits associated to the production and management of sustainable energy as we push towards the national target of Net Zero emissions before 2050. This is strongly supported in national policy guidance, as well as the Council's own planning policy. It also aligns with the Council's own Climate Change Strategy and Action Plan.

This overall site is a relatively small area of land (3.85ha) which, even combined with the surrounding proposals, would not create a significant detrimental effect upon productivity of that sector taken holistically. So, in terms of Policies LP19 & LP24, it is also not considered to be a significant loss of farmland.

The proposal would also be seen in context with existing and proposed/approved infrastructure nearby, and, with the introduction of associated landscaping, would not significantly affect the appearance and character of its wider countryside setting. It is therefore considered to be acceptable on landscape impact grounds.

There are no technical issues that cannot be dealt with via planning conditions and no objections from statutory consultees. Impact upon residential amenity can be suitably controlled through mitigation measures in the form of acoustic fencing plus a Construction Traffic Management Programme (CTMP). Most notably there is no objection from the Norfolk Fire & Rescue Service to the scheme on safety grounds, and a safety plan can be suitably conditioned (as used by the Planning Inspectorate).

Overall, the proposal is considered to accord with the provisions of the NPPF, NPPG, National Policy Statements, Policies LP04, LP06, LP13, LP19, LP20, LP21, LP24 & LP25 of the Local Plan (2021-2040).

It is therefore duly recommended for approval subject to certain conditions stated below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: With the exception of the details required in connection with Condition 7 below, the development hereby permitted shall be carried out in accordance with the following approved plans: E101-SHEET04 Rev. P03, unless otherwise agreed in writing with the Local Planning Authority.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The permission hereby granted is for the proposed development to be retained for a period of not more than 30 years from the date that electricity is first taken from the grid network (the first Import Date), this date to be notified in writing to the Local Planning Authority. By the end of the 30-year period the battery storage installation shall be decommissioned. No later than 6 months after decommissioning, all related structures, containers, equipment and infrastructure shall be removed and the site restored in accordance with a restoration scheme which has been submitted to and approved in writing by the Local planning Authority. The restoration scheme shall be submitted to the Local Planning Authority no less than 6 months prior to decommissioning. The Local Authority must be notified of the cessation of electricity importation and exportation in writing no later than 5 working days after the event.
- 3 Reason: To define the terms of this permission as the application site lies in the open countryside and it is important that once the development has ceased the site is brought back into a full agricultural use in accordance with the provisions of the NPPF and Policies LP18 & LP21 of the Local Plan.
- 4 Condition: If the development hereby permitted fails to be operational for a continuous period of 12 months, then, unless otherwise agreed in writing with the Local Planning Authority, the containers and associated buildings, equipment and infrastructure shall be decommissioned and removed from the site in accordance with a scheme to be submitted to the Local Planning Authority no more than 3 months after the end of the 12 month period. The land shall be reinstated in accordance with the scheme within a period of 6 months after the end of the 12 month period.
- 4 Reason: The application site lies in the open countryside and it is important that once the development has ceased the site is brought back into agricultural use in accordance with the provisions of the NPPF and Policy LP18 of the Local Plan.
- 5 Condition: Notwithstanding the submitted plans, prior to the commencement of the development hereby approved, a detailed landscaping scheme shall have been submitted to, and agreed in writing by, the Local Planning Authority. These details shall include finished levels or contours and hard surface materials. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with tree, plant and grass establishment) schedules of trees and plants noting species, sizes and proposed numbers and densities where appropriate.

- 5 Reason: To assimilate the development into its countryside setting, in the interests of visual amenity and nature conservation and accord with the provisions of the NPPF and Policy LP18 of the Local Plan. This is a pre-commencement condition as the landscaping impacts should be considered at an early stage of the development.
- 6 Condition: The approved landscaping scheme shall be completed during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs/plants which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.
- 6 Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and nature conservation and accord with the provisions of the NPPF and Policy LP18 of the Local Plan.
- 7 Condition: Notwithstanding the plans submitted, prior to installation, full details of the battery units, store rooms, control rooms, structures and equipment, shall be submitted to, and agreed in writing by, the Local Planning Authority.
- 7 Reason: In order to allow the Local Planning Authority to control such details in the interest of visual amenity and to assimilate the development into its rural setting, in accordance with the provisions of the NPPF and Policy LP18 of the Local Plan.
- 8 Condition: The development shall be carried out in accordance with the mitigation measures contained in the submitted flood risk assessment (FRA) (Ref: P451676-WW-XX-XX-RP-C-0001; dated 28 August 2024; submitted by Whitby Wood). In particular, they include:
- Battery storage containers and associated electrical infrastructure shall be set 0.55m above existing ground level on the Northern site/Parcel A; and
 - Electrical infrastructure shall be set 0.8m above existing ground level on the Southern site/Parcel B.
- The mitigation measures shall be fully implemented prior to commencement of use and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
- 8 Reason: In order to protect the development at times of high risk of flooding and to accord with the provisions of the NPPF and Policies LP18 & LP25 of the Local Plan.
- 9 Condition: Notwithstanding the submitted details, full details of a lighting scheme to serve the development shall be submitted to, and agreed in writing by, the Local Planning Authority prior to installation. The agreed lighting scheme shall be implemented and thereafter maintained and retained as agreed.
- 9 Reason: In the interests of minimising light pollution, impact on ecology, and to safeguard the amenities of the locality in accordance with the NPPF and Policies LP18 & LP21 of the Local Plan.
- 10 Condition: Notwithstanding the submitted details, prior to the commencement of any works a Construction Traffic Management Plan and Access Route, which shall incorporate adequate provision for addressing any abnormal wear and tear to the

highway and wheel washing facilities for construction and decommissioning vehicles, shall be submitted to and approved in writing with the Local Planning Authority, together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

- 10 Reason: In the interests of maintaining highway efficiency and safety and to ensure that no other local roads are used by construction traffic, and to accord with the provisions of the NPPF and Policies LP11, LP13 & LP21 of the Local Plan.
- 11 Condition: For the duration of the construction period, all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless otherwise approved in writing by the Local Planning Authority.
- 11 Reason: In the interests of maintaining highway efficiency and safety, and to accord with the provisions of the NPPF and Policies LP11, LP13 & LP21 of the Local Plan.
- 12 Condition: The hedgerow alongside French's Road on Parcel B shall be protected to British Standard BS 5837:2012 during construction works and thereafter retained and maintained at a height of not less than 5m unless otherwise agreed in writing by the Local Planning Authority.
- 12 Reason: To protect the existing established hedge on the site during construction and assimilate the development into its countryside setting to accord with Policies LP18 & LP19 of the Local Plan.
- 13 Condition: For the duration of the construction and decommissioning periods deliveries and removals shall only be received at or despatched from the site between the hours of 0830 and 1700 hours Monday to Friday, 0830 and 1300 hours on Saturdays and not at all on Sundays and Bank Holidays other than with the prior written approval of the Local Planning Authority.
- 13 Reason: In the interests of the amenities of the locality, and to accord with the provisions of the NPPF and Policies LP13 & LP21 of the Local Plan.
- 14 Condition: No demolition/development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and Policy LP20 of the Local Plan. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 15 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 14 and any addenda to that WSI covering subsequent phases of mitigation.

- 15 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and Policy LP20 of the Local Plan.
- 16 Condition: The development shall not put into first use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 14 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 16 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and Policy LP20 of the Local Plan.
- 17 Condition: Prior to the commencement of development, full details of the height and appearance of the acoustic barriers to the perimeter of the battery storage compound and transformer screens, as shown on Figure 3.2 on page 10 of the Noise Impact Assessment reference QA24433/NIA(Rev1) dated 10/01/25 and undertaken by Quantum Acoustics, shall have been submitted to, and agreed in writing by, the Local Planning Authority. These shall be erected as agreed prior to works proceeding in those respective compounds and shall remain to the standard of installation for the lifetime of the development.
- 17 Reason: In the interests of the amenities of the locality, and to accord with the provisions of the NPPF and Policy LP21 of the Local Plan. This is a pre-commencement condition as the amenity of nearby dwellings must be built into the development at an early stage.
- 18 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options and proposal of the preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
- 18 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with the provisions of Policy LP21 of the Local Plan. This is a pre-commencement condition as contamination matters need to be addressed at an early stage of the development.

- 19 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

- 19 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 20 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

- 20 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 21 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition number 18, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition number 19, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition number 20.

- 21 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 22 Condition: Notwithstanding the submitted details, the development hereby permitted shall not commence until such time as a scheme to:
- dispose of foul and surface water; and
 - contain and dispose of any contaminated water resulting from firefighting
- has been submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented as agreed.
- 22 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF and Policy LP21 of the Local Plan. This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 23 Condition: Notwithstanding the submitted details, prior to the first use of the Battery Energy Storage System (BESS) hereby approved, a Battery Safety Management Plan (BSMP) shall be submitted to, and agreed in writing by, the Local Planning Authority. The BSMP must define the type of batteries to be used and prescribe measures to facilitate safety during the construction, operation and decommissioning of the BESS. The BSMP shall be implemented as approved.
- 23 Reason: To secure the safe operation of the facility and to accord with the provisions of Policy LP21 of the Local Plan.
- 24 Condition: Notwithstanding the details indicated on the submitted plans, no works shall commence on site unless otherwise agreed in writing until drawings for the off-site highway improvement works for the surfacing and widening of the three accesses together with localised carriageway widening to support HGV turning movements to and from the sites have been submitted to, and approved in writing by, the Local Planning Authority
- 24 Reason: To ensure that highway improvement works are designed to an appropriate standard in the interests of highway safety and to protect the environment of the local highway corridor; in accordance with the provisions of the NPPF and Local Plan Policies LP13 & LP21. This is a pre-commencement condition as the highway improvement works required need to be designed into the development at an early stage.
- 25 Condition: Prior to the first use of the facility hereby approved, the off-site highway works referred to in Condition 24 shall be completed to the satisfaction of the Local Planning Authority.
- 25 Reason: To ensure that highway improvement works are implemented in the interests of highway safety and to protect the environment of the local highway corridor; in accordance with the provisions of the NPPF and Local Plan Policies LP13 & LP21.