

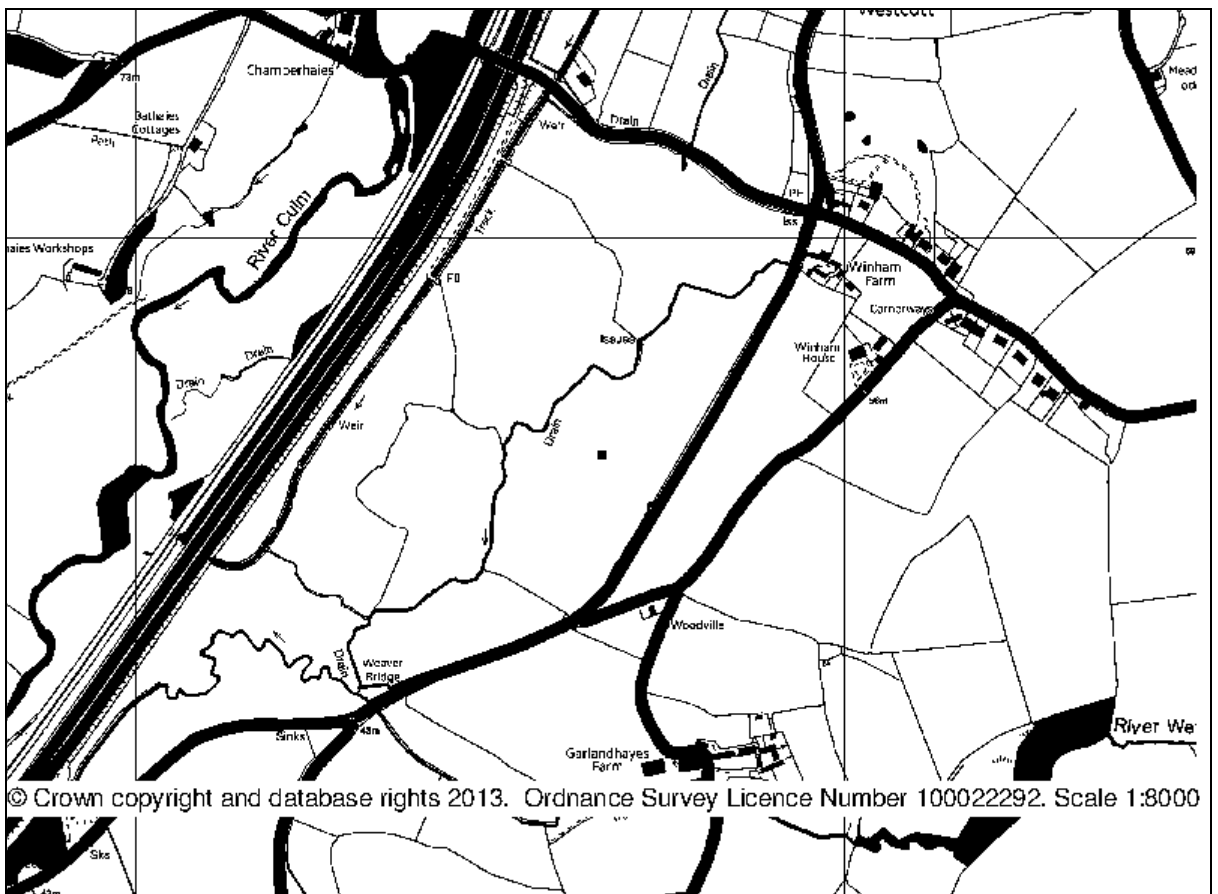
Grid Ref: 103703 : 301672

Applicant: Hive Energy Ltd

Location: Land at NGR 301672 103703 (Land West of Winham Farm) Westcott Devon

Proposal: Installation of solar park to generate up to 5MW of power (site area of 11.10 ha), to include solar panels, transformer housing, security fencing, cameras, landscaping and other associated works (Revised Scheme)

Date Valid: 7th April 2014



PLANNING COMMITTEE
18th June 2014

REPORT OF THE HEAD OF PLANNING AND REGENERATION

14/00536/MFUL - INSTALLATION OF SOLAR PARK TO GENERATE UP TO 5MW OF POWER (SITE AREA OF 11.10 HA), TO INCLUDE SOLAR PANELS, TRANSFORMER HOUSING, SECURITY FENCING, CAMERAS, LANDSCAPING AND OTHER ASSOCIATED WORKS (REVISED SCHEME) - LAND AT NGR 301672 103703 (LAND WEST OF WINHAM FARM) WESTCOTT DEVON

Reason for Report:

To determine planning application 14/00536/MFUL

RECOMMENDATION(S)

Planning permission granted subject to conditions

Relationship to Corporate Plan:

Managing the Environment

Financial Implications:

Costs associated with a planning appeal if application refused and the Council is found to have behaved unreasonably.

Legal Implications:

None

Risk Assessment:

None

Consultation carried out with:

1. English Heritage
2. Natural England
3. Highways Agency
4. Highways Authority

5. Historic Environment Service
6. CAA
7. Exeter Airport
8. Environment Agency
9. Environmental Health
10. Bradninch Town Council
11. Cullompton Town Council
12. Silverton Parish Council

1.0 PROPOSED DEVELOPMENT

- 1.1 The application seeks a 25 year permission for the installation of a 5 Megawatt (MW) solar farm on a total of 11.1 hectares of agricultural land. 3.6 hectares is grade 3a agricultural land and 7.5 hectares is grade 2 agricultural land. The land is currently used partially for grazing and partially for arable production.

The site is approximately 2.4 km south of Cullompton, 1.5km east of Bradninch, 300m east of the M5 Motorway and immediately west of the B3181. The site is south of the Merry Harriers public house.

The site slopes gently downhill from the B3181 to the west toward the River Culm and the motorway. It is bounded by established hedgerows and occasional mature trees in all directions. The site is not within a 'sensitive area' as described within the EIA Regulations. The site is proposed to be used for a dual use of renewable energy production and the grazing of sheep between the solar arrays.

Panels: The development consists of the installation crystalline solar photovoltaic panels arranged as arrays. Each array contains 24 panels and measures approximately 2.206m high x 12m long x 3.344m wide.

The panels will be attached to static mounting frames at an angle of approximately 15 degrees. The panels will be installed on the frames with a ground clearance of approximately 800 cm above ground level at the lowest point and with an approximate height above ground level of 2.2m. The frames will be arranged in rows running east - west across the site and will be piled into the ground.

Inverter and transformer housing: PV panels generate direct current (DC) electricity which must be converted to alternating current (AC) electricity before it can be fed into the National Grid. The application includes 4 inverter buildings (housing inverter cabinets, DC cabinets, medium voltage switchgear, transformer) measuring 2.55m high x 1.905m wide x 1.522m deep, 1 x substation and 1 District Network Operator building measuring 2.55m high x 2.55m wide x 3.280m deep. All control buildings

are less than 3m high. The substation would house the switchgear equipment for the site. From here electricity will be exported to the 33kv transmission line of the regional grid. The point of connection would be an existing pylon and all cabling to this point would be underground. The substation building would be positioned to the east of the northern field close to the boundary hedgerow with the B3181.

Security fencing: A 2m high visually permeable green wire mesh deer fence (also a security fence) will be installed around the perimeter of the proposed solar farm. It will contain two gates to enable access to the land to the west of the solar pv development. CCTV cameras will be mounted on the deer fence.

Access: Access to the site, for construction and on-going maintenance is proposed from a new access directly onto the B3181 located approximately 100m north east of the existing site access. Provision of the access for construction and maintenance traffic will require the removal of vegetation to achieve suitable width and required visibility standards. Pedestrian access to the site will be restricted. An access track would be provided partially along the eastern boundary of the northern field to the west boundary of the southern field to allow for maintenance of the site and land beyond. Surfacing details of this track are required.

Surface water drainage: Swales throughout the site will be provided to intercept any surface water not soaking away directly into the ground around the panels.

2.0 APPLICANT'S SUPPORTING INFORMATION

- Design and access statement
- Planning statement
- Statement of community involvement
- Agricultural assessment
- Agricultural reinstatement report
- Flood risk assessment
- Landscape and visual impact assessment (with addendum)
- Ecology survey and confidential appendix
- Heritage assessment
- Transport Statement
- Swale diagram
- Panel detail drawings
- Control building drawing

3.0 PLANNING HISTORY

12/00617/ADVERT – Advertisement consent to display 1 pole mounted sign
PERMITTED

13/01408/MFUL – Installation of solar park to generate up to 5MW of power (site area of 11.10 ha), to include solar panels, transformer housing, security fencing, cameras, landscaping and other associated works – WITHDRAWN

4.0 Mid Devon Local Plan Part 3 (Development Management Policies)

DM1 - Presumption in favour of sustainable development

DM2 - High quality design
DM5 - Renewable and low carbon energy
DM7 - Pollution
DM27 – Development affecting heritage assets

5.0 CONSULTATIONS

BRADNINCH TOWN COUNCIL - 2nd May 2014 - Should the Planning Authority see fit to grant permission for this application Bradninch Town Council makes the following stipulations:

1. Should the decision be made to give consent to this application, permission should ONLY BE TEMPORARY for the duration of the 25 years.
- 2 This site should revert back to agricultural land at the end of the 25 years and NO change of use should be applied to this site at any point in the process
- 3 The site MUST be restricted to that designated on this application and NO other land in the ownership of either the current applicants or other land owners with land in this valley should be considered for future development of this nature.

The Town Council is concerned that a precedent may be set on granting this application.

CULLOMPTON TOWN COUNCIL - 25th April 2014 - It is considered that the site will have a significant visual impact from both the M5 motorway and the B3181 Exeter Road that no amount of plant screening will mitigate. Recommend refusal.

SILVERTON PARISH COUNCIL - 2nd June 2014 - The application is not within the Parish Boundaries of Silverton and there we do not wish to make any formal comment or observations.

HIGHWAY AUTHORITY - 23rd April 2014

Observations: The Local Planning Authority will be aware of the Highway Authority's previous comments and that there is no objection to the above proposal subject to the following conditions.

The applicant in the preparation of the traffic management plan should also include the provision of Wheel washing facilities and road sweeping facilities so as to prevent mud and detritus entering upon the Public Highway.

Therefore the access location and visibility splays as shown on the submitted drawing should be conditional of any consent and the applicant is reminded of the need to obtain a section 184 licence for the construction of the access.

Recommendation: The Local Highway Authority recommends that the following conditions shall be incorporated in any grant of permission:-

1. Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including:

- (a) the timetable of the works;
- (b) daily hours of construction;
- (c) any road closure;
- (d) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
- (e) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
- (f) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; and
- (g) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site;
- (h) details of wheel washing facilities and obligations including road sweeping;
- (i) the proposed route of all construction traffic exceeding 7.5 tonnes;
- (k) details of the amount and location of construction worker parking.

2. The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 8.0 metres back from its junction with the public highway.

REASON: To prevent mud and other debris being carried onto the public highway.

3. In accordance with details that shall previously have been submitted to, and approved by, the Local Planning Authority, provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway.

REASON: In the interest of public safety and to prevent damage to the highway.

ENVIRONMENT AGENCY - 16th April 2014

We have no objections to the proposal providing development proceeds in accordance with the previously agreed Flood Risk Assessment (application 13/01408).

ENVIRONMENTAL HEALTH - 24th April 2014 -

Contaminated Land - Not applicable.

Air Quality - Not applicable.

Drainage - Not applicable.

Noise and other nuisances - No objections.

Housing Standards - Not applicable.

Licensing - Not applicable.

Food Hygiene - Not applicable.

Private Water Supplies - Not applicable.

Health and Safety - No objections.

HISTORIC ENVIRONMENT SERVICE - 6th May 2014

I refer to the above application and your recent consultation. The geophysical survey undertaken on this site has identified possible prehistoric archaeology within the application area that will be affected by the construction of the proposed solar park. I understand that

archaeological fieldwork is currently underway to determine the significance of the anomalies identified by the geophysical survey. Once the results of these archaeological investigations has been received by this office I will be able to provide you with comments on the impact of the proposed development upon the heritage assets within the application area.

I would therefore advise that no decision is made on this application until the results of the currently on-going archaeological evaluation are made available for consideration. If this information is not made available in support of this application then I would advise that the application was refused by your Authority on the basis of insufficient information on the significance of the heritage assets affected.

NATURAL ENGLAND - 14th April 2014

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 20 November 2013 under planning application reference 13/01408/MFUL.

The advice provided in our previous response applies equally to this revised scheme although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

MINISTRY of DEFENCE - 22nd April 2014 - This proposal has been examined from an Aerodrome Safeguarding aspect and does not appear to conflict with safeguarding criteria.

Accordingly, Exeter International Airport has no safeguarding objections to this development provided there are no changes made to the current application.

Kindly note that this reply does not automatically allow further developments in this area without prior consultation with Exeter International Airport.

Please see attached guidance note from the CAA, in particular point 3. If glint or glare from this development does create an issue for pilots then the developer must make every effort to minimise this hazard.

HIGHWAYS AGENCY - NETWORK PLANNING MANAGER - 17th April 2014

This proposal is a resubmission of the previously withdrawn application ref 13/01408/MFUL. From a review of the submitted documents, the siting, layout and scale of the current proposals would appear to be the same as that put forward in the earlier application. On that basis the Agency is satisfied that the proposed development will have a minimal impact on the M5 motorway as any potential views should be satisfactorily screened by intervening vegetation. We therefore have no objection to the proposal and I enclose an Article 25 TR110 form to that effect.

ENGLISH HERITAGE - 6th May 2014

We have previously commented on an application (13/01408/MFUL) for this site. It was for a similar proposal for an approximate 12 hectares solar farm near Winham Farm, Cullompton. The site sits on the lower slopes of the Culm Valley to the east of the M5 within 2km of Bradninch and Langford.

In a 4km assessment area, 5 scheduled monuments have been identified, however, these sit to the edge of the assessment area and 16 highly graded listed buildings, several have been identified in the nearby elements of Langford and Bradninch. Also of note is the registered park and garden,

Killerton Park that sits just outside the 4km boundary. There may also be a number of lower graded listed buildings within the area that will be affected, and advice should be sought about the potential impact from the local authorities' conservation officers.

We are unable to identify how the Heritage Desk Based Assessment has been altered since the previous application and as a result our previous advice (our ref P00311011) still stand, with regards to the justification for the small assessment area that has been undertaken. The fact that a number of assets that fall within the ZVT have not been assessment including Killerton Park, which are likely to have views over the site. Furthermore the lack of a comprehensive analysis of the setting of those assets which have been identified. This includes not giving sufficient weight to the potential impact of the development from the wider views, including views from other points which incorporate both the development site and the historic assets. It thus fails to satisfy NPPF Para 128. The application has not demonstrated that the proposed development will have no harmful impact on the settings and significance of designated heritage assets and in some instances has not even assessed those assets that are to be affected. The local authority would therefore be justified or refusing the application on the grounds that the proposal fails to satisfy national planning policy and guidance, or in deferring determination and requesting additional information on the impact of the proposal on the setting and significance of designated heritage assets.

Despite the insufficient nature of the information in the application, we consider that the potential harm would, in this instance be less than substantial (in NPPF policy terms). Nevertheless, whether the harm is substantial or less than substantial, national policy (NPPF paras 132-4) states that harm requires clear and convincing justification in the public interest, and should be weighed by the local authority against any public benefits of the proposal.

Again, archaeological buried remains have been identified through the geophysical survey and we would expect advice to be sought from the Devon County Council's, Archaeological Services.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

DEVON & CORNWALL POLICE AUTHORITY –2nd June 2014 - I don't think I recommended Pan Tilt Zoom (PTZ) The recommendation would have been for some form of monitoring which you have incorporated with a piezoelectric perimeter intrusion detection system. This is acceptable to the Police.

I have attached Devon & Cornwall Police recommendations for Solar farms which stresses the importance of an Operational Requirement, this identifies procedures required when there is an activation that should be in place, and ensures data protection legislation is adhered to.

15th April 2014 - Having read the application I cannot find any details of the security proposals other than reference to a 'deer fence' I refer the applicant to: Planning guidance for the development of large scale ground mounted solar PV systems In which it states: The security of solar farms must be properly assessed by all those involved in the planning process. All planning applications should therefore include full details of the security proposals within the Design and Access Statement (as required by Department for Communities and Local Government Circular 1 / 2006 paragraph 87. It then makes reference to electronic security of which there is no mention in the application.

Electronic Security

There is a huge range of electronic security available. For most sites it is very likely that this will play an important role. In selecting which type of technology to employ a proper assessment on a site specific basis should be undertaken to ensure any system will be fit for purpose. For CCTV this assessment is commonly called an Operational Requirement (OR) An obvious example would be to establish how effective will the CCTV be at night at these locations. There will probably be little reward in deploying CCTV or other defence unless it is monitored in some way or can provide an instant alert in some form and also who would then respond to this? CCTV which simply records will probably be of very limited value.

There does need to be an operational requirement (OR) that the installer must adhere to in order to comply with data Protection legislation. The OR will identify who responds to an intruder and what actions are intended. The OR also identifies the expectations of each individual camera as well as response requirements. There is requirement for a code of practice which covers storage of data and who is authorised to view it, and identifies a person responsible. There is also a requirement for a code of practice which covers storage of data and who is authorised to view it, and identifies a person responsible.

The reference to perimeter fencing is quiet specific, and is not apparent in the application.

Perimeter Security and Access Control

If perimeter fencing is to be used then it should be a proven security fence.

The recommendation would be to install fencing which has been tested and approved to current UK Government standards. Fencing which meets the SEAP (Security Equipment Approval Panel) class 1-3 may be the most appropriate. Fencing which is not of a specialist security type is likely to offer at best only token resistance to intruders. however if supplemented with movement detectors attached to the fence together with motion detectors/beams internally this could potentially be acceptable.

Planting up and alongside any fencing will be acceptable providing there is no detrimental effect upon site surveillance that is available or allow easy access over the fence by climbing trees etc..

The standard for rating bollards, blockers and gates is PAS 68:2007 and PAS 68:2010. Landscaping techniques such as ditches and berms (bunds) may also be appropriate in some instances. To be effective in stopping vehicles these need to be designed carefully. Police are able to provide further specific advice in relation to the design of such defences upon request.

There should be a minimum number of vehicular access points onto site, ideally only one. Clearly such access points will present the most obvious means for the criminal also and therefore will require a robust and adequate defence.

Some thought should also be given to the wider issues of access around any site. If for instance the land surrounding the site is under the same ownership can this be made more secure by improving gates etc. Again this provides layers of difficulty for the criminal to overcome.

Appropriate signage is also required.

CCTV which simply records will probably be of very limited value and basically not fit for purpose, there for contravening data protection legislation.

Other Options

The presence of site security personnel in some capacity should be considered including perhaps in terms of some types of response to site alarm activations. If the individual solar panels can be marked overtly this would reduce the ease with which they could be re sold/re used and thus help act as an additional deterrent. Covert marking should also be considered.

Consultation with local police Beat managers following installation would be beneficial identifying points of access, routes to the site etc. in the event of assistance being required.

The South West of England has been identified as having the necessary solar power to make commercial Solar Farms a viable option. Farming energy from the sun using photovoltaic panels on a commercial scale is a new venture and will bring with it new risks and challenges to protect the location and panels from criminals. Because this is a new project there is no UK crime data to base crime prevention advice on. Policing experience elsewhere indicates that placing large quantities of expensive photovoltaic panels in isolated locations without adequate protection will attract criminals and they will be stolen. The main risk will come from organised gangs (Travelling criminals) who will use heavy duty tools and vehicles to remove large quantities of the panels. Once stolen the panels may be moved from the crime scene before re emerging for sale.

Site

In view of the potential risk when considering suitable location for Solar Farms a major consideration from a police view will be how the site can be protected from unauthorised vehicle entry. Full consideration of the natural defences of location should be taken into consideration for e.g. steep gradient, Substantial hedging, Rivers etc. Where ever possible the boundary protection of the site should be an appropriate distance from the actual panels to discourage parking a vehicle against the boundary and manually lifting panels onto the vehicle.

Access to the Site

The solar company/site owner will require vehicular access to the site. The physical security guarding this access must be robust to sustain a high level of attack as these sites will probably be remote and lacking any natural surveillance. Consideration should be given to protecting the access road at two separate locations (1) At the actual entrance to the site and (2) set away from the specific entrance to keep authorised vehicles a substantial distance from the site. The security of solar farms must be properly assessed by all those involved in the planning process. To be considered a truly sustainable resource within the National Grid, solar farms will need to be as secure as possible. All planning applications should therefore include full details of the security proposals within the Design and Access Statement (as required by Department for Communities and Local Government Circular 1/2006 paragraph 87).

The security measures to be incorporated at each location will have to be considered on a site specific basis. They will obviously be determined to some degree by, for example, the existing landscape and local planning constraints etc. The basic principle of all crime prevention is to provide layers of defence to whatever is in need of protection. In the case of Solar Farms this protection will almost certainly require both the physical element, such as fences or ditches and also the utilisation of appropriate technology such as CCTV and motion detectors.

The advice offered below covers the general crime prevention points which should be considered by any applicant.

6.0 REPRESENTATIONS

11 letters of objection and 26 letters of support have been received. These have been summarised as follows:

Objections

1. The proposal would be unacceptable in terms of its impact on the character of the area
2. The proposal would increase the risk of flooding
3. The proposal is not suitable in a rural location
4. The proposal will cause a loss of agricultural land
5. The proposal will be unsightly
6. Solar generation is inefficient
7. The proposal uses a green field site
8. The application does not meet 4 policies in the local plan
9. The proposal is unsustainable
10. The application does not benefit the community
11. The application has not addressed issues concerning the connection to the grid
12. Inadequate screening

Support

1. The location is good as it is next to a motorway and railway
2. The land is still being retained for agricultural use, whilst supporting green energy
3. Renewable energy should be encouraged as it helps meet energy demands
4. The development uses poor agricultural land
5. The development will have limited impact on its surroundings
6. Screening – in the form of Plants, will increase the aesthetics of the area
7. The development will reduce the need for fertilizers and chemical use
8. Renewable applications are vital energy for future generations
9. Helps farmers diversification to add livelihood, supporting their farm for future generations
10. The application has minimal intrusion on the landscape
11. The application will be well hidden by screening
12. There are limited impacts on nearby residents
13. The land can be returned agricultural easily
14. The application is 27 acres which is reasonably small for a solar park – limiting impacts on the landscape

The main issues in the determination of this application are:

1. Policy
2. Benefits of renewable energy
3. Renewable energy production in Mid Devon
4. Landscape character
5. Visual impact
6. Agricultural land classification
7. Impact on heritage assets
8. Flood risk
9. Highways and Access
10. Ecology
11. Environment Impact Assessment
12. The Planning Balance

1.0 POLICY

The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development and supports the development of renewable energy and requires local planning authorities to have a positive strategy to promote energy from renewable sources. It also states that local planning authorities should not require applicants to demonstrate the overall need for renewable energy, but should approve the application if its impacts are (or can be made) acceptable.

DCLG's Planning Practice Guidance was published in early 2014 and contains the previously published guidance on planning issues with regard to the development of renewable sources of energy. It should be read alongside the NPPF and is a material consideration in determining planning applications. The guidance states that all communities have a responsibility to increase the use and supply of green energy but this does not automatically override the need for environmental protections and the planning concerns of local communities.

The guidance recommends local authorities identify suitable areas for renewable energies and states that local authorities "should not have to give permission outside those areas for speculative applications involving the same type of development when they judge the impact to be unacceptable". Mid Devon are part way through this process having published a landscape sensitivity study and now using that study as the basis for a supplementary planning document.

The guidance states that local topography is an important factor in assessing whether large scale solar farms could have a damaging effect on landscape and that protecting local amenity is an important consideration which should be given proper weight in planning decisions.

In addressing large scale solar developments, the guidance states that: "The deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in very undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively." It goes on to state that "in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero".

Policy COR5 of the Mid Devon Core Strategy (Local Plan Part 1) seeks to deliver a contribution towards national and regional targets for the reduction of greenhouse gas emissions and states that development of renewable energy capacity is supported where

local impact is acceptable, with particular reference to visual amenity, nearby residents and wildlife.

Policy COR2 of the Mid Devon Core Strategy (Local Plan Part 1) states that development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets, including the preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape.

Policy COR11 of the Mid Devon Core Strategy (Local Plan Part 1) requires development to be managed to ensure that it does not increase the risk of flooding elsewhere.

Policy COR18 of the Mid Devon Core Strategy (Local Plan Part 1) seeks to control development in the open countryside to that which enhances the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. The policy is permissive of renewable energy developments.

The Local Plan Part 3 (Development Management Policies) was adopted in October 2013. Policy DM1 reflects the presumption in favour of sustainable development in the NPPF.

Policy DM2 seeks high quality design that shows a clear understanding of the site, its wider context and the surrounding area and makes a positive contribution to local character. The policy also requires appropriate drainage to be incorporated into any development.

Policy DM5 requires the benefits of renewable and low carbon energy development to be weighed against its impacts and requires applications for renewable energy development to be permitted where they do not have a significant adverse impact on the character, amenity and visual quality of the area. Landscape character, heritage assets, environmental amenity, agricultural land classification and biodiversity are all to be considered.

Policy DM27 deals with the impact of development upon heritage assets and requires the significance, character, setting and local distinctiveness together with opportunities for enhancement to be considered. The approach to substantial harm of less than substantial harm is set out and mirrors that in the National Planning Policy Framework.

2.0 BENEFITS OF RENEWABLE ENERGY

The scheme would be capable of generating up to 5 Megawatts of electricity annually, this could equate to the annual energy consumption of approximately 1,500 households. The Government's target for the amount of electricity to come from renewable sources by 2020 is currently 15%.

According to RegenSW's Renewable Energy Progress Report 2013, to date, the amount of electricity generated from renewable sources in the South West stands at 7.3%, with 565.107 MWe of solar PVs having been installed in Devon so far. Despite the growth in installed capacity the south west is not on track to meet the government target of deriving 15 per cent of energy from renewable sources by 2020. The level of energy generation provided by the proposed development would make a contribution towards renewable energy targets in the UK and in the South West.

Weighed against this, are the potential impacts on the environment, the character and visual amenity of the area, and the amenities of the local area.

3.0 PROVISION OF RENEWABLE ENERGY IN MID DEVON

A list of renewable energy applications in Mid Devon has been compiled and the potential capacity to generate power from renewable sources such as solar power installations has been calculated. The calculations are based on the Local Planning Authority's database of planning applications and includes permitted and pending applications.

The Annual Survey undertaken by REGENSW confirmed that in Mid Devon at March 2013 the totalled installed renewable electricity capacity from Solar PV was 17.565 MW of energy out of a total of 21,389 MW of renewable energy being generated within the district overall. Of the 565.107 MWe of renewable energy being generated in Devon, Mid Devon is currently contributing 3.1% (17,565 MWe).

Prior to the application being considered by Committee an **Appendix 1** to this report including a list of the planning application proposals for solar pv roof schemes, solar pv ground mounted schemes and wind turbine schemes, that have been permitted by the authority and those schemes that remain pending a decision shall be provided.

The list is formed from data extracted from the database that Council's is used to manage the development management process. It will include key statistics in relation to the consideration of this application and which members have asked for with regard to other solar power schemes.

Mid Devon District consists of approximately 93109 hectares. The current application would equate to 0.011% of the total area of Mid Devon.

4.0 LANDSCAPE CHARACTER

The applicant's submitted Landscape and Visual Impact Assessment (LVIA) identifies the site as being within the northern part of the Devon Redlands National Character area 148, within the Devon landscape Character Area "Clyst Lowland Farmlands" and within landscape character type LCT3E Lowland Plains of the Mid Devon Landscape Character Assessment 2011. LCT3E Lowland Plains is described as containing gently rolling middle ground to lowland with smooth, rounded hilltops that have concave lower and convex upper slopes.

Other key characteristics of this landscape type include:

- Primarily managed as arable farmland. Mixed farming is the main agrarian pattern;
- Characterised by red devon sandstone;
- Agrarian landscape with medium to large scale field patterns;
- Fields divided by hedgerows and hedgebanks and hedgerow trees are infrequent;
- Generally a sparsely populated area although there are a number of outlying farms, villages and hamlets;
- Landscape dotted with large scale farmsteads located on rolling sides of the land, above valley floor. Modern farm buildings alongside traditional ones;
- Views highly variable. Landscape semi open with some long views from on top of hilltops. Where hedges high views mostly framed or confined to glimpses from field gate openings;
- Irregular shaped fields and typically short vistas terminated by backdrop of rolling hills (other than from hilltops)

The submitted LVIA refers to this landscape type having a medium sensitivity to change. The Mid Devon Landscape Sensitivity Study (LSS) also indicates that the lowland plain landscape has a medium sensitivity to solar pv development for proposals including up to 10

hectares. The current application includes 11.01 hectares and is therefore just into the 'large' scale category to which the landscape sensitivity study indicates that the lowland plain character type is moderately to highly sensitive to. However, neither the general landscape character assessment or the LSS take into account the specifics of any particular site. In this case, due to the site being close to the M5 motorway and the mainline railway, both of which have already interrupted the landscape, the sensitivity of the site to solar development is considered to be significantly less than in more remote and tranquil parts of the district.

The Devon County Council advice note on Accommodating Wind and Solar PV Developments in Devon's Landscape classifies solar farms of between 10-15 hectares as "large". The advice note provides general guidance on siting solar pv development which includes: siting solar pv on lower slopes/within folds in gently undulating lowland landscapes rather than on upper slopes; site developments in landscapes with a sense of enclosure (e.g. provided by hedges); consider views from local viewpoints and conceal where possible; for sites views from higher ground the design of the site and how it integrates with the landscape will be particularly important; site away from areas values for their remoteness; sites in naturalistic landscapes more sensitive than areas containing hard surfacing or built development; consider enhancement of landscape features; avoid harm to special qualities identified in landscape character area descriptions.

The advice note uses seven different aspects of a landscape character to help determine the sensitivity of a landscape type including: landform, scenic qualities, historic landscape, perceptual qualities, landcover, field pattern and scale sense of openness/enclosure. When assessed against the sensitivity criteria in the advice note, the landscape comes within the lower sensitivity to medium sensitivity brackets for all of the criteria. Overall, it is considered that this landscape is capable of accommodating solar PVs.

The LVIA accompanying the application concludes that the simple form of the solar development would fit within the existing field pattern and would not affect the less complex nature of the local landscape character area. It also highlights that human influence is already evident within the local landscape in the form of the settlement of Bradninch, small collections of residential properties and farmsteads and large scale infrastructure such as the M5 motorway and the mainline railway and smaller scale infrastructure such as the B roads and rural lanes. Although there is human influence in the area it remains predominantly a rural character which emphasises its capacity to accommodate development. The existing human influence through infrastructure provides a landscape character context for the proposed solar pv development and significantly reduces the tranquillity of the area.

As referred to in the key characteristics of the landscape character, the undulating landform and land cover generally limits local views, although from higher ground longer views across the landscape would be possible.

The development would not result in a change to topography, vegetation or drainage pattern and would not change the locally distinctive nature of these features. There would be a change from an agricultural landscape to a landscape containing renewable energy infrastructure and the development would be entirely contained within the existing landscape pattern and scale. Existing hedgerows would be retained and new hedgerows planted. This would encourage enhancement of the key characteristics of the landscape.

The LVIA concludes that the landscape has a medium susceptibility to change (physical characteristics of the site unaffected) and is of medium value (positive character but with low recreational value, no designations little inter-visibility and high enclosure) and overall has a medium sensitivity to the change proposed by the solar pv development. The site has been assessed as having a medium sensitivity to the change and the development would result in

a medium magnitude of change. The notable but not major change to the site would have a moderate effect on the local landscape character. The management of new and existing landscape features within the site would result in a beneficial effect for biodiversity and wildlife.

Overall, it is considered that this landscape is capable of accommodating the proposed solar PV development without any long term harm to the landscape character or landscape attributes. In this regard the application is in accordance with the requirements of policies COR2, COR5 and COR18 Mid Devon Core Strategy (LP1), policies DM2 and DM5 Local Plan Part 3 (Development Management Policies), the NPPF and the NPPG.

5.0 VISUAL IMPACT

The visual impacts of the proposal are in relation to the panels themselves, perimeter fencing, inverter, control and DNO housing, CCTV cameras, hedgerow and tree planting. The development will have a material impact on the appearance of the site, which is at present two fields, one significantly larger than the other and which are separated by a hedgerow.

The 'significance' of the effects of the solar development on the visual amenity is determined in the submitted Landscape and Visual Impact Assessment (LVIA) by cross referencing the sensitivity of the landscape element with the view and magnitude of change. The identified impacts can either be positive or negative. The LVIA appears to follow the Guidelines for Landscape and Visual Impact Assessment (2nd edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment. The overall significance of effects is described as major, moderate or slight. While it is difficult to ascertain which of these effects should be considered significant (and therefore contrary to policy COR5 MDCS and policy DM5 LP3), it could be considered that any effects that are major or major/moderate could be 'significant'.

The LPA commissioned an independent landscape consultant review of an earlier and almost identical solar PV proposal on this site. The consultant raised a couple of issues regarding the quality of the previously submitted photomontages (these have been improved with the current submission), but otherwise concluded that the LVIA appeared to be a robust document. It is therefore considered that the conclusions reached in the LVIA submitted with this application which has been prepared by the same authors as the original report is considered to be a tool that can be used to assess the landscape character and visual impacts of the proposed development.

A person's visual experience and impression of an area is not generally via a sequence of static views but is a more holistic view while moving through an area, in this area potentially while in a vehicle, cycling, walking or horse riding. The proposed development encompasses an area of 11.01 hectares which would be affected by the installation of solar panels. The LVIA assessment of effects on visual amenity is considered to be fair.

The LVIA states that there would be limited opportunities to view the full extent of the proposed development when in close proximity to the site due to the topography and hedgerows. Wider views from the south, west, north and North West are generally contained by the undulating landform. Due to the west facing slope of the site, low-lying nature of the site and intervening vegetation it is likely that views from the east would be completely screened.

The LVIA concludes that as the distance over which the site is viewed increases, the proposed development will increasingly become a small scale element within a much wider view. Consequently in more distant views, the proposed development would be assimilated

into the wider landscape and it is considered that there is little potential for the development to result in significant effects on visual receptors at distances of over 2km from the site.

The LVIA provides details on the potential views of the site from nearby residential properties. The properties with the clearest view of the development are Winham Farm to the north, Woodville to the east, Merry Harriers Inn and attached residential dwelling to the north. The properties with views from slightly longer distances include Whiteheathfield Barton, Oakfield, Haithaies workshops, Bathaies Cottages and Champerhais (although views would be only from upper floor windows and of part of the site) and from a small number of properties to the eastern edge of Bradninch. The views are limited by the intervening landform, built form and vegetation and would be of only small portions of the site and would be small in scale due to the wide views and the intervening distance. It is unlikely that there would be any views from Cullompton, if there were they would be very small in scale.

There would be views toward the development from the B3181 that runs along the eastern boundary of the site although these would be interrupted in places by the intervening hedgerows and vegetation and undulating landform. The planting of replacement hedgerow and additional hedgerow and some trees will assist in mitigating any visual impact when travelling along the B3181. There would also be views toward the development from the M5 motorway, more so if travelling north. However, there is a line of very tall trees and other lower vegetation that assists in screening views of the site from the motorway. Further mitigation in the form of additional hedgerow and trees is proposed on the western boundary of the site to further increase the screening from the motorway. The views from the surrounding roads are all transitory in nature and would depend on travelling speed and vegetation growth which is dependent on the time of year.

It is considered that there would be no significant views of the site from public rights of way and no views from Killerton to the south, although it is located within the 'zone of potential influence' identified within the Killerton Setting Study (2013). The setting study identifies the site and immediate area as forming a flat valley landscape with the M5 as a significant feature running through it. The motorway is identified at this point as having little visual impact upon Killerton Park. The site area forms part of the mid-to-distant setting of the East Deer Park, and is of moderate significance to the Park's setting, but this is due to the impact of motorway noise, not visual impact.

The LVIA includes visual assessments of the site from 12 viewpoints and includes photomontages. These 12 view points are distributed in the local area and are considered to be a representative sample of the most likely viewpoints of the development. Of the 12 viewpoints, only 4 would result in moderate or major/moderate effects on view. All four of these 4 view points are in extremely close proximity to the site where visual effects could be expected to be the most severe. Of the remaining 8 view points, the views from four of them would be affected in a minor way and four would experience a negligible effect following the completion of the development. The LVIA concludes that the principal views toward the proposed development are considered to be restricted to the following:

- Along the B3181, as it approaches and passes the site;
- The Merry Harriers Inn, the beer garden to the front of the Inn and the adjacent residential property;
- A short section of the M5 motorway (approx 500m in length), for north bound travellers;
- The elevated section of Parsonage Street.

In addition to this your officer considers that there would also be views of the site from Beacon Hill to the west to Bradninch and from properties on the hillside above Sidmouth Road to the south. However, these views would be a considerably greater distance than those identified as the principal views in the LVIA.

Overall it is considered that the actual area from which the proposed development would be visible is considerably smaller than indicated on the zone of theoretical visibility. Views of the site are restricted by a combination of landform and topography, distance from the site and intervening vegetation. Visual impacts are likely to be limited to within 2 km of the site.

The LVIA concludes that only the views from the access points on the B3181 and from Merry Harriers would be significant and only the views approaching the site would be potentially significant. The other views are assessed as not being significant. This is considered to be a robust assessment of the visual effects of this solar pv development and indicates that this site, within this landscape is able to accommodate the proposed development in accordance with policies COR2 and COR5 MDCS, policies DM2 and DM5 LP3 (Development Management Policies), the NPPF and the NPPG.

6.0 AGRICULTURAL LAND CLASSIFICATION

The submitted agricultural land classification report identifies the site as constituting Grade 2 and Grade 3a agricultural land. Grades 1, 2 and 3a are considered to constitute best quality agricultural land and Policy DM5 of the Local Plan Part 3 indicates that the loss of good agricultural land will need to be considered when assessing a proposal.

The site is 11.01 hectares in size, of which 7.5 hectares is Grade 2 and 3.6 hectares is Grade 3a. The temporary loss of this land from full agricultural use (as it is intended for one of the landowner's sheep to graze the land between panels) must however been considered in context and in relation to the overall provision of best quality agricultural land within Mid Devon.

The figures below indicate the amounts (in hectares) and proportions of different grade land in Mid Devon (Grade 3 should be broken down into Grade 3a and 3b but there is no source of information regarding the proportion of these different sub grades).

Grade 1	3.48%	3240 ha
Grade 2	11.01%	10250 ha
Grade 3	64.44%	59994 ha
Grade 4	19.86%	18490 ha
Grade 5	0.05%	46 ha
Non agri	0.28%	260 ha
Urban	0.89%	829 ha
Total		93109 ha

The temporary loss of grade 2 land from the site equates to 0.07% of all grade 2 land in Mid Devon and 0.03% of all grade 3 land in Mid Devon. In reality the temporary loss of good grade agricultural land for food production is proportionately extremely small. It could also be argued that as grazing is to continue that not all of the site is to be temporarily lost from agriculture. The agricultural land classification concludes that the land between the solar arrays would be capable of continued agricultural production in the form of sheep grazing.

In addition to this the applicant has provided information on the sequential approach they have taken to identifying suitable sites for solar pv development. This has identified that after overlaying constraints onto the Mid Devon area (constraints including grid connection, flood zones, designated areas, urban areas and agricultural land classification) there are very limited areas where a solar pv proposal is likely to be viable. Of the areas that could be suitable, this particular site is considered to be sequentially better than other sites due to the level of existing human influence in the landscape in the form of major infrastructure.

Although the development would result in the use of some Grade 2 and Grade 3a agricultural land, the site represents an extremely small proportion of the best and most versatile agricultural land within the district. The benefits of producing 5 Megawatts of renewable energy from the solar pv development of this land is considered to be an acceptable alternative use that will make a substantial contribution to renewable energy production in the south west with only a minor impact on the land available for food production. In this regard the application is in accordance with policy DM5 LP3 (Development Management Policies).

7.0 HERITAGE ASSETS

The submitted Heritage Assessment identified some archaeological potential on the site.

The Devon Historic Environment Service has liaised with the applicants and on site archaeological work has been undertaken. The results of this work has not yet been published but it is understood that the Devon Historic Environment Service will not be objecting the development subject to the use of concrete pad foundations in a specific area of the site.

There are crop marks recorded in the southern area of the site and potentially a small part of a possible settlement enclosure and ring ditch. It is due to possibility of unrecorded features of later prehistoric/Roman date within the site that on site archaeological work, in addition to geophysical survey has been carried out.

The heritage assessment includes a report based on a 1km radius of the site and a report based on a 5km radius from the site. English Heritage were consulted on the application and indicated that the Local Planning Authority Conservation Officer should assess any possible impacts as a result of the development. While there are some listed buildings within these zones and the Conservation Area of Bradninch, the Conservation Officer has commented that the development is unlikely to result in any harm to the significance of heritage assets, despite these being some views towards it. These views are identified as in the main distant and when considered in the macro landscape will not be dominated by the proposal. The relationship with the setting of Killerton is discussed within the visual impact section. The Conservation Officer comments that the heritage assessment is weak in several respects, but this does not change her conclusions.

With appropriate conditions controlling the construction phase of the development to ensure any archaeological remains are not disturbed, the proposal is considered to be in accordance with policy DM27 of the LP3 Development Management Policies and the National Planning Policy Framework in this respect.

8.0 FLOOD RISK

It is proposed to construct a swale around the perimeter of the site to intercept and infiltrate run-off not absorbed into the ground and a swale drawing has been submitted. The Environment Agency has no objections provided the development proceeds in accordance with the FRA and swale flood risk mitigation. It is considered that surface water will be

contained within the site and the proposal would not increase the risk of flooding elsewhere. The proposal is considered to be in accordance with policies COR11 of the Mid Devon Core Strategy (LP1), DM2 of the LP3 DMP and the National Planning Policy Framework in this regard.

9.0 HIGHWAYS AND ACCESS

Access to the site, for construction and on-going maintenance is proposed from a new access directly onto the B3181 located approximately 100m north east of the existing site access. Provision of the access for construction and maintenance traffic will require the removal of vegetation to achieve suitable width and required visibility standards. Where existing hedgerow must be removed to achieve a visibility splay, a new native hedgerow will be planted behind the visibility splay to replace it. Pedestrian access to the site will be restricted. An access track would be provided partially along the eastern boundary of the northern field through the site to the west boundary of the southern field to allow for maintenance of the site and land beyond. Surfacing details of this track are required.

The design and access statement states that the construction phase would take 3 months with an average of 10 HGV movements per day (plus the smaller vehicles associated with the construction). Following completion of the installation minimal traffic movements would be generated from the routine maintenance of the site and access required for management of the land to the west of the site.

The Highway Authority were consulted on the application and subject to conditions to ensure a construction management plan and surfacing details are agreed with the local planning authority prior to the commencement of development, they have no objections to the solar pv development. As a suitable access can be achieved that will be safe for all users of the highway and will not have a long term impact on the provision of hedgerows on this site the development is in accordance with policy DM2 LP3 (Development Management Policies) and the NPPF.

10. ECOLOGY

An extended phase 1 ecological impact assessment of the proposed development has been undertaken. Both fields comprise mixed agricultural and arable land; the fields are bordered by established hedgerows with occasional tracts of broadleaved woodland. The arable habitats that dominate the site are sub-optimal habitats for amphibians. The ecological assessment concluded that the habitats within the site are of low ecological value.

The site is not part of any statutory or non-statutory designated site. The development would not have any direct or indirect impacts on any designated sites in the area.

The assessment included a review of potential for impacts on protected and or notable species including birds, mammals and reptiles. The assessment concluded that overall impacts are considered to be low. A confidential badger survey was carried out and a condition requiring a badger verification survey prior to the commencement of development has been imposed.

The solar pv development will not have an adverse impact on protected species or biodiversity and the mitigation recommended in the LVIA, such as native hedgerow and tree planting will have a positive impact on the overall biodiversity of the site. With regard to ecology, protected species and biodiversity the application is in accordance with policy DM2 LP3 (Development Management Policies).

11. ENVIRONMENTAL IMPACT ASSESSMENT

The development was screened as not requiring an Environmental Impact Assessment at the time the screening opinion was issued in August 2012.

12. THE PLANNING BALANCE

It is accepted that the proposal would provide a significant contribution toward renewable energy production in the south west and the UK and the mitigation would have a positive impact on biodiversity. The development would not have an adverse impacts on the significance of any heritage assets, protected species or habitats, local drainage or flood risk or on highway safety.

The development would have a moderate impact on the landscape character and a restricted impact on visual amenity of the area and residential amenities, as well as result in the temporary loss/reduced agricultural activity on 7.5 hectares of Grade 2 agricultural land and 3.6 hectares of Grade 3a agricultural land. On balance, having regard to the importance of delivering renewable energy development and having assessed the overall impacts of the proposed solar pv development on this site, it is concluded that the benefit of renewable energy production and other positive and neutral effects outweigh the limited harmful effects of the development. Approval of the application has therefore been recommended.

CONDITIONS

1. The solar PV facility shall cease to generate electricity on or before 18th September 2039. The developer shall notify the Local Planning Authority of the permanent cessation of electricity generation in writing no later than five working days following this event. Prior to the permanent cessation of electricity generation a scheme for the decommissioning and restoration of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the following information:
 - a. details of the removal of the solar PV panels, frames, inverter modules, sub station, fencing and cabling
 - b. a full schedule of all earth works and new planting to be undertaken
 - c. parking of vehicles for site personnel operatives and visitors
 - d. loading and unloading of plant and materials
 - e. storage of plant and materials
 - f. programme of works including measures for traffic management
 - g. provision of boundary hoarding behind any visibility zones
 - h. vehicle wheel wash facilities
 - i. highway condition surveys
 - j. extended Phase 1 Habitat survey which covers the whole of the site and predates the date of cessation of electricity generation by no more than 12 months.

The approved decommissioning and restoration scheme shall be fully implemented within 6 months of the cessation of electricity generation.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. No development shall start until a Method of Construction Statement to include details of the following issues shall be submitted to and approved in writing. The construction phase shall be completed in accordance with the details thereby approved.

- (a) timetable of the works;
 - (b) daily hours of construction;
 - (c) any road closure;
 - (d) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
 - (e) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
 - (f) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
 - (g) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site;
 - (h) details of wheel washing facilities and obligations including road sweeping;
 - (i) the proposed route of all construction traffic exceeding 7.5 tonnes;
 - (j) details of the amount and location of construction worker and visitor parking;
 - (k) advance signage warning of the construction site access placed 50 metres distant either side of the access and the access itself;
4. The site access road shall be hardened, surfaced, drained and maintained thereafter for a distance of not less than 8.0 metres back from its junction with the public highway.
 5. Provision shall be made within the site for the disposal of surface water so that none drains on to any County Highway in accordance with details that shall previously have been submitted to, and approved in writing by, the Local Planning Authority.
 6. Prior to the commencement of development a pre-construction badger survey and any mitigation required by this report shall be carried out in full in accordance with the recommendations in the Avian Ecology report received 7th April 2014.
 7. The ecology mitigation summarised in figure 5.11 of the Avian Ecology report received 7th April 2014 shall be carried out in full prior to and during the construction phase of the development approved.
 8. The mitigation planting as shown on the approved site layout and planting proposals drawing received on the 9th June 2014, including all planting, seeding, turfing or earthworks comprised in the approved details of landscaping as shown on the submitted plans, shall be carried out within 3 months of the substantial completion of the development, (or phase thereof), whichever is the sooner; and shall be retained for the duration of the development.
 9. Any temporary compounds and temporary construction roads shall be removed from the site and the land restored to its previous condition within 12 months of the date of

this permission or within 28 days of the substantial completion of the construction of the solar PV scheme, whichever is the sooner.

10. The proposed cladding to the DNO cabin and control buildings (including transformer and switch gear inverter housing and substation) shall meet in colour with either BS4800 12B25, BS4800 18B29 or BS4800 10B25. Once provided the structure shall be maintained in one of these approved colours.
11. No external artificial lighting shall be installed at the site without planning permission first having been obtained.
12. All cables shall be placed underground, except at the point of connection to the electricity grid system.
13. The swales shown on drawing H.0339-06.G shall be provided prior to the solar pv scheme hereby approved first generating any electricity. Following their implementation the swales shall be managed and maintained in an operational condition until the site has been de-commissioned.
14. A long term landscape management plan setting out how the site will be maintained during the life time of the development shall be submitted to and approved in writing by the Local Planning Authority, thereafter the site shall be maintained in accordance with the approved details.

REASONS FOR CONDITIONS:

1. To reflect the temporary nature of the proposal and to achieve restoration of the site in the interests of visual amenity, highway safety and protected species in accordance with Mid Devon Core Strategy (Local Plan 1) Policy COR2, policies DM2 and DM5 and the National Planning Policy Framework.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of highway safety to ensure that adequate on-site facilities are available for traffic attracted to the site, the efficient operation of the local road network, and to safeguard the amenities of nearby residents in accordance with Policy COR2 Mid Devon Core Strategy (LP1), policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.
4. To prevent mud and other debris being carried onto the public highway, in the interests of highway safety in accordance with Policy COR2 Mid Devon Core Strategy (LP1), policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.
5. In the interest of public safety and to prevent damage to the highway, in accordance with Policy COR2 Mid Devon Core Strategy (LP1), policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.
6. To ensure wildlife is protected in accordance with Policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.
7. To ensure wildlife is protected in accordance with Policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.

8. To safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (LP1) Policy COR2, policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.
9. To safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (LP1) Policy COR2, policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.
10. To safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (LP1) COR2, policy DM2 Local Plan Part 3 (Development Management Policies) and the NPPF.
11. To minimise the potential for light pollution and disturbance to local amenity in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).
12. To safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (LP1) COR2 and policies DM2 and DM5 Local Plan Part 3 (Development Management Policies).
13. To prevent an increase in flooding and to provide adequate means of surface water disposal in accordance with Policy COR9 of the Mid Devon Core Strategy (LP1) Policies S5 and S11 of the Adopted Mid Devon Local Plan (LDF) and policy DM2 Local Plan Part 3 (Development Management Policies).
14. To safeguard the visual amenities of the area in accordance Mid Devon Core Strategy (LP1) COR2 and policies DM2 and DM5 Local Plan Part 3 (Development Management Policies).

INFORMATIVE NOTE:

1. With regard to safeguarding of protected species; the developer is advised that the granting of this planning permission does not absolve the developer from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required.

Contact for any more information	Lucy Hodgson Ext 4905
Background Papers	None
File Reference	14/00536/MFUL
Circulation of the Report	Cllrs Richard Chesterton and Members of the Planning Committee