APPLICATION NO  PA/2015/0387

APPLICANT    MTS Manton Manor Solar Ltd

DEVELOPMENT  Planning permission for installation of ground-mounted solar array with associated services and infrastructure

LOCATION  Manor Farm, access roads in Manor Farm, Manton

PARISH  MANTON

WARD  Ridge

CASE OFFICER  Scott Jackson

SUMMARY RECOMMENDATION  Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE  Member ‘call in’ (Councillor Neil Poole – significant public interest)

Objections by Messingham Parish Council and Manton and Cleatham Parish Meeting

POLICIES

National Planning Policy Framework (NPPF): The core principles of the NPPF encourage sustainable development. Section 10 requires decision makers to consider climate change, flooding and coastal change. Section 11 requires decision makers to consider conserving and enhancing the natural environment. Section 12 requires consideration of heritage issues.


North Lincolnshire Local Plan: Policies DS1 (General Requirements), DS21 (Renewable Energy), DS11 (Polluting Activities), DS13 (Groundwater Protection and Land Drainage), DS14 (Surface Water Drainage), DS16 (Flood Risk), RD2 (Development in the Open Countryside), RD7 (Agriculture, Forestry and Farm Diversification), T1 (Location of Development), T2 (Access to Development), LC2 (Sites of Special Scientific Interest and National Nature Reserves), LC5 (Species Protection), LC7 (Landscape Protection), LC12 (Protection of Trees, Woodland and Hedgerows), HE5 (Development affecting Listed Buildings) and HE9 (Archaeological Evaluation), M18 (Silica Sand Future Supply), M19 (Silica Sand Future Extraction) and IG5 (Footpaths and Cycleways) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire), CS6 (Historic Environment), CS17 (Biodiversity), CS18 (Sustainable Resource Use and Climate Change), CS19 (Flood Risk) and CS21 (Minerals) apply.

North Lincolnshire Council’s Supplementary Planning Document: Planning for Renewable Energy Development states that solar farms are becoming increasingly
commonplace in the UK, particularly in southern and central England. This document sets out the planning considerations in respect of environmental impacts, cumulative impacts and policy considerations.

Draft Planning Document (Planning for Solar Photovoltaic Development), which at the time of writing is out for public consultation, expands on existing local planning policy and sets out a clear planning policy framework for developers, communities and decision-makers on those issues that need to be addressed as part of any proposal for solar PV arrays. These considerations include:

- communities;
- site selection and agricultural land;
- landscape and visual impacts, including cumulative impacts;
- impacts on heritage, biodiversity, flood risk and drainage and public rights of way;
- managing impacts from glint and glare;
- provision of site security;
- managing the impacts of construction and groundworks;
- decommissioning.

CONSULTATIONS

Highways: No objection, but recommend a condition in respect of a phased traffic management plan. This traffic management plan should consider the comments made by the council’s traffic team.

Severn Trent Water Ltd: No objection.

Environment Agency: Prior to determining this application recommend consultation with the relevant experts at the LLFA and give due consideration to their advice.

NATS: The proposed development has been examined from a technical safeguarding aspect and no safeguarding objection.

Highways Drainage: Object on the grounds that an investigation is undertaken to support the proposals that surface water drainage is not required on the site. All sources of flood risk should be considered and proposals to mitigate this, based on SuDS principles and an assessment of the hydrological and hydrogeological context of the development, must be submitted to and approved in writing by the local planning authority. We do not consider oversized pipes or box culverts to be sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above-ground solutions.

Humberside Fire and Rescue: It is a requirement that adequate access for fire-fighting is provided to all buildings or extensions to buildings.
Humberside Airport: No objection, as long as the development is constructed as per the application drawings.

National Planning Casework Unit: No objection.

Environment Team (Ecology): No objection, but recommend a condition in respect of a revised landscape and ecological management plan.

Environmental Health: No objection, but recommend conditions in respect of the investigation of any unexpected contamination, the submission of a construction environmental management plan and hours of construction.

Historic England: It is evident that the local planning authority has insufficient information to safely determine this application. On the evidence presented there is a strong risk that important and possibly nationally significantly important remains lie within the application area. Targeted trial excavation should be required in advance of determination and regard given to comments from the council's archaeologist. Following receipt of additional information, no further comments received.

Historic Environment Team (HER): This proposal has the potential to cause substantial harm to archaeological heritage assets of at least regional, and potentially national importance. The application site contains a Romano British cremation cemetery, evidence of Roman and Saxon settlement as well as of prehistoric metalworking that is potentially the earliest such evidence in the country. Following receipt of additional information, recommend conditions in respect of work being undertaken in accordance with the archaeological mitigation strategy, the provision of a written scheme of investigation, programme of monitoring and recording and the depositing of the final report into the historic environment record.

Natural England: No objection, no conditions recommended. The application site is close to a number of SSSIs and the development as proposed will not damage or destroy the interest features for which the site has been notified. The development is unlikely to lead to significant and irreversible loss of best and most versatile agricultural land. This is because the solar panels would be secured to the ground by steel piles with limited soil disturbance and could be removed in the future with no permanent loss of agricultural land quality likely to occur. The proposal does not appear to be located either within or within the setting of any nationally designated landscape. This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes.

Lincolnshire Wildlife Trust: The site is partly within Messingham Sand Pit East Extension Local Geological Site (LGS), however no comments are made in respect of impacts on the LGS. Concern raised in relation to construction activities disturbing wildlife in the adjacent SSSI. Preference would be for the piles to be screwed rather than driven into the ground. Welcome the introduction of planting to screen the panels and discussions for funding work at Messingham Sand Quarry SSSI. Welcome the proposed buffer strip adjacent to Greetwell South Local Wildlife Site (LWS) to mitigate impact on the LWS. The proposed acid grassland mix contains some species which are not considered suitable for the establishment of acid grassland. This mix should be of local provenance. Following receipt of the additional Ornithological Survey, agree with the comments made by the council's ecologist and the inclusion of agri-environmental measures will benefit farmland birds.
Support the recommendation for the submission of a revised landscape and ecological management plan.

**Skydive Hibaldstow:** The arrays should be dark non-reflective, similar to those approved on the scheme at Raventhorpe.

**Environment Team (Landscape):** The landscape assessment is reasonable and takes potential cumulative, landscape and visual impacts fully into account. No intervisibility between the proposed development and other large-scale solar farms in the area. There will be significant landscape impacts due to the introduction of solar panels into an arable landscape, however this landscape has been altered relatively recently due to sand extraction. The visual impacts of the development are confined to the immediate vicinity as the site is well screened from the surrounding landscape. The site is well screened beyond a distance of 1km. Additional tree planting, once established will help to screen the development still further. The most visually prominent element of the proposal (the arrays originally proposed for the scarp face) have been removed from the final scheme.

**Environment Team (Public Rights of Way):** Holding objection on the grounds of the work necessary to upgrade, stop and divert public footpaths. Other issues include the safety of users along the public footpath, the use of the proposed access road and the provision of the site compound. Following ongoing discussions between the case officer and the PROW officer, recommend a condition that the public footpaths be upgraded to bridleways and provide additional bridleways prior to the stopping up or diverting of the existing footpaths.

**Campaign to Protect Rural England (CPRE):** Object on the following grounds:

- it is proposed on a greenfield site in the open countryside
- there are other, more suitable locations for solar energy development
- visual impact
- alien form of development in the rural landscape
- loss of productive agricultural land
- 86% of the land is grade 3a, best and most versatile agricultural land
- not essential to the functioning of the countryside
- impact on public rights of way and horse riders.

**Humber University Technical College (UTC):** The applicant has engaged with Humber UTC through support through the curriculum and potential apprenticeship placements. This presents an opportunity for collaborative working through guest lectures, site visits and work experience placements.

**PARISH COUNCILS**

**Messingham Parish Council:** Object on the grounds of detrimental visual impact and concerns about horse riders using the local bridle paths.
Manton and Cleatham Parish Meeting: Object on the following grounds:

- visual impact
- unnecessary form of development
- industrialisation of the landscape
- will set a precedent for further solar farms
- panels will be visible from Messingham Road
- the development will be visible whilst the landscaping matures
- land is adjacent to a residential area
- impact on house prices
- four houses within Manton are already up for sale
- scale of the development is equivalent to 100 football pitches
- impact on deer and wildlife
- there are no local projects requiring financial support
- glare will be seen from miles away
- security lighting triggered during the night
- safety of horse riders using bridle paths.

Nick Dakin MP: The developer of this proposal has sought to engage the local community proactively. They have responded to many of the issues raised with them. However there remain very widespread, strongly held and extensive concerns within the local community. The objectors have taken the correct steps to make their concerns known. I would hope that the planning committee, in considering the proposal, take very seriously the objections raised by residents.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. 36 letters of objection have been received raising similar issues to those raised by the parish council/meeting, together with the following issues:

- impact on view
- devaluation of local property prices
- who is obligated to remove the solar panels when the feed-in tariff is lowered?
- will be visible on the landscape
• the construction phase would obstruct the bridle-paths
• the proposal would be intimidating to horse riders through noise and glare
• cumulative impact with wind turbine
• area of high landscape value – policies LC8 and LC10 apply
• increased risk of deer collisions on the B1398
• birds could be driven up against the fences, increasing the rate of predation
• impact on the setting of St Hybalds Church, a listed building
• the panels will be placed on unstable land
• landscaping scheme should be fully implemented
• disturbance/inconvenience during construction
• obstruction of a public right of way
• no benefits from the scheme
• impact on local listed buildings
• overbearing impact
• cumulative impact with other solar farms in the area
• impact on tourism
• oppressive to walkers
• the benefits don’t outweigh the harm
• appearance of a prison camp
• impact on local wildlife and habitats
• location of the control house poses a hazard to horse-riders
• this is viable crop growing land
• change from agricultural to industrial views
• the field could be used for alternative agricultural use
• the size of the solar farm could be extended over time
• views from dwellings
• too many energy schemes already in North Lincolnshire
• development is not sympathetic to the area
• solar panels are not conducive to safe horse-riding
• greater risk as horse-riders will be forced onto local roads
• it will decrease visitor numbers to the area.

203 letters of support (200 of which are generically produced) have been received making the following comments:

• the scheme generates electricity
• additional sections of hedgerow will provide screening and biodiversity enhancement
• clean energy
• minimal loss of low-grade agricultural land
• localised impact
• a hedge along the north side of the approach road is recommended
• would not affect the enjoyment of the area
• this scheme will tackle climate change.

ASSESSMENT

The application site consists of a number of agricultural fields (used for arable farming) which extend between the B1398 to the east and the Messingham Sand Quarry Site of Special Scientific Interest (SSSI) to the west. The site extends to 53 hectares in area and is a sloping site containing a network of public footpaths and bridleways. The land slopes gently upwards from west to east on an escarpment and is bordered by an area of woodland to the north and the settlement of Manton to the south and south west. There are a number of field ditches that run parallel to field boundaries and a small pond surrounded by trees. The site is located 2 kilometres to the east of Messingham, 3.4 kilometres to the north of Kirton-in-Lindsey and 3.7 kilometres to the south-east of Scunthorpe.

The main issues in the determination of this planning application are detailed as follows:

Principle of development

The proposal consists of the development of a number of agricultural fields for a solar farm extending to 43 hectares for the arrays, fencing and access tracks and 10 hectares for buffer zones for rights of way and planting. Within that area the panels themselves have a surface area of approximately 14 hectares. The application is for development to provide up to 27MW of electricity with a connection to the overhead line at Manton Farm. The panels measure 1.63 metres by 1 metre, and will be positioned 0.7 metres from ground level at the front edge and 2.15 metres at the back edge. The rows of panels will be separated by a distance of 5 metres and they will be tilted at an angle of 25 degrees to capture maximum solar energy. The associated infrastructure consists of the following:
• 1 distribution network operator’s substation
• 1 client substation
• 13 transformer cabins
• 1 control room.

The proposal also includes security fencing at a height of 2 metres around the perimeter of the solar panels, 3 metre high CCTV cameras, and landscape and footpath improvements. In terms of landscaping the applicant has shown the ‘gapping up’ or infilling of sections of existing hedgerows and the planting of new native hedgerows along the field boundaries, including along the outer perimeter of the site. The proposals also show the provision of additional sections of public footpath and upgrades to bridlepaths.

The application is accompanied by an Environmental Statement as the development is considered to result in significant environmental impacts and falls within Schedule 2 of the Environmental Impact Regulations 2011.

The Climate Change Act 2008 sets a national legally binding target for UK countries to achieve an 80% reduction in greenhouse gas emissions by 2050 from a baseline of 1990.

The European Renewable Energy Directive came into force in 2009 and the UK has agreed to source 15% of its energy from renewable sources by 2020. The UK has also set an aim in the UK Low Carbon Transition Plan 2009 to exceed the European targets by achieving 30% of its energy from renewable sources within the same timeframe.

The National Planning Policy Framework (NPPF) issued on 27 March 2012 is a material planning consideration in planning decisions with a presumption in favour of sustainable development. At paragraph 93 it states that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. At paragraph 17 it also states that planning should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and to encourage the use of renewable resources (for example by the development of renewable energy).

The NPPF supports the use of brownfield land. Loss of high quality agricultural land should be resisted. This point is echoed in the recent written ministerial statement of 18 June 2015 which sets out the factors a local planning authority must consider when assessing large ground-mounted solar farms. This states that particular factors a local planning authority will need to consider include:

• where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.

• encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;
• that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;

• the proposal’s visual impact, the effect on landscape of glint and glare (see guidance on landscape assessment) and on neighbouring uses and aircraft safety;

• the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;

• the need for, and impact of, security measures such as lights and fencing;

• great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;

• the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;

• the energy generating potential, which can vary for a number of reasons including, latitude and aspect.

This section of the report will focus on loss of agricultural land, the other issues will be discussed in subsequent sections of the report.

Loss of agricultural land

The applicant has submitted that the energy produced from the scheme would be exported to the grid. The CPRE has objected to the application on grounds that it includes the loss of agricultural land and recommends that land in urban areas and brownfield sites must be considered.

Agricultural land is classified as follows:

• Grade 1 - excellent quality agricultural land

• Grade 2 - very good quality agricultural land

• Subgrade 3a - good quality agricultural land

• Subgrade 3b - moderate quality agricultural land

• Grade 4 - poor quality agricultural land

• Grade 5 - very poor quality agricultural land.

Some consideration can be given to the emerging Solar PV Supplementary Planning Document (SPD) which is the subject of public consultation at the time of writing this report. In respect of loss of agricultural land it states that proposals on agricultural land falling
within ALC grades 1, 2 and 3a (the best and most versatile land) will not be permitted. (Rather more important at present is the Planning Practice Guidance which requires that where a proposal involves greenfield land, the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land.) Although the SPD categorically states that development on higher grade land is not permitted, this is a draft document currently undergoing public consultation and can be given little weight. The national planning guidance doesn’t rule out the development of solar farms on higher grade agricultural land, provided it is justified.

In response to this, and in order to justify the proposal, the applicant has submitted an agricultural land classification document with the planning application. The conclusions of this document are that the majority of the site comprises grade 3a agricultural land (33 hectares), with the remainder being of grade 3b classification. The document states that approximately 180,000 hectares of agricultural land is available within the wider local area and that the site represents a very small proportion of the best and most versatile land, equating to 0.018% of all agricultural land within 50km of the application site. In addition this document sets out the viability case for the farm (the applicant’s farm) and states that the rate of return from crops is volatile, the applicant would generate an income from farm diversification, that the impacts and use of the land is not irreversible, that the land in between the panels can be used for the grazing of small livestock and that sensitive working methods will not compromise the quality and structure of the soil. The applicant considers that the use of the higher grade agricultural land is necessary in this case and states that the proposal allows for continued farming use between the panels (once installed and operational) and notes biodiversity enhancements will be delivered around the field margins.

The agricultural land classification map shows that only a small area to the west of the site is of poorer quality whilst the majority of land to the east is classed of higher quality. It is considered that the temporary loss (25 years) of higher grade agricultural land is justified in terms of the scheme producing renewable energy, biodiversity enhancements, representing a form of agricultural diversification and because the impacts of the development in terms of the land being used for agricultural purposes are not irreversible.

**Other considerations**

The North Lincolnshire Local Plan 2003 previously designated the application site as High Landscape Value under Policy LC8-2 but this policy has not been saved under the Secretary of State’s saving direction 2007. The whole site lies in the open countryside and is classed as greenfield land, therefore policies RD2 and RD7 apply. Whilst a brownfield site would be preferred it is considered that by the very nature of the scale of solar farms open countryside sites can be suitable. Policy RD2 is applicable and states that planning permission will only be granted for development which is for diversification of an established agricultural business, provided that issues pertinent to development in an open countryside location are addressed, these issues will be assessed in subsequent sections of this report.

Policy RD7 (Agriculture, Forestry and Farm Diversification) is also applicable and sets out the criteria for when development will be acceptable in principle. It is claimed that the proposal will not conflict with the operational requirements of the agricultural enterprise as the land can in theory be used for agriculture in between the panels. The applicant will retain 143 hectares for agricultural use. The impact on high quality agricultural land was assessed in a previous section of this report. No buildings are located on the site which could be re-used and the range of new buildings proposed on the site are both functional.
and commensurate to the scale of the proposal. The level of traffic generation will only be significant during the construction period, post construction it will be minimal. No parking is required to serve the proposal, other than a temporary compound during the construction period. For these reasons the proposal is considered to comply with policy RD7 of the North Lincolnshire Local Plan.

Policy DS21 (Renewable Energy) supports proposals for renewable energy provided that any detrimental effect is outweighed by environmental benefits. These impacts will be referred to in the next section but this policy shows that there is support for renewable energy in principle.

**Environmental impacts**

The application is accompanied by an Environmental Statement (ES) which describes and analyses the results of the Environmental Impact Assessment (EIA).

The main environmental impacts identified are as follows:

**Landscape and visual impact**

Landscape and Visual Impact Assessment (LVIA) – This assessment is used to systematically identify and assess the nature and significance of the effects of a proposed development on the landscape as an environmental resource and on people’s views and visual amenity. The study area for the LVIA was a 5km radius around the site to ensure coverage of all sensitive areas and receptors. The site is located on land which has recently been reviewed as being of three local landscape types in the North Lincolnshire Landscape Character Assessment 1999, these character areas were identified as being Wooded Undulating Farmland, Open Farmed Scarp Slope and Elevated Open Farmland.

Section 6 of the Environmental Statement outlines the characteristics of the site, specifically in relation to the landscape classification, the use and nature of the land, the topography, field boundary cover and sites of conservation interest. The ES goes on to identify the nature and location of sensitive receptors to the site and sets out a Zone of Theoretical Visibility (ZTV) to analyse the extent and distance to which the development could theoretically be visible. ZTV analysis uses terrain data only and doesn’t take into account any screening that vegetation or the built environment may provide. As part of the assessment a number of viewpoint locations within the 5 kilometre radius of the site were selected. These included heritage assets, public rights of way and local highways. These viewpoints are accepted as being representative of accurate views from various distances and sensitive receptors within the vicinity of the site.

The site is well screened to the north and east by existing mature vegetation, it is more open in nature to the west (towards the bottom of the slope), predominantly as a result of previous sand extraction activity. Following pre-application consultation events the applicant decided to omit the field nearest to the B1398 (the south-eastern corner) and the field adjacent to the lane which runs between Manton and the B1398; these are the most prominent public views.

The conclusions of the LVIA are that, due to the topography of the land and the existing screening effect afforded to the site boundaries by existing hedgerows, trees and mature woodland, the actual zone of visibility associated with the proposed development would be limited to the immediate environs of the site. It also concludes that the existing landscape
elements of the site and surrounding area would be unaffected and the development can be successfully assimilated into the surrounding landscape with only a localised effect, without long-term residual significant adverse effects. The assessment concludes that any visual change would reduce over time with the establishment of hedgerow and tree planting.

It is considered that the effects of the development will be localised, however it is accepted that views of the proposed development will be available from the public rights of way which border and traverse the site. The solar panels will be arranged facing a southerly direction, this reduces the visual impact that would have arisen from the front face of the panels facing a westerly direction for example. The site is afforded substantial levels of screening in the wider spatial context, this is largely as a result of intervening vegetation cover. A comprehensive landscaping scheme is proposed as part of the development, this seeks to mitigate the visual impact of the development upon the prevailing rural landscape whilst providing biodiversity enhancement and opportunities. The vegetation along the B1398 to the east of the site would be improved to fill the gaps with native species in order to screen the site from users of the highway and from further vantage points to the east. Similarly a 650 metre stretch of native planting is proposed along the boundary with the lane to the south, which will be supplemented by an additional 235 metre section of hedgerow planting to the north. It is accepted that there will be views of the site, albeit localised views of the solar panels and associated infrastructure as a result of seasonal losses in vegetation cover. At present there are clear views of the site from the B1398, however these views would be of a transient nature and would be mitigated by planting over time. In winter however once the leaves have dropped the site would still be visible although views for car users would be fleeting. Other views would be long distance, largely where there are gaps with no intervening features, these views are considered to be acceptable. The site would appear in the distance as a grey/blue field with some reflection of the sky similar to water reflection.

In terms of cumulative impact there would be no intervisibility between the proposed solar farm and the solar farm completed along the A18 approach road into Scunthorpe, this is due to intervening mature vegetation cover and the geographical distance between the schemes. It is noted that there is a wind turbine in close proximity to this site, one of the photographic viewpoints shows that the most westerly section of the solar farm will be visible in the same view (i.e. cumulatively) as the existing wind turbine, this is a view looking south from public footpath 210. Again this view will be relatively localised and will be viewed in a landscape which has a line of electricity pylons which runs east to west beyond the position of the wind turbine. This landscape has been subject to engineered influences, this includes the substantial electricity pylons that traverse the site in an east to west direction and the sand extraction which took place on the western extremities of the site.

The viewpoints show that the proposed solar farm will be visible from the public footpaths and bridleways which cross and border the site. These footpaths are located adjacent to and through the site, therefore it is accepted that the solar panels will be visible.

It is accepted that the proposed development will have some extent of visual prominence owing to the scale of the proposal. However it is considered that the visual prominence and therefore the visual impacts of the proposed solar farm will be localised. It is accepted that the proposal will be visible from local roads, public rights of way and in specific views from the windows of residential properties, however the landscape is not a static picture and is ever evolving through a combination of natural and man-made influences. Indeed this area surrounding Manton and Cleatham has been altered historically through agricultural practices and sand extraction.
In order to generate this level of energy, a solar farm requires a large expanse of land, which should be relatively level and clear of obstructions which could introduce shadowing. Suitable sites of the required scale that are within defined settlement boundaries are limited and would typically be better suited for other uses such as residential, commercial etc in order to promote sustainable patterns of living and working.

On balance, whilst it would be visible from some viewpoints and would represent a new ‘commercial’ element in the landscape, it is considered that the development could be successfully assimilated into the surrounding landscape without any significant adverse impacts on visual amenity or the character or appearance of the area. With the implementation of the proposed mitigation consisting of planting and new management practices these impacts would be minimised. The use would be a temporary use, albeit for a period of 25 years, but the site would be returned to its former condition upon decommissioning. In summary it is considered that the overall impact on the landscape character and visual impact would not be of such a significant level to warrant refusal of the application.

Archaeology and cultural heritage

The Historic Environment Record initially objected to the scheme on the basis that the site contains potential for archaeological heritage assets of regional and potentially national importance. This is due to the application site containing a Romano British cremation cemetery and a Roman and Saxon settlement. Following extensive discussions between the applicant and the council’s archaeologist a draft archaeological mitigation strategy has been submitted for consideration. This mitigation strategy sets out the measures which will be adopted for working in the parts of the site which are considered to be of greater archaeological sensitivity, including non-intrusive solar panel foundations, above-ground cable trays for the cables and the use of portable aluminium mats for the access roads and site compound. In addition a plan has been received which shows the areas of the site where these non-intrusive mitigation measures will be employed. Following receipt of the additional information, the council's archaeologist has raised no objections subject to a number of conditions.

In terms of built heritage the site is located close to St Hybalds Church in Manton, a grade II listed building. The viewpoint photographic record submitted with the ES shows that the spire of the church is a prominent built feature in the landscape (Viewpoint 1). However the viewpoint shows the church positioned on a gentle slope in a panoramic vista with the wind turbine to the north-west, the development site to the west of the church spire (in the background) and the industrial landscape of Scunthorpe Steelworks at a distance to the north. Viewpoint 12 is taken from the south-east towards the site and shows the wind turbine to the south-east, the church spire in the centre at a distance of 1 kilometre and the south-west corner of the site being visible on the slope. The church spire remains dominant within the rural landscape and a side profile of part of the solar panels will be visible, albeit at a distance of 830 metres. The views from within Manton towards the church will remain unaltered, owing to the fact there are intervening buildings (dwellings and farm buildings) between the church and the site. The setting of the listed building therefore, when viewed within the context of the hamlet, will be preserved. Whilst it is acknowledged that the proposed solar farm is extensive in area, the panels and associated infrastructure are relatively low-lying in the landscape. This, coupled with the distance involved and the proposed landscaping, will ensure that views of the development with the listed church will not be widely available, resulting in the setting, character and appearance of the listed building being preserved. In addition it is worth noting that upon approach to Manton from
the B1398 the spire of St Hybalds Church is only visible when a person/vehicle is halfway along the escarpment into the hamlet; the proposal is not visible in the same vista (no cumulative impact).

The ES concludes that the magnitude of change on the view (Viewpoint 1 looking from minor road south of St Hybalds Church) as a result of the proposed solar farm would be low and the long-term visual effect would be minor adverse; this accounts for post-development once the landscaping has matured and established. Such mitigation planting would screen the solar panels and security fencing from the heritage assets and protect these assets from any significant harm.

**Ecology**

An ecological assessment of the site was undertaken through a habitat survey, which sought to identify and verify the presence or absence of any protected species and designated sites in the vicinity of the site. The survey identified four valued ecological receptors, namely wintering birds, breeding birds, mammal species and the Greetwell South Local Wildlife Site. The survey considered the possible impacts during both the construction and operational phases of the development with the residual effects after mitigation being considered as slightly positive or neutral on ecological receptors and slightly negative on wintering birds during the construction phase.

Following liaison between the council’s ecologist and the applicant, an additional ornithological survey was undertaken in June 2015. This survey accounted for both wintering and breeding birds within the vicinity of the site. This survey recorded the site is considered to support a breeding bird assemblage of no greater than local value, due to the presence of corn bunting, yellow wagtail and lapwing. The conclusions of this report submit that the site would be of no greater than local value in terms of wintering and breeding birds and that the survey didn’t reveal any use of the site by populations likely to be of significant importance to the adjacent Messingham Sand Quarry SSSI. The survey proposes additional mitigation in the form of additional barn owl boxes and enhanced planting. As a result of receiving this additional information the council’s ecologist has raised no objections to the proposed development. They have recommended a condition in respect of a revised Landscape and Ecological Management Plan (LEMP). Indeed the Non-Technical Summary which supports the ES submits that the implementation of the LEMP presents an opportunity to enhance the biodiversity value of the area.

The NPPF, at paragraph 118, states that proposed development on land within or outside an SSSI likely to have an adverse impact should not normally be permitted. Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development outweigh both the likely impacts on the features and the broader impacts on the national networks of SSSIs. The surveys submitted in support of this planning application acknowledge that there will be a slight negative effect on sensitive ecological receptors during the construction period, however the long-term impact (following construction and mitigation) upon these sensitive receptors is considered to be slightly positive or neutral.

Mitigation is proposed in the form of additional hedgerow planting, the infilling of sections to existing hedgerows and the creation of a more diverse range of habitats for mammals to forage. Fencing at a height of 2 metres is proposed around the perimeter of the site. This may restrict larger mammals such as deer, hares and foxes accessing the site, however small mammals will be able to access the site for foraging purposes. The fencing could also
result in some benefit to ground nesting birds as they would not be affected by ground predators. The field margins around the edges of the development site would allow some degree of permeability for larger mammals, whilst the decision to omit the central field and those immediately adjacent to the B1398, and the lane which leads to Manton, will allow permeability for larger mammals through and around the edges of the site. Larger mammals such as deer will not be driven onto the B1398 as there is a considerable gap between the north-eastern boundary of the site and the existing section of woodland to the east which borders the public highway.

Additional biodiversity enhancements consist of the creation of native tree planting, the re-seeding of land with a native acid grassland mix, the existing and proposed hedges being allowed to grow to a height similar to the solar panels (2.15 metres), the provision of bat and nest boxes, sensitive working practices and management post-construction. In total it is proposed to plant eight new sections of mixed species hedgerow, equating to approximately 4.75 kilometres of new hedgerow. Enhancement of biodiversity when considering planning applications is required by national and local planning legislation. These measures can be secured through a suitably worded condition, which is consistent with the recommendation of the council’s ecologist. It is worth noting that Natural England has confirmed that the proposal will not damage or destroy the interest features for which the SSSI is notified. In addition Natural England supports the opportunity to provide biodiversity gains.

Public rights of way

The existing site is bordered and traversed by a network of public footpaths. These include public footpaths 210 and 249 and bridleway 241. It is a well-used network by both walkers and horse-riders. The plans show that bridleway 241 will be retained and public footpaths 210 and 249 will be stopped up and re-routed along the perimeter to the southern boundary of the large field to the south. It is also proposed that this re-routed public footpath could be upgraded to a bridleway, together with the section along the northern boundary to link up public footpath 210 with the existing bridleway. The development of the solar farm and the erection of associated deer fencing would have a significant impact on the appearance of the footpath and bridleway and views from therein. In order to mitigate this, the applicant has put forward mitigation in the form of the stopping up of the existing footpath and its re-routing around the southern perimeter of the field to the south. In addition the applicant is proposing to plant a tree belt between the perimeter fencing and the upgraded footpath along the northern boundary. Planting is also proposed around the edges of the re-routed footpath, which will provide a green corridor to the footpath and will grow over time, thereby screening the proposed development and preventing the establishment of an oppressive view from the public right of way. Three educational boards are also proposed along sections of the route.

The proposal will result in the removal of approximately 1.28km of public footpath and its subsequent replacement with approximately 1.75km of public footpath, this represents a net gain of 0.47km of publically accessible land. The Public Rights of Way officer has issued a holding objection, they request that the new sections of footpath be upgraded to a bridleway and provided prior to the existing public footpaths being ‘stopped-up’. It is recommended that this can be met through the imposition of a planning condition. A banksman will be on site during the construction period to ensure that there is no obstruction to the bridleways and public footpaths during the construction period.

The provision of the additional public footpaths will require the stopping up and diversion of the existing public rights of way. This is a legal process and shouldn’t be undertaken in
advance of any planning permission being granted. This is a process which requires some consultation and takes into account representations. Officers are of the opinion that there are positive benefits from the scheme proposed in this case.

**Air quality**

It is considered that the main contributing factor to air quality during the construction period would be exhaust fumes from HGVs visiting the site and dust from construction. The operation phase of the solar farm would not result in any issues relating to air quality. The maintenance vehicles visiting the site would be limited post-construction and are not considered to be a contributing factor to air quality. No further assessment is considered necessary in this case. Environmental Health has recommended a condition in respect of a Construction Environmental Management Plan (CEMP) to include details of mitigation measures to control dust and air pollution.

**Traffic/highways**

The applicant submitted a Construction Traffic Management Plan with the planning application setting out proposals to control the impact of construction vehicles on the local road network during the construction phase of the proposed solar farm. The proposed access arrangements for the development are from an existing farm lane which is accessed from the B1398, approximately 375 metres to the north of the lane which serves Manton. The existing farm access is constructed from compacted granular material and it is proposed to employ banksmen to indicate when it is appropriate to enter and leave the site. This existing farm access is considered to afford good visibility in both directions along the B1398.

The construction period of the solar farm is anticipated to last five months and site working hours are proposed between 8am to 7pm Monday to Saturday with deliveries proposed to take place between 10am and 4pm or 6pm and 8pm, i.e. outside of peak hours. A maximum of 50 construction workers are anticipated on site during the construction period and HGVs, with a maximum length of 15.4 metres, will generate 200 trips to the site. A breakdown of the HGV movements during the construction phase is provided and it forecasts a total of 347 deliveries for the entire construction period, resulting in an average of 2.7 deliveries a day. The following HGV movements are projected:

- 200 movements for solar components
- 20 movements for inverters
- 2 movements for substation and control house
- 100 movements for access tracks
- 15 movements for site compound
- 10 movements for construction plant.

No objections have been raised by the local highway authority in relation to the proposals and a condition is recommended in respect of a phased traffic management plan.

**Glint and glare**
Glint and glare may be produced as a direct reflection of the sun from the surface of the solar panels. Glare is a continuous source of brightness, relative to diffused lighting. This is not a direct reflection of the sun, but rather a reflection of the bright sky around the sun. Solar panels are designed to absorb, not reflect radiation, however the sensitiveness associated with glint and glare and the potential for landscape visual impact and aircraft safety is a material planning consideration. Humberside Airport has raised no objection to the proposal on air safety grounds, in addition Skydive Hibaldstow has requested that the arrays have a dark, non-reflective finish. The applicant has subsequently agreed by email that the solar arrays will have a non-reflective finish.

Issues associated with glint and glare have been raised by horse-riders using the local bridleway that runs from north to south through the centre of the site. It is proposed to introduce planting along the southern boundary of the site (the existing course of public footpath 249) which will help to reduce the potential for glint and glare upon approach to the site (screening effect). Existing hedgerows and the new security fencing will have some effect in reducing impacts.

**Flood risk and drainage**

The applicant has submitted a Flood Risk Assessment (FRA) with the planning application. This document highlights that the site is located within flood zone 1 and the proposal is classed as acceptable when assessed against the flood risk legislation (flood zone vulnerability and flood zone compatibility) in the National Planning Practice Guidance. In terms of surface water drainage the FRA submits that the solar farm will allow the soil structure to improve due to the elimination of soil compaction caused by heavy farm machinery and that the eastern section of the site is free-draining and the proposal will improve soil absorption rates in the western section. It concludes that the occasions when run-off occurs will be reduced, which in turn will reduce the rate of run-off. The conclusions of the FRA, specifically in relation to flood risk and surface water drainage, are as follows:

- fences and structures will not adversely affect surface water flow through the site
- water quality will improve as a result of pesticide and fertiliser use being decreased
- the creation of grass meadows will aid infiltration of surface water
- the site is located within flood zone 1
- the site is safe and durable and is not at risk of flooding and is therefore appropriate in flood risk terms and national planning guidance.

Notwithstanding the above comments, an objection has been received from the council’s highway drainage team. The Environment Agency recommends that their comments are accounted for when considering these proposals. The proposed method of surface water run-off appears to rely on infiltration through the ground (soakaways) and disposal via existing field drainage ditches. Whilst this is considered to represent a sustainable method of disposing surface water from the site, it is considered prudent to recommend a condition requesting details of the method of surface water disposal, to ensure that soakaways can be implemented successfully into the scheme, including details of run-off rates.

**Contamination**
No potential contamination of the site has been identified. However a condition is recommended to secure the investigation of any unexpected contamination found during construction works.

**Security and external lighting**

The proposals include provision for security lighting to serve the buildings and structures (i.e. the substations and control room) for access purposes only. No additional lighting is proposed across the site. The site security measures consist of a number of CCTV cameras positioned along the boundaries of the site, which will have a maximum height of 3 metres. The security fencing will be constructed to a height of 2 metres and will be positioned along the boundary of the site. It is considered that the proposals for security lighting will not introduce issues in relation to lighting up of the night sky or impacting on wildlife. The extent of coverage and height of the CCTV cameras proposed across the site are considered commensurate with the scale of the development and the necessity for security provision for expensive equipment and cabling.

**Noise**

The nearest residential properties to the site are located in Manton, which is approximately 350 metres to the south and south-west of the site. It is considered that the proposed construction period (five months) will inevitably result in some noise and disturbance to residential properties. The applicant has taken steps to reduce the potential for noise impacts on residential properties by positioning the site compound adjacent to the B1398 and proposed site access arrangements via classified roads on the local highway network. This will avoid the potential disruption which would otherwise result from delivery vehicles using local roads through Manton. The proposed hours of working are broadly consistent with those recommended in a condition by Environmental Health, other than that on a Saturday where the applicant proposes to work until 7pm. It is considered prudent to recommend conditions in respect of the submission of a Construction Environmental Management Plan and to limit the level of sound emitted from the plant in the post-construction phase (operational phase) of development. The imposition of these conditions recommended by Environmental Health is considered sufficient to protect residential amenity.

**Other issues**

Devaluation of property and the number of houses for sale locally increasing is not a material planning issue and will not be assessed in this case. Any proposals for additional solar farms in rural areas or an extension to this proposal would require planning permission and such an application would be considered on its own merits. Conditions are recommended which secure the implementation and maintenance of the proposed landscaping and biodiversity enhancements to be delivered through the scheme.

No information has been submitted to substantiate claims that the proposal will have detrimental impacts on local tourism or reduce the number of visitors to the area. The network of public footpaths and bridleways which traverse the site will be open and available during the construction period as modified and post-construction.

A number of objectors have raised issues in relation to the introduction of new features such as perimeter fences and structures and horse-riders’ safety. Advice produced in relation to solar farms by the British Horse Society (2014/7) recommends that a minimum
width of 4 metres is required for the right of way and it is not safe to create a narrow corridor. The application states that a minimum width of 4.5 metres will be maintained along all public rights of way, including the bridleway. The existing bridleway will be open along its eastern side with open views across an existing agricultural field. The British Horse Society suggests that it is conducive to use open mesh fencing in preference to closed-boarded or metal palisade types. Again this proposal is for deer stock fencing around the perimeter of the site with an open mesh appearance.

The British Horse Society also highlights that large developments such as solar farms provide opportunities to secure increased access, including the provision or upgrading of a public footpath to a bridleway. This can be secured by way of planning condition in this case and will provide the opportunity for greater access for horse-riders in this area.

The applicant has confirmed that the development would be temporary, albeit for a period of 25 years, after which point the land would be reinstated to its former condition. A condition is recommended that permission be granted for the proposed lifetime of the solar farm and an additional condition to ensure the decommissioning of the scheme and reinstatement of the land.

Community involvement

The applicant has submitted a Statement of Community Engagement with the planning application. This documents sets out the extent and type of community engagement that the applicant undertook prior to submitting the planning application. The method of community consultation included a leaflet drop to 174 properties in the vicinity of the site, a public exhibition at Kirton-in-Lindsey Town Hall on 16 January 2015 and invited local elected members to the event. An advert was also placed in the local newspaper to publicise the event. Following this public consultation event the applicant has decided to remove the fields which are considered to be most visually prominent from the original plans, which reduces the site area and the visual prominence of the scheme.

Community benefits

The community benefits of the scheme are detailed as follows:

- biodiversity enhancements
- upgrading of public rights of way to bridleways
- additional public rights of way
- linkages with local technology college in Scunthorpe.

Conclusion

The provision of renewable energy is supported by national and local planning policy, provided that there are no significant environmental impacts which cannot be appropriately mitigated. It is considered that a countryside location is appropriate for this proposal and that on balance there would be no significant adverse impacts on visual amenity or local landscape character. The development would have no adverse effect on the local environment and would result in significant biodiversity enhancements, through a management regime that would encourage a wider range of flora and fauna to the site. The
RECOMMENDATION  Grant permission subject to the following conditions:

1. The development must be begun before the expiration of three years from the date of this permission.

Reason
To comply with section 91 of the Town and Country Planning Act 1990.

2. Within 25 years and six months following completion of construction of development, or within six months of the permanent cessation of electricity generation by the solar PV facility hereby approved, whichever is the sooner, the solar PV panels, frames, foundations, inverter, transformer buildings and associated infrastructure and fencing shall be dismantled and removed from the site. The developer shall notify the local planning authority in writing no later than 28 days following cessation of power production. The site shall subsequently be restored in accordance with the approved restoration scheme no later than nine months following the cessation of power production.

Reason
The application has been considered on the basis of a temporary period as set out in the planning application and Environmental Statement.

3. Within 12 months of completion of the development hereby approved a scheme for the decommissioning of the solar farm and restoration of the site to agricultural use shall be submitted to and approved in writing by the local planning authority. Such an approved scheme shall be implemented in accordance with the timescales set out in condition 2 above.

Reason
To ensure that the land, in its entirety, is returned to agricultural use and all works removed from the site when no longer required, in the interests of visual amenity in accordance with policies RD2, DS1 and DS21 of the North Lincolnshire Local Plan.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: 14M5-P-SF-REV01, 14M5-P-SL-REV02, 14M5-P-MS-REV01, 14M5-P-DS-REV01, 14M5-P-AR-REV01, 14M5-P-AG-REV01, 14M5-P-SS-REV02, 14M5-P-TS-REV01, 14M5-P-PM-REV01, 14M5-P-GL-REV06, 14M5-P-CH-REV01, 14M5-P-CS-REV01, 14M5-P-SC-REV03, BRS.5729_07D and 14M5-P-GL-REV07.

Reason
For the avoidance of doubt and in the interests of proper planning.

5. The construction method for the installation of PV solar panel support frames, the construction method for the site compound and the access track hereby approved shall use non-penetrating techniques as shown in the archaeological mitigation strategy V5 and
drawing reference 14M5-P-GL-REV07 received on 13/08/2015 and shall thereafter be retained.

Reason
The agreed scheme for non-intrusive methods is required in recognition of the archaeological importance of the site and to safeguard heritage assets.

6. Development shall take place in accordance with the archaeological mitigation strategy V5 and drawing reference 14M5-P-GL-REV07 received on 13/08/2015. Within the areas of non-intrusive installation methods shown on the drawing, no ground excavation shall take place other than in connection with those works specified in the archaeological mitigation strategy.

Reason
To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

7. No development shall take place until a written scheme of investigation for the programme of archaeological monitoring and recording of the excavation works specified in the archaeological mitigation strategy has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

(i) measures to ensure the preservation by record of archaeological features of identified importance

(ii) methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts

(iii) post-fieldwork methodologies for assessment and analyses

(iv) report content and arrangements for dissemination, and publication proposals

(v) archive preparation and deposition with recognised repositories

(vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy

(vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works

(viii) a list of all staff involved in the implementation of the strategy, including subcontractors and specialists, their responsibilities and qualifications.

Reason
To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.
8. The archaeological programme of monitoring and recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason
To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

9. A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason
To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

10. No development shall take place until a scheme for the upgrading and/or diverting of public footpaths and the provision of public bridleways through and around the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in strict accordance with the agreed timings prior to any public footpath being diverted or stopped up and thereafter retained unless otherwise agreed in writing by the local planning authority.

Reason
To provide enhanced access for the public in accordance with policy T6 of the North Lincolnshire Local Plan.

11. No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason
In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

12. In conjunction with the requirements of the construction phase traffic management plan, a pre-commencement survey shall be carried out on the highway access to the site from the B1398. Any damage caused to the highway shall be made good in accordance with details and a timetable to be submitted to and agreed in writing with the local planning authority.

Reason
To protect the public highway in the interests of public safety, in accordance with policy T2 of the North Lincolnshire Local Plan.

13. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by Clive Onions Ltd dated 27th February 2015 and the mitigation measures contained therein. The approved mitigation measures shall be fully implemented before the development is completed.

Reason:
To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

14. Notwithstanding the contents of the approved FRA, no development shall take place until a scheme for the disposal of surface water from the scheme has been submitted to and agreed in writing by the local planning authority. The scheme hereby permitted shall not be brought into first use until the agreed drainage scheme is implemented in its entirety.

Reason:
To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

15. If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

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 off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

16. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. This shall include details of mitigation measures for the control of pollution including noise, vibration, dust and light. Details of analysis results and subsequent disposal of contaminated wastes off site shall be provided within the CEMP. All construction and site clearance work shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the local planning Authority.

Reason:
To define the terms of permission and to ensure that the development doesn't result in loss of residential amenity to residential properties, in accordance with policy DS1 of the North Lincolnshire Local Plan.

17.
The total rating level of sound emitted from the operation of all plant shall not exceed 35 dB LAeq, 15min at any residential boundary. The definition of rating level shall be as described in British Standard BS4142:2014.

Reason
To define the terms of permission and to ensure that the development doesn't result in loss of residential amenity to residential properties, in accordance with policy DS1 of the North Lincolnshire Local Plan.

18. No development shall take place until a revised Landscape and Ecological Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- details of measures to avoid harm to nesting birds, bats, badgers, hedgehogs, reptiles, amphibians and other protected and priority species during construction and ongoing management;
- measures for the conservation of existing and target acid grassland plant communities, including details of any seed mixes to be used;
- details of wet heathland, grassland, wild bird seed, field margin and other habitats to be created, with prescriptions for habitat creation techniques and ongoing management;
- details of enhanced tree and hedgerow management measures, including tree planting, coppicing, gapping up with mixed native species and sensitive hedge trimming;
- details of bat boxes and nest boxes to be installed;
- proposed timings for the above works;
- restrictions on external lighting to avoid impacts on bat foraging areas and sensitive habitats.

Reason
To protect and enhance features of recognised nature conservation importance in accordance with policy CS17 of the North Lincolnshire Core Strategy.

19. The Landscape and Ecological Management Plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the Landscape and Ecological Management Plan.

Reason
To protect and enhance features of recognised nature conservation importance in accordance with policy CS17 of the North Lincolnshire Core Strategy.
No site clearance shall take place during the bird nesting period unless otherwise agreed in writing with the local planning authority.

**Reason**
To protect the nesting birds in accordance with policy LC5 of the North Lincolnshire Local Plan.

21. No trees or hedges shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees/hedges without the previous written consent of the local planning authority. Any trees or hedges removed without such consent, or dying or being severely damaged, or becoming seriously diseased, shall be replaced with trees/hedges of such size and species as may be agreed with the local planning authority.

**Reason**
To enhance the appearance of the development in the interests of amenity.

22. Within two months of completion of the development the education boards shall be provided in accordance with a scheme to be submitted to and agreed in writing by the local planning authority. The scheme shall include details of the materials, positioning, size, content and means of fixing. The works shall be undertaken in accordance with the agreed details and thereafter retained.

**Reason**
To promote facilities for the enjoyment and education of the public with regard to renewable energy, in accordance with the provision of the National Planning Policy Framework.

23. No additional external lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority. The scheme shall include details of the number, type, position, height, location, luminance and timing of the lighting and the development shall be undertaken in accordance with the agreed details and thereafter retained.

**Reason**
To protect residential amenity and to prevent adverse impacts on wildlife in accordance with policy DS1 of the North Lincolnshire Local Plan.

24. The solar panels hereby permitted shall be constructed with a non-reflective surface finish which shall thereafter be retained.

**Reason**
In the interests of aviation safety and biodiversity protection, in accordance with policies DS1 of the North Lincolnshire Local Plan and CS17 of the North Lincolnshire Core Strategy.

**Informative 1**
The public footpaths and bridlepaths shall remain free from obstruction for the duration of the construction period and no plant or machinery shall be stored upon them at any time.
Informative 2
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;

- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 3
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.