

UTT/13/2207/FUL (Little Bardfield)

(MAJOR)

PROPOSAL: Construction of 18.65 ha solar park, including installation of solar panels, transformer and inverter housings, security fencing, landscaping and associated works.

LOCATION: Hydes Farm, Little Bardfield

APPLICANT: Push Energy Ltd.

EXPIRY DATE: 26 November 2013

CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Outside Development Limits.

2. DESCRIPTION OF SITE

2.1 The site is situated to the south of the Thaxted to Little Bardfield Road and comprises an irregular shaped single parcel of arable agricultural land comprising 18.65 ha lying in an isolated position at Hydes Farm beyond a ridge to the south of Marks Wood. The site comprises a relatively high, flat plateau, although has a gentle south facing slope. The site is traced by public footpaths along its north-west and north-east boundaries, whilst a public bridleway leads southwards down from the south-west corner of the site to Bustard Green. The edges of the field are marked by deep drainage ditches with thinly scattered trees, but no hedges. The approach to the site is via a long private farm road/public footpath extending from Bardfield Road past Markswood Farm, which extends over a natural ridge separating the site from the road.

3. PROPOSAL

3.1 This application relates to the change of use of land at Hydes Farm from agricultural use to a mixed use for agriculture and use for the generation of solar renewable energy.

3.2 The solar array would be laid out with rows of panels aligned east to west to maximise energy generation and tilted 30 degrees to face south. The panels would be affixed on frames with a maximum height of 2.3 metres. The farm would contain a total of 5 No. transformer stations (height = 4.6 metres), 9 No. inverter cabinets (height = 2.4 metres), 1 No. grid connection cabinet (height = 1.6 metres) and 1 No. substation (height = 1.7 metres). New hedge planting would be carried out along the site boundaries. The solar farm would be connected to the national grid via an underground grid connection cable leading down to the site from the Thaxted to Bardfield Road.

3.3 The proposal has been amended since receipt of the application where this has involved the substitution of 250W solar panels as originally specified with 260W panels where this reduces the number of panels on site from 43,440 to 41,472 (4.25% reduction), the removal of the top four northern rows of panels moving the solar farm operational area 40 metres further away from the closet residential property and the

relocation of the inverter/transformer stations in from the site boundaries to a more central position.

4. APPLICANT'S CASE

4.1 The following is a summary of the applicant's case taken from the Conclusions section of the submitted Design and Access Statement:

- *“The proposal is compliant with all relevant national planning policies and will not have any adverse impact on landscape character or residential amenity. The site has been carefully selected to be well screened and not overlooked, which, coupled with the low profile physical height of the panels, results in no/very limited visual impact. There are positive benefits arising from a renewable energy project such as this as it will raise the profile of renewable energy in the local population and may encourage greater take up of solar power on domestic properties as the benefits are seen and understood. Overall, the proposal complies with planning policy and represents a necessary step towards meeting the UK’s climate change obligations. We hope therefore that the scheme will receive the support of the Council”.*

4.2 The application is supported by the following core documents:

- Design and Access Statement
- Landscape & Visual Appraisal
- Preliminary Ecological Appraisal (PEA)
- Archaeological Assessment
- Flood Risk Assessment (FRA)
- Transport Statement
- Construction Management Plan

5. RELEVANT SITE HISTORY

5.1 The site has no recorded site history. However, the solar farm proposal the subject of the current application has been subject to both a preliminary enquiry submitted by the applicant in January 2013 and a subsequent screening opinion carried out by the Council in May 2013.

5.2 In response to the preliminary enquiry, the Council advised the applicant that the site appeared to be an appropriate location for a solar farm where visual impacts were likely to be limited to the immediate vicinity and in particular from the network of public rights of way. The screening opinion advised that the proposal would not fall within a “sensitive area” as defined by the EIA regulations and would not on the basis of the information provided be subject to the requirement of an Environmental Impact Assessment as the likely effect of the scheme on the environment would not be significant taking into account the location of the development, other solar park schemes approved within the general area, including the 30 ha. Hive Energy solar park scheme approved for agricultural land at Spriggs Farm to the north, its overall size and other physical and environmental site factors. The letter to the applicant did advise, however, that *“The Council has some concerns with regard to the impact of the proposed development when viewed from the south and east where medium to long range exposure of the site is considered greatest, where public rights of way trace the site and where existing boundary screening on these sides is sparse. In the circumstances, the visual impact on the countryside at this location needs to be thoroughly assessed, particularly in light of the Landscape Character Assessment*

carried out by Chris Blandford Associates (2006)".

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (NPPF)
- DCLG document "*Planning practice guidance for renewable and low carbon energy*" (July 2013)

6.2 Uttlesford District Local Plan 2005

- ULP Policy S7 - The Countryside
- ULP Policy E4 - Farm diversification: alternative use of farmland
- ULP Policy ENV5 - Protection of agricultural land
- ULP Policy ENV8 - Other landscape elements of importance for nature conservation
- ULP Policy ENV15 - Renewable Energy
- ULP Policy GEN1 – Access
- ULP Policy GEN2 – Design
- ULP Policy GEN3 - Flood Protection
- ULP Policy GEN4 - Good neighbourliness
- ULP Policy GEN7 - Nature Conservation
- ULP Policy GEN8 - Parking

6.3 Uttlesford District DRAFT Local Plan

- Policy SP11 - Renewable Energy and Energy Efficiency
- Policy SP12 - Protection of the Countryside
- Policy SP14 - Protecting the Natural Environment
- Policy EN1 - Sustainable Energy
- Policy C2 - Protection of Landscape Character
- Policy DES1 – Design
- Policy HE4 - Protecting the Natural Environment
- Policy TA1 - Vehicle Parking Standards

7. PARISH COUNCIL COMMENTS

7.1 Not applicable – Parish Meeting status.

8. CONSULTATIONS

ECC Highways

8.1 No objections subject to the public's rights and ease of passage over public footpaths 10 and 11, Little Bardfield being maintained free and unobstructed at all times.

ECC Ecology

8.2 The site is of low ecological value, but the Priority species Skylark was recorded during the ecology survey. There is a pond adjacent to the site which may support amphibians, and the site is bordered by seasonally wet ditches with scattered trees. These ditches and associated grass margins are likely to provide foraging habitat for bat species which favour riparian habitats. The application includes proposals for new native

species hedgerows, and species-rich native wildflower meadow which will be managed by grazing to benefit invertebrates, specifically bumblebees. The following conditions are recommended to prevent harm to biodiversity and to enhance the site to provide a net gain in biodiversity, as required by the NPPF – (1) Protection of Breeding Skylark, (2) Biodiversity Mitigation and Enhancement Plan, (3) Fixed Lighting, (4) Update of Survey before Commencement of Development.

ECC Archaeology

- 8.3 The Historic Environment Record and the desk based assessment provided with the application indicate that elements of the proposal lie within potentially sensitive areas of archaeological deposits. The desk based report identifies the potential threat to the below ground deposits from the support posts, cabling, power cables, the transformer bases and the cable trench to the sub-station. The development area had been under woodland, however, there is the potential of surviving archaeological deposits related both to the woodland but also earlier occupation from the prehistoric to Roman period. To limit the extent of the watching brief it is recommended that a phased programme of work be undertaken.

9. REPRESENTATIONS

- 9.1 5 representations received. Neighbour notification expired 6 October 2013. Advertisement expired 26 September 2013. Site notice expired 26 September 2013.

Summary of representations:

- The proposed solar park would cause visual harm to the local landscape, particularly given its size
- The substation for the scheme would be as large as a small bungalow and would be visible from the road and from several hundreds of metres away. Adequate screening would take many years. A smaller building would be more acceptable
- What justification exists in taking 18.65 ha of agricultural land out of production to generate solar electricity when there is a world food shortage?
- Who would be responsible for restoring the site if Push Energy goes out of business? Will a bond be lodged to cover such a contingency?
- What are the economics of the proposal without substantial subsidies from the taxpayer?
- UK already has one of the highest electricity costs in Europe. Additional solar generated electricity will result in the UK economy becoming more uncompetitive. Do we need to pay more to support applications of this type?
- What benefit will the solar park bring to the local community? Will the community be paying a tax to subsidise the enterprise?
- Would be interesting to know what the overall CO2 savings would be from the scheme bearing in mind the CO2 emissions which would be generated by producing, shipping, installing and maintaining the solar panels. Additionally further CO2 emissions would be generated importing food which would otherwise have been grown on the site
- Other forms of renewable energy provide more continuous renewable energy source, such as tidal. The UK still needs conventional power stations to keep the lights on.

10. APPRAISAL

The issues to consider in the determination of the application are:

- A Whether the use of the site as a solar park would be appropriate in terms of land use / impact of proposal on rural character (NPPF, ULP Policies S7, E4, ENV5, ENV8 and ENV15);
- B Whether access arrangements would be satisfactory (ULP Policy GEN1);
- C Whether the development would have an adverse impact on neighbouring amenity (ULP Policies GEN2 and GEN4);
- D Whether the development would increase flood risk (ULP Policy GEN3);
- E Whether the development would have an adverse impact on biodiversity/protected species (ULP Policy GEN7).

10.1 The NPPF advises that all communities have a responsibility to help increase the use and supply of green energy, but adds that this does not mean that the need for renewable energy automatically overrides the environmental protections and the planning concerns of local communities, adding that as with other types of development that it is important that the planning concerns of local communities are properly considered in matters that directly affect them. The Government has brought out a new planning practice document for renewable and low carbon energy schemes (July 2013) to be read alongside the NPPF, which includes guidance on solar energy, and replaces the previous national policy document on renewables, namely PPS22. Paragraphs 26-28 of the document deals specifically with large scale ground-mounted solar PV farms where it is stated 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”*. The document provides a list of particular factors which it states that an LPA will need to consider, namely:

- if a proposal involves greenfield land that it allows for continued agricultural use and/or encourages biodiversity improvements around arrays
- that planning conditions are used to ensure that installations are removed when no longer in use and the land is restored to its previous use
- the effect on the local landscape and on neighbouring uses/aircraft safety
- the need for and impact of security measures, such as lights and fencing
- protection of heritage assets
- the potential to mitigate landscape and visual impacts through, for example, screening with native hedges
- the energy generating potential of a solar park scheme

10.2 The practice document goes on to advise that there are no hard and fast rules about how suitable areas for renewable energy should be identified, but in considering locations it advises that LPA's will need to ensure that they take into account the requirements of the technology, and, critically, the potential impacts on the local environment, including from cumulative impacts where the views of affected local communities should be listened to. However, Paragraph 28 states 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.”*

10.3 The application site is located outside development limits in an area defined within the adopted local plan as being countryside. ULP Policy S7 of the local plan states that the countryside will be protected for its own sake and that permission will only be given for development that needs to take place there or is appropriate to a rural area. The policy adds that development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

- 10.4 The site is currently used for arable farming purposes and is classified as Grade 2 agricultural land on the Agricultural Land Classification Map. ULP Policy E4 states that alternative uses for agricultural land will be permitted if (a) the development includes measures for landscape and nature conservation enhancement, (b) the development would not result in a significant increase in noise levels or other adverse impacts beyond the holding, (c) the continued viability and function of the agricultural holding would not be harmed and (d) the development would not place unacceptable pressures on the surrounding rural road network. ULP Policy ENV5 states that development of the best and most versatile agricultural land will only be permitted where opportunities have been assessed for possible alternative development locations on poorer quality agricultural land except where other sustainability considerations suggest otherwise. ULP Policy ENV8 seeks to protect landscape elements important for nature conservation, such as hedgerows and linear tree belts. ULP Policy ENV15 states that renewable energy development schemes will be permitted if they do not adversely affect the character of sensitive landscapes, nature conservation interests or residential and recreational amenity.
- 10.5 As previously stated, the Council's screening opinion for this proposed solar farm scheme concluded that the scheme would not have a significant impact on the local landscape at Hydes Farm given the site's location beyond a ridge that extends east-west below the Thaxted to Little Bardfield Road and views afforded into the site from the south and west. A detailed Landscape & Visual Appraisal submitted with the application notes that the UDC Landscape Character Assessment states that the host landscape character area of the site is recorded as an area of "moderate" landscape sensitivity. The appraisal has concluded that the landscape and visual impacts of the scheme are considered modest and that suitable mitigation can be readily achieved through the introduction of perimeter hedge planting in terms of scheme assimilation. A scheme of landscaping involving the use of meadowgrass to allow pasture land for sheep around the arrays would be specified, whilst the site would be enclosed by a 1.5 metre high timber post and wire stock fence.
- 10.6 It is considered that the submitted appraisal has sufficiently identified and evaluated the constraints and opportunities for a solar farm at this isolated rural location where the assessment of its overall impact is consistent with the findings of the Council's screening opinion in that its visual impact would not be significant given the topography of the land and where the solar arrays would appear as almost a thin line when viewed from lower ground level from Bustard Green to the south. As such, it is the view of officers that the proposal would comply with the NPPF, relevant supporting government advice on renewable energy schemes and ULP Policies S7, ENV8 and ENV15. The proposal would involve the loss of Grade 2 arable land, although would involve only a limited proportion of the overall farm holding. The nature of the development is such that the solar farm could be removed from the site and the land re-instated to its previous use and would therefore additionally comply with ULP Policies E4 and ENV5.

B Whether access and parking arrangements would be satisfactory (ULP Policies GEN1 and GEN8);

- 10.7 The application site would be accessed via the long single track lane leading off the Thaxted to Little Bardfield Road, which currently serves Markwood Farm and farmland beyond where this would be used both for construction traffic and ongoing solar park site maintenance purposes. A Transport Statement has been submitted with the application which states that it is anticipated that approximately 95 HGV deliveries would occur at the site over a 16 week construction phase of the development generating typically one to two deliveries per day. The statement adds that once the

solar farm is operational that it would not generate any significant traffic movements, with security and maintenance staff the only likely visitors. A swept path analysis has been included with the statement to demonstrate that the entrance of the track with the road is sufficiently wide enough to allow construction traffic to enter and egress safely where visibility sightlines are shown to be reasonably good in each direction

- 10.8 ECC Highways have been consulted on the proposal, who have not raised any highway objections. It is considered that the proposal would therefore comply with ULP Policy GEN1 where it should be added that the track is already used by farm vehicles.

C Whether the development would have an adverse impact on neighbouring amenity (ULP Policies GEN2 and GEN4);

- 10.9 The site stands in an isolated rural position between Little Bardfield village to the north and Bustard Green to the south. The only residential property within the vicinity of the site is Markswood Farmhouse which is located approximately 200 metres to the north. It is considered that the site is located sufficiently far away from the site so as not to be materially affected by the proposal where the solar arrays would be positioned in a southerly direction where the property would not be subject to glint or glare and where noise levels are likely to be low during operations. It should be noted in this respect that the inverter stations have been moved further into the site from the site boundaries where this site revision should mean that background noise would be limited to acceptable levels. It is accepted that there would be a certain amount of disruption during construction stage of the development, although the submitted Transport Statement indicates that traffic movements are likely to be low and for a relatively short period of time. The proposal would therefore comply with ULP Policies GEN2 and GEN4.

D Whether the development would increase flood risk (ULP Policy GEN3)

- 10.10 The site comprises farmland with deep drainage channels to the site boundaries, two of which extend off the site in an easterly location. The submitted Flood Risk Assessment indicates that the site is within a Flood Zone 1 area where the site is not prone to flooding and where it is stated that the proposal would not increase this risk given the nature of the proposal.

E Whether the development would have an adverse impact on bio-diversity/ protected species (ULP Policy GEN7)

- 10.11 The site is in arable use, whilst the site boundaries contains sparse perimeter hedge lines which provide limited scope for bio-diversity. A Preliminary Ecological Appraisal has been submitted with the application. The report of findings concludes that the site is considered to be of low conservation value where no significant adverse ecological effects are predicted as a result of the proposal. No impacts on GCN's are considered likely given the likely absence of this species. The report adds that whilst Skylark would be displaced from the site, few opportunities exist for other foraging and nesting birds, adding that the planting of hedgerows and the provision of wildflower species within the site would provide opportunities for a wider range of bird species than at the present time. ECC Ecology has not objected to the proposal subject to appropriate conditions.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposal would lead to the loss of 18.65 ha of Grade 2 arable agricultural land. However, the nature of the proposal is such that the development would be temporary and reversible. There would be some adverse impacts on the local landscape and rural character of the area, where these would be most experienced by users of the adjacent public rights of way. However, this is considered not to be significant given the location and lie of the land and the impact of the proposal needs to be weighed against the benefits of the provision of renewable energy where this is encouraged through national policy subject to safeguards and in this instance the benefits are considered to outweigh the constraints.
- B The impact on the local highway network is regarded to be low where vehicle movements to and from the site are likely to be minimal during construction works and reduced further once the solar farm is operational.
- C The proposal would not result in a material loss of neighbouring residential amenity in terms of outlook, noise or disturbance.
- D The proposal would not increase the risk of flooding.
- E The proposal would not have a harmful effect on wildlife or protected species where an opportunity exists to enhance local bio-diversity through the introduction of boundary hedgerows and wildflower meadow

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure
- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs
- k) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Uttlesford Local Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

3. All hard and soft landscape works shall be carried out in accordance with the details as approved by the local planning authority or in accordance with an alternative programme agreed in writing with the local planning authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted, destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

REASON: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Uttlesford Local Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

4. Surface water run-off from the solar arrays and plant buildings on the site shall be drained in accordance with the drainage recommendations as contained within the Flood Risk Assessment report prepared by A E Designs Ltd dated February 2013.

REASON: To ensure that adequate drainage is provided for the development in accordance with ULP Policies GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005).

5. Prior to commencement of development, details of the external colour specification for the associated plant equipment shall be submitted to and approved in writing by the local planning authority. The equipment shall be externally painted in accordance with the approved details.

REASON: To minimise the visual impact of the development within the countryside in accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).

6. Prior to commencement of the development hereby permitted, details of boundary treatment shall be submitted to and approved in writing by the local planning authority. The details shall include the location, design, materials, colour and type of boundary treatment to be erected. The boundary treatment shall be carried out in accordance with the approved details. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order amending, revoking or re-enacting that Order) no additional boundary treatments shall be erected on the site without the prior written agreement of the local planning authority.

REASON: To ensure that the appearance of the site does not detract from the character of the rural area in accordance with Uttlesford Local Plan Policy S7 of the Uttlesford Local Plan (adopted 2005).

7. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority.

REASON: The Historic Environment Record and the desk based assessment provided with the application indicate that elements of the proposal lie within potentially sensitive areas of archaeological deposits. The desk based report identifies the potential threat to the below ground deposits from the support posts, cabling, power cables, the transformer bases and the cable trench to the sub-station. The development area had been under woodland, however, there is the potential of surviving archaeological deposits related both to the woodland but also earlier

occupation from the prehistoric to Roman period. To limit the extent of the watching brief it is recommended that a phased programme of work be undertaken in accordance with ULP Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

Initially a geophysical survey by magnetometer should be undertaken over the main solar park area. This will identify any significant features which can then be targeted as part of the archaeological monitoring phase. The monitoring will take place on areas identified from the geophysical survey and on the cabling link to the sub-station. All archaeological work should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by this office.

8. No site clearance, site preparation or construction shall be carried out on site between March and August inclusive in any year, unless a survey for ground-nesting birds has been undertaken, submitted and approved in writing by the Local Planning Authority which confirms that no species would be adversely affected by the clearance, preparation or construction .

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

9. No development shall take place until a Biodiversity Mitigation and Enhancement Plan has been submitted to and approved in writing by the Uttlesford Planning Authority. The Plan shall include provision for habitat creation and management during the life of the development hereby permitted, as outlined in the Preliminary Ecological Appraisal (dated February 2013) and Landscape Strategy (dated 21st March 2013) and shall, without prejudice to the foregoing, include:

- (i) Aims and objectives of mitigation and enhancement;
- (ii) Extent and location of proposed works;
- (iii) A description and evaluation of the features to be managed, including but not limited to the ditches, hedgerows and grassland;
- (iv) Sources of habitat materials;
- (v) Timing of the works;
- (vi) Disposal of wastes arising from the works;
- (vii) Selection of specific techniques and practices for preparing the site and creating/establishing vegetation;
- (viii) Appropriate management options for achieving aims and objectives;
- (ix) Prescriptions for management actions, including stocking density of livestock and specific timings for grazing, outlining how a long forage season for bumblebees will be achieved;
- (x) Personnel responsible for implementation of the Plan;
- (xi) The Plan shall include demonstration of the feasibility of the implementation of biodiversity mitigation plan for the period specified in the Plan;
- (xii) Monitoring and remedial / contingencies measures triggered by monitoring to ensure that the proposed biodiversity gains are realised in full. Monitoring shall review agreed targets at five year intervals and allow for remedial action to be agreed with the Uttlesford Planning Authority.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

10. Should the development hereby approved not have been commenced within one year of the date of this planning permission, a further biodiversity survey of the site shall be

carried out to update the information previously submitted with the application [Environmental Impact Assessment, dated July 2013] together with an amended mitigation strategy to mitigate the impact of the development upon the identified protected or priority species. The new biodiversity survey and mitigation strategy shall be submitted to and be approved in writing by the Planning Authority prior to the commencement of the development hereby permitted and thereafter the development shall be implemented in accordance with the approved biodiversity survey and mitigation/compensation strategy.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

11. No lights shall be erected within the site without the prior written agreement of the local planning authority.

REASON: To safeguard the character and appearance of the countryside in accordance with Uttlesford Local Plan Policy S7 (adopted 2005).

12. The development hereby permitted shall be carried out in accordance with the Construction Management Programme prepared by Push Energy.

REASON: To minimise disruption to the local highway network and on residential amenity in accordance with ULP Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

13. Should the solar panels not be used continuously for the production of energy for a period of six months, the panels, support structures and associated buildings shall be removed in their entirety and the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

REASON: To prevent the retention of development in the countryside that is not being used for its intended purpose in accordance with Uttlesford Local Plan Policy S7 (adopted 2005).

