
Town and Country Planning Act 1990

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR24/0457/F
Registered: 30 May 2024

Applicant: Mr Alex Ross
Pathfinder Clean Energy UKDev
Ltd
Central House
20 Central Avenue
St Andrews Business Park
Norwich NR7 0HR

Agent: Mr Ben Wheeler
Third Revolution Projects
Build Studios
203 Westminster Bridge Rd
London
SE1 7FR

2 Address to which this permission relates

Land At Treading Field Treading Drain Tydd St Giles Cambridgeshire

3 Details of this decision

Permission is **REFUSED** regarding:

Installation of 49.9MW ground mounted solar photovoltaic panels with associated battery storage, substation and ancillary plant and infrastructure, and erection of security fencing and pole mounted CCTV cameras.

4 Reasons

This permission has been refused for the following reason(s):

- 1 The proposed development would result in a significant loss of Best and Most Versatile agricultural land and, therefore, would be a threat to food security, contrary to policy LP14 of the Fenland Local Plan 2014 and paragraphs 125(b) and 187(b) of the National Planning Policy Framework. Whilst the benefits of renewable energy and the contribution that the proposed development would make towards addressing climate change are noted, it is not considered that these outweigh the harm associated with the conflict with the Council's adopted policies and other material considerations.

- 2 The proposed development would result in a large alien feature within the Countryside. The proposed development would have a significant adverse impact on the intrinsic character and beauty of the countryside in this location and the wider area, contrary to policies LP14 and LP16 of the Fenland Local Plan 2014 and paragraphs 166(a) and 187(b) of the National Planning Policy Framework. Whilst the benefits of renewable energy and the contribution that the proposed development would make towards addressing climate change are noted, it is not considered that these outweigh the significant harm to the character and appearance of the area.

5 Informatives

The following points are also relevant to this notice:

- 1 The Planning Committee, in their consideration of the scheme, considered that the benefits of the scheme did not outweigh the harm caused to food security and the character and appearance of the area.

6 Plans and documents

The following plans and documents form part of this notice. They are as follows:

Reference	Title
UKZ157 Existing Site Plan	Existing Site Layout
Fire Strategy Report - RIBA Stage 2	Fire Statement (revision 02)
Noise Impact Assessment (P23-441-R01v2)	Noise Impact Assessment (P23-441-R01v2)
Agent letter dated 10th June 2024 - New Written Ministerial Statement	Letter
Agent letter dated 11th December 2024 - Principle of Development Considerations	Letter
Agricultural Land, Food Security & Solar: Additional Supporting Information	Agricultural Land, Food Security & Solar: Additional Supporting Information
Additional Ecology and Biodiversity Notes	Biodiversity Survey Report
Biodiversity Net Gain Assessment and Strategy	Biodiversity Net Gain Report
The Statutory Biodiversity Metric	Biodiversity Net Gain Metric
UKZ157_07 Substation Plan & Elevation Drawing	Substation Plan and Elevation (revision V0)
UKZ157_15 Client Switch House elevation	Switch House Details (revision V1)
Agricultural Land Classification	Agricultural Land Classification
Arboricultural Impact Assessment	Arboricultural Impact Assessment
Archaeology Baseline	Archaeology Baseline (revision 1.0)
Biodiversity Metric 4.0 - Calculation Tool	Biodiversity Metric 4.0 - Calculation Tool

Reference	Title
Ecological Surveys and Impact Assessment	Ecological Surveys and Impact Assessment
Flood Risk Assessment Report (FCL/644/F01)	Flood Risk Assessment Report (FCL/644/F01)
Geoarchaeological Written Scheme of Investigation	Geoarchaeological Written Scheme of Investigation (revision v2)
Written Scheme of Investigation for Geophysical Survey	Written Scheme of Investigation for Geophysical Survey (revision v.02)
Heritage Baseline and Impact Assessment	Heritage Baseline and Impact Assessment (revision 1.1)
Landscape and Visual Appraisal	Landscape and Visual Appraisal (revision A)
Planning, Design and Access Statement	Planning, Design and Access Statement
Preliminary Ecological Appraisal	Preliminary Ecological Appraisal
Surface Water Management Plan (FCL/644/SW01)	Surface Water Management Plan (FCL/644/SW01) (revision A)
Transport and Access Statement (C23103/TS01)	Transport and Access Statement (C23103/TS01)
UKZ157_01 CCTV	CCTV Elevation
UKZ157_02 BATTERY ENERGY STORAGE	Battery Energy Storage Details
UKZ157_03 PV Panel Elevation (South Facing)	PV Panel Elevation (South Facing)
UKZ157_05 Battery Inverter Cabin	Battery Inverter Cabin Details
UKZ157_05 Double Gate	Double Gate Elevation
UKZ157_06 Deer Fence Typical Arrangement	Deer Fence Elevation (Typical Arrangement)
UKZ157_08 Location Plan	Location Plan
UKZ157_09 Layout Plan	Proposed Site Layout (Block plan)
UKZ157_10 Mitigation and Enhancements Plan	Mitigation and Enhancements Plan
UKZ157_11 Access Track Elevation	Access Track Elevation
UKZ157_12 Storage Building	Storage Building Elevations
Health Impact Assessment	Health Impact Assessment
UKZ157_13 Existing Site Plan	Existing Site Layout
Landscape and Ecological Management Plan	Landscape and Ecological Management Plan
	Photomontages
Site Search and Sequential Flood Test	Site Search and Sequential Flood Test
Solar Photovoltaic Glint and Glare Study	Solar Photovoltaic Glint and Glare Study (revision 2)
UKZ157_04 Solar Inverter Cabin	Solar Inverter Cabin Details
Biodiversity Net Gain Assessment and Strategy	Biodiversity Net Gain Assessment and Strategy (revision 1)

7 Authorisation

Authorised by: Matthew Leigh
Head Of Planning



Signature:

Date the decision was made: 3 June 2025

Fenland District Council
Development Services
County Road
March
Cambridgeshire
PE15 8NQ

Phone: 01354 654321

E-mail: planning@fenland.gov.uk

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under the provisions of the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within **6 months (or 12 weeks for refused 'minor commercial' applications*)** of the date of this notice, using a form which you can get from the Planning Inspectorate at Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, by contacting the customer support team on 0303 444 5000 or online <https://www.gov.uk/appeal-planning-decision>

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, **OR** within **6 months (or 12 weeks for refused 'minor commercial' applications*)** of the date of this refusal notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission or consent or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission or listed building consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a Purchase Notice on the District Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensations

In certain circumstances compensation may be claimed from the local planning authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.