

Little Eau Solar Farm

2nd September Planning Committee – H20-0128-15



*The red star indicates the approximate location of the proposed solar farm

BE Renewables have put forward plans for a 5MW Solar Farm on land known as 'Little Eau'. The solar farm will have the capacity to provide enough **renewable energy to supply 939 homes annually** – that is the equivalent to ~ three times the number of homes in Sutton St James alone.

- ✓ **Your Planning Officer and planning department are recommending approval**
- ✓ **Locally supported** with 35 letters of support on the planning file from local residents
- ✓ **Reduced in size following pre planning consultation with the local residents**

✓ **ALL** the statutory consultees have **NO OBJECTION** to the proposals including:

Your Landscape and Ecology Officer

Your Highways Officer

Conservation Officer

Natural England

The Environment Agency and Your Flood Risk Manager

County Archaeology

Environmental Health

Officers Opinion on Highways –

“...there are not considered to be any significant or demonstrable adverse impacts in highways terms that would counterbalance the presumption in favour of sustainable development” (Officers Report 7.34)

Officers Opinion on Landscape and Visual Impact –

“it is not considered that this would result in any significant or demonstrable adverse impacts” (Officers Report 7.24)

“other than the property closest to the site (not yet built currently under-construction) directly to the south, no other property would be in direct conflict with the proposal..” (Officers Report 7.20)

Officers Opinion on Cumulative Impact –

“it is concluded by the landscape consultant that the cumulative effect will be minimal and will be further minimised once the perimeter hedgerow ... reach their prescribed mature heights” (Officers Report 7.22)

Officers Opinion on Conservation –

“it is **not** considered that there is justification to refuse the application in respect of this particular impact, under the provisions of Paragraph 134 of the NPPF” (Officers Report 7.29)



As part of the proposals BE Renewables will give a fund for the community this will amount to over approx. **£85,000** over the 25 years of the project.



This is a good site for the following reasons:

1. The land is grade 3b – **not the ‘best and most versatile’** and the land will stay in agricultural use throughout the life time of the solar farm.
2. This is a **temporary development** the solar farm will be decommissioned after 25 years and all equipment completely removed. It will have **no effect** on the land classification on the site or future uses
3. The site **avoids** areas where there is **any** statutory protection over the landscape, the site avoids land within or near a National Park or AONB or land of a special landscape character whilst helping the UK meet its **overriding need for renewable energy**
4. The solar farm encourages new, diverse **wildlife**, and increase numbers of British native species
5. **Council benefits** in addition to contributing to the Council’s renewable energy targets, over its lifetime, Little Eau solar farm will also result in a net business rates increase to South Holland District Council of an estimated £650,000
6. **Glint and glare** - solar panels are designed to absorb light, not reflect it and the proposed screening would provide additional mitigation



Your officers recommend approval