Urban Design Consultation

Proposal: Discharge of conditions 5 (External Lighting) and 24 (PV Panels) of 23/01578/S73	**Location: Sawtry Services Great North Road Sawtry**
Case Officer: Lucy Pateman	**Application: 25/80032/COND**

C5 External Lighting

Prior to the installation of any external lighting, details of a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed to reduce effects upon sensitive species and upon sensitive habitats to be retained or created on the site and shall accord with the advice set out in paragraph 5.9 of the Greengage Ecology Assessment Report dated June 2019. The external lighting shall be implemented in accordance with the approved scheme and thereafter retained as approved.

Reason: In the interests of minimising light pollution and harm to biodiversity, and contributing to a safe environment in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036

Submission: Private Lighting Design dwg SHD1113-SHD-HLG-SAWT-DR-EO-Lighting Layout-R0, Lighting Report

Comments: The arrangement and location of 6m, 8m and 10m high columns are accepatble, the siting of these prevent light overspill to the surrounding roads and landscaping and contribute to safe environment for pedestrians and drivers.

Urban Design support the discharge of C5.

C24 PV Panels

Prior to the installation of the hereby approved PV panels on the roof of the amenity building, full details of the PV panels shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP22 of the Huntingdonshire Local Plan to 2036

Submission: Canadian Solar PV panel data sheet, Geo green layout plan

Comments: The arrangement of PV panels on the amenity building is acceptable. The panels are set back between 2,180mm and 5,385mm from the roof edge and are grouped to minimize their visual impact.

However, the height of the panels relative to the roof covering should be confirmed, along with details of roof maintenance. It is unclear whether the orange lines on the submitted layout plan represent guard railings or a mansafe system. The use of a mansafe system is encouraged to maintain the simple mono-pitch roof form and prevent excessive roof clutter. Panels should be installed flush or as close to flush as possible with the roof covering.

Recommendations: Support the discharge of C5. Further details relating to the mounting height of the PV panels and means of maintenance access should be confirmed prior to discharging C24.

Signed: Matthew Paul	**Date: 28/02/2025**