DEVELOPMENT MANAGEMENT COMMITTEE – 18th August 2025

LATE REPRESENTATIONS SUMMARY

3(a) 25/00652/FUL – Installation of a solar park to export up to 25 MW (AC) electricity, comprising up to 40,000no. photovoltaic panels, up to 7no. inverters & transformers, 2no. electrical buildings, 1no. onsite control building, boundary fencing and gates, security cameras, and associated infrastructure and engineering operations – Land East of Billing Brook and North and South of Peterborough Road, Haddon.

The following summarised comments have been received (fully copies available on Public Access).

1.1 Ward Member (Cllr Alban) – Remain concerns that the development will lead to the loss of agricultural land and bring adverse impacts to the landscape and character of the countryside, contrary to policies LP10, LP14 and LP35. Support the recommendation to make representations to the Planning Inspectorate that the development has failed to demonstrate it would not harm safe flying, contrary to policies LP14 and LP35.

1.2 Elton Parish Council – Support the recommendation to put forward a putative reason for refusal on the basis of harm to safe flying from Airfields. The Parish Council disagrees that the proposal has addressed the concerns of the Planning Inspectorate with regards the impact on landscape character. The development and the Northern Wolds landscape character area have not materially changed since the previous appeal and the development is located on a steep slope that cannot be screened. The Parish Council suggests that a putative reason for refusal is included in respect of significant harm to landscape character.

1.3 3no. objections received incorporating the following summarised points;

- The application overstates the benefits from the solar farm and the level of energy generation.
- The development will negatively affect local amenity.
- The development will lead to the loss of productive agricultural land.
- The development will adversely impact landscape character.
- There will be issues during construction.
- The development will cause danger to aviation.
- The location of the development on the eastern slope of the valley that will not be possible to screen.
- The comments of the Planning Inspector in the previous appeal have not been addressed.
- The application has not demonstrated there will be no adverse impact to safe flying from surrounding airfields.
- The application has not assessed its impacts on flying from Furze Farm.
- The suggested mitigation to limit impacts to flying is not feasible.
- The application understates the harm to the landscape and has not provided sufficient information to make a full assessment.
- The site is located partly within Flood Zones 2 and 3 and the swales will not mitigate increased surface water runoff into Billing Brook.
- The access onto the A605 is unsafe.
- The applicant's modelling has not reflected flying patterns from Sibson Airfield so is not suitable assessing the impact of the development on safe flying.
- The application has not made an assessment of the impacts of the development in the event of engine failure.

- The application has not provided sufficient information as to how the site will be decommissioned.

1.4 The following summarised points were raised that are not material planning considerations;

- The applicant's reason for submitting the application.
- That the applicant has exercised their right of appeal.

1.5 Officers have reviewed the comments made and do not consider they raise any new material points that have not previously been considered as part of the report to Development Management Committee.

4(a) 25/00596/FUL – Erection of four dwellings and associated works – Land Adjacent 31, Luke Street, Eynesbury.

2.1 A rebuttal has been received from the agent which is available to view on the website.

2.2 Due to an admin error, the plans that were included within the report pack were the original plans submitted with the application and not the latest plans. Amended plans were received on the 27/06/2025 which were consulted on, and these form the basis for the assessment. Please find the correct plans attached as appendix 1.

4(b) 25/00756/FUL – Erection of three-bedroom bungalow with garage & associated works (inc new planting and creation of off-street parking & turning to both existing and proposed properties) – Land Rear of 34 to 38 Ackerman Street, Eaton Socon.

3.1 A rebuttal has been received from the agent which is available to view on the website.

3.2 No late representations for this item.