



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**DISTRICT PLANNING COMMITTEE
3 SEPTEMBER 2025**

MEMBERS UPDATE

AGENDA ITEM NO.: 5

Application Number	24/00901/FULM
Location	Solar Farm At 596892 196989 Marsh Road Burnham-on-Crouch
Proposal	Construction and operation of a solar farm and battery energy storage system (with a power generation capacity up to 25.5 MW), together with all associated works, equipment, necessary infrastructure and landscaping.
Applicant	One Planet Developments Limited
Agent	Mr Arfon Hughes - Mango Planning & Development Ltd
Target Decision Date	10.09.2025 (Time Extension agreed with the Agent)
Case Officer	Chris Purvis
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Major Development - Solar energy proposal

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.5 Representations received from Interested Parties (*summarised*)

7.5.1 One additional response received from the same person that made previous representations and as detailed in the main report. This response is making extra comments to the application and summarised as set out in the table below:

Comment	Officer Response
Concerned about light pollution due to any security lights on the development	Condition 21 requires details of the lighting design strategy for biodiversity and was requested by Place Services Ecology to ensure protected and priority species are not affected. The detailed scheme shall be subject to further consultation with Place Services Ecology once submitted received to ensure light pollution does not impact upon wildlife but also in terms Planning terms to consider the impact upon the amenities of nearby residents.
Light pollution can disturb nocturnal wildlife including the impact upon barn owls	