Report of the Chief Executive

18/00791/FUL
INSTALLATION OF A NATURAL GAS ENERGY FACILITY AND ASSOCIATED INFRASTRUCTURE
LAND OFF LONG LANE, WATNALL, NOTTINGHAMSHIRE

Councillor J M Owen has requested this application be determined by the Committee.

1 Details of the Application

1.1 In January 2016, planning permission was granted for the erection of a solar farm on the former Watnall Brickworks site, which included both the brownfield area to the north and some greenfield land south of it. The 24.5 ha site is located wholly within the Nottinghamshire Green Belt and the approved scheme proposes the installation of 68,000 solar arrays, with six accompanying small supporting buildings and 10 CCTV cameras.

1.2 The solar farm, as approved, when complete would generate 17MW of power that would feed into the national grid. This is equivalent to providing for 5,151 homes per annum and would result in a saving of 6,700 tonnes of CO^2 per year. Research has shown that this would result in the creation of 119 jobs either directly or indirectly resulting from this development.

1.3 This proposal seeks planning permission to install a natural gas energy facility on the concrete base to the north of the site. This development would cover an area of approximately 0.42ha, and is proposed to provide 'Grid support' to both the local and national electricity network. Essentially to provide backup when the grid is under stress at peak times, local demand is high and/or the solar farm is not generating at peak capacity. Thus ensuring no 'drop' in power supply and in order to guarantee a secure and uninterrupted supply.

1.4 The Natural Gas Energy Facility (NGEF) is proposed to work in conjunction with the already approved solar farm, and due to removal of subsidies, companies investing in renewable energy solutions need to maximise the investment opportunities available to them. Companies producing renewable energy also need to effectively be 'flexible power generators' and guarantee a constant supply of power to the national grid. The NGEF would, at times of power shortage, tap into the local gas supply and complement the solar farm when there is a need. This generally tends to be for a period of fifteen minutes to four hours, and is most relevant in the winter months when the solar generation is lower and there is greater demand on the energy network.

1.5 In the future it is hoped that battery storage systems will be able to supply the backup power needed to solar farms such as this, but currently this technology is unproven, hence the request for the NGEF.

1.6 The built form of a NGEF will consist of:

- 20 generators that would be 12.7m in length, 2.5m in width and 3m in height for the main structure (4m to the top of the stack).

- 20 transformers that would be 2m x 2m by 2m located adjacent to the generators.
- A substation measuring 12.2m in length, 2.4m wide and 2.9m high.
- A site office measuring 6.6m in length, 2.4m in width and 2.6m in height.
- A supporting building measuring 6.6m in length, 2.4m in width and 2.6m in height.
- A gas kiosk measuring 5m in length, 4m in width and 2.4m in height.
- Palisade security fencing 2.4metres in height, a communications dish and some CCTV monitoring cameras.

1.7 The operating hours of this proposal may vary significantly with demand over the course of the year, particularly with seasonal variations in solar output. However, it is estimated that the gas generators will be operating for approximately five hours a day on average over the year, or 20% of the total hours per annum.

1.8 The suite of measures with regard to the wider landscaping of the site (already approved under the previous approval) will not be affected by this proposal.

2 Site and Surroundings


Views of access to the hardstanding area where NGEF proposed


The north of the site, showing hardstanding Northern boundary

2.1 The wider site is largely surrounded by open countryside and is located adjacent to the M1 motorway, which runs close to the western boundary and 1km north west of the settlement of Watnall. Hucknall Aerodrome (currently being

redeveloped for housing) is 300m to the south east of the site. It is currently proposed that the HS2 line will be constructed just beyond the eastern boundary, and the location of this proposed NGEF was amended to accommodate this. There is a Public Right of Way that crosses the wider site, but does not cross the site of the NGEF directly. However, the NGEF is wholly located on the area of hard standing within the existing local designated wildlife site.

2.2 The current boundaries of the wider solar farm site consist of a mix of post and rail fencing, and various vegetative boundaries. It is proposed that 4200metres of wire mesh security fencing would surround the site which would be 1.8metres in height and contain a small gap at the bottom to allow for wildlife roaming.

2.3 The site changes level throughout, with large variations in topography towards the northern end of the site, however the concrete platform proposed for the NGEF is level. Access to the site is from the existing road that leads up from Long Lane to the south.

3 Relevant Planning History

3.1 Change of use from agricultural land to 17MW PV solar farm and associated infrastructure. Refused permission on Green Belt policy grounds 15/00174/FUL.

3.2 Change of use from agricultural land to 17MW PV solar farm and associated infrastructure (revised scheme). Granted conditional permission 15/00525/FUL.

3.3 Installation of 40 generators and associated works. Refused permission on Green Belt policy grounds as no very special circumstances were demonstrated. 16/00368/FUL.

3.4 Install liquefied natural gas (LNG) energy facility and associated infrastructure. Application withdrawn 17/00863/FUL.

3.5 Variation of condition 4 of Planning Ref: 15/00525/FUL (life of the solar farm extended to 40 years). Granted conditional planning permission 18/00694/ROC

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) July 2018, outlines a presumption in favour of sustainable development, that planning should be plan-led, decisions should be approached in a positive and creative way and high quality design should be sought.

4.1.2 Paragraph 134 states that the Green Belt serves five purposes which includes to check the unrestricted sprawl of large built up areas and to assist in safeguarding the countryside from encroachment. Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

4.2 **Broxtowe Aligned Core Strategy**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 'Policy A: Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3. Policy 1 Climate Change which provides strong in principle support for proposals that will assist in mitigations against climate change.

4.2.4. Policy 3 The Green Belt largely repeats guidance laid down within the NPPF.

4.2.5 Policy 10 'Design and Enhancing Local Identity' - states that development should be assessed in relation to its massing and scale, materials, design and impact on the amenity of nearby residents.

4.3 **Saved Policies of the Broxtowe Local Plan**

4.3.1 The Part 2 Local Plan has recently been examined. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:

4.3.2 Policy E8 'Development in the Green Belt' - largely reflects national guidance, advising that only appropriate development in the Green Belt shall be permitted unless very special circumstances can be demonstrated.

4.3.3 Policy E16 'sites of Importance for Nature Conservation' suggests that planning permission would not be granted for developments that are on or adjoining local wildlife sites which would damage or devalue their nature conservation interest.

4.3.4 Policy E29 'Contaminated Land' - explains that development of land which may be contaminated may not take place unless a site investigation to assess the degree and nature has taken place, details of remedial measures have been approved, there is no significant risk to health and safety to occupants of the land and there is no contamination to any surface water, groundwater or adjacent land.

4.4 **Part 2 Local Plan (Draft)**

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has recently been examined, with the Inspector's report awaited. The representations on the plan included 10 no. representations in relation to Policy 8. Given that there remain outstanding objections to this policy and the Inspector's view on these is not yet known pending her report, this policy can only be afforded limited weight.

4.4.2 Draft Policy 8 'Development in the Green Belt' - the health and well-being benefits of changes of use of open land to outdoor sport and outdoor recreation will

constitute 'very special circumstances' (VSC) which clearly outweigh the 'by definition' harm to the Green Belt, subject to assessment of their effect on the openness of the Green Belt, and on the purposes of including land in the Green Belt.

5 Consultations

5.1 Coal Authority: - raise no objections to the proposal and repeat standing advice.

5.2 Nottinghamshire County Council (Highways) raise no objections.

5.3 The Environment Agency raise no objections to the proposal, but suggest some conditions and standard Note to Applicant if planning permission is granted.

5.4 Highways England: Raise no objection to the proposal.

5.5 HS2 raise no objections to the application as no part of the application red line boundary is within land currently safeguarded for Phase 2b of HS2, or land identified as potentially required during construction and/or operation of the high speed railway.

5.6 The Environmental Health Officer raises no objections.

5.7 Ashfield District Council raises no objections to the proposal but makes reference to the relevant policies that need to be considered.

5.8 Greasley Parish Council object to the proposal as they believe it constitutes an unnecessary industrial intrusion into the Green Belt and do not believe that the applicant has demonstrated that VSC exist.

5.9 A site notice as posted on the 2 January 2019. One neighbour response was received and can be summarised as follows:

- This is a non-environmental development.
- Concrete bases for all the containers and concrete is non environmental.
- Generators produce waste products such as oil and waste filters.
- Insufficient surveys historically to suggest that these solar farms are more sustainable than power stations.
- Gas generators should put more measures in place to reduce emissions.
- Small generator packages have not become more economical to run; they have just been re-purposed.

6 Appraisal

6.1 The main issues to consider as part of this application relate to whether the proposal constitutes appropriate development in the Green Belt, whether it would preserve the openness of the Green Belt and the potential very special circumstances relative to development in the Green Belt.

6.2 Whilst the NGEF is located on brownfield land and this development would assist in reusing an area of derelict land, the site lies within the Nottinghamshire Green Belt where there is a presumption against inappropriate development other than

in exceptional circumstances. Gas generators and associated equipment are not forms of appropriate development within the current policy framework, nor are solar farms, therefore by definition this development is inappropriate. Thus the main issues with this proposal relate to the appropriateness of this type of development in the Green Belt and whether very special circumstances (VSC) exist to justify allowing such a proposal.

6.3 Principle and Green Belt

6.3.1 It was previously accepted that the Solar Farm development was acceptable in this location, following a comprehensive analysis of the VSC submitted, and was therefore granted approval. If this proposal was for the NGEF scheme alone, it is likely that it would be considered contrary to policy due to it being a form of inappropriate development within the Green Belt. The NGEF is however intrinsically linked with the wider solar farm scheme that has already been approved. This proposal should be considered alongside the wider solar farm and it is impractical to decouple the two. Therefore, when assessing the appropriateness of this development, it will be assessed as part of the wider 24ha development.

6.3.2 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. To this end the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built up areas.
- to prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns, and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.3.3 The applicant submits that the M1 acts as a significant barrier to the west, and the HS2 line could be a significant barrier in the future to the east, thus preventing the merging of towns and that no sprawl will result as a consequence of this development. Effectively it is argued that the site could be sterilised in the future by these two transport links. There are no historic towns within the immediate vicinity.

6.3.4 Whilst it is not believed that this development would result in either unrestricted sprawl or create coalescence of settlements, the encroachment argument is harder to justify. If this development is allowed, it would have an operational time frame of 40 years and would be reversible, but it would still result in an area of land covered in solar panels and gas generators, which are not consistent with the rural landscape. It is accepted that over 40% of the site is brownfield, therefore lessening the strength of this argument, nevertheless this development would result in some encroachment into the countryside.

6.3.5 With regard to the argument for openness, the impact of this development is more significant. The land area covered by solar panels and generators is 24.5 hectares and these include some subsidiary brick buildings, support offices, CCTV towers and 1.8 metre high wire mesh fencing around large areas of the site. The applicant argues that this development would have a local impact with

regard to openness and long and medium distance views are largely unaffected by this proposal due to the low level height of the development. The generators would be largely hidden by the wider solar farm development, which is similar in appearance to man-made modern agricultural practices such as polytunnels, sheeted row formations and frames for hops and fruit. These points are all relevant and can be justified, nevertheless it cannot be argued that this development has either minor or no impact on the openness of the Green Belt, and as such is contrary to one of the aims of Green Belt policy. This impact is tempered by the fact that the existing Watnall Brickworks site consists of large swathes of concrete slabs and piles of bricks, all of which would be removed by this development and its associated landscaping.

6.3.6 The development contravenes one of the aims of the Green Belt in terms of detrimentally affecting openness, and is a form of inappropriate development, therefore this should be refused unless VSC can be demonstrated. The VSC case submitted by the applicant is largely based on the need for renewable energy and a reduction in the need for carbon fuels, and is supported by an argument that there is no other viable site with suitable grid capacity for a site of this size in the wider locality. This case is further supported by other elements such as economic benefits, farm diversification, biodiversity enhancements and the temporary and reversible nature of the proposal. The case submitted is that these elements when considered cumulatively are sufficient to justify that VSC exist and these outweigh the usual Green Belt policy considerations. Each of the elements will be assessed in turn.

6.3.7 Need for Renewable Energy.

The NPPF is very clear in its support of renewable energy projects and moving towards a low carbon economy and achieving energy security are key government aims. The Climate Change Act in 2008 and The Renewables Directive in 2009 set targets for the UK to achieve and 15% of the Country's energy consumption should be from renewable sources by 2020. As of 2013 only 5.2% came from these sources and therefore there is still a sufficient gap to fill in order to meet this target. Policy 1 of the Aligned Core Strategy also recognises and encourages the decentralising of energy production. This farm would generate 17MW of renewable energy for the national grid and, whilst the NPPF states that all renewable developments regardless of how small their respective contribution in energy production is, all provide a valuable contribution, 17MW would result in approximately 6,700 tonnes of C02 being saved a year equivalent to 5,151 homes. This would only be possible with an uninterrupted continuous supply and to that end the flexible generation solution of both the solar panels, with the gas generators, would be required. It is considered that this amount of CO2 reduction would be a significant contribution locally and as such significant weight in planning policy terms should be given to this aspect.

6.3.8 Alternative Site Assessment:

An alternative site assessment has been carried out to determine if this the best location for this type of development. The assessment concluded that this site was the only realistic prospect for delivering 17MW of renewable energy within this locality and there are no alternative sites that are capable of providing equivalent outputs of renewable energy or are demonstrably better than the application site. The methodology for reaching this conclusion is explained below.

6.3.9 To determine the specific parameters for the search some of the technical issues behind locating large scale renewable energy schemes were outlined. Across the UK the national grid only has certain points where there is specific capacity to add additional electrical power into the network. Within this locality the only viable location to add power to the network is at a particular point in Hucknall. Indeed, according to Western Power, the next available grid capacity location is near Basford (within Nottingham City) and there are no other currently accessible locations on the grid within Broxtowe. However the search area is then further restricted by the connection costs and outputs in relation to this specific connection point, and consequently the search area was defined as a radius of 4.25km from this point and is comparable to other solar farm site assessments that have been undertaken. Alternative sites within this search area were then examined, based on sites that could sufficiently achieve the outputs of the proposal, sites that appear readily available, and that any alternative site should be suitable for the proposed development without any significant alteration and with no disaggregation.

6.3.10 Other criteria covered by the assessment included researching the possibility of other options such as roof mounted technology, looking for sites with lower quality farmland than the proposal site, and removing constrained land from the assessment such as airfields, golf course and land covered by specific planning policies. Once all these criteria were implemented a list of 35 potential sites were determined, this list was quickly reduced to 16 once it had been filtered further, and these 16 sites were then assessed in greater detail. The report concluded that only three reasonable credible alternative sites existed and these all would have required unviable mitigation measures in order to overcome operational or physical constraints. Consequently, these were all discounted. The report also dismissed the option of roof mounted solar based on the fact that the site area of the available roofs was smaller than required and spread over an extremely wide area making it impractical to manage.

6.3.11 The alternative site assessment indicates that there are no viable alternatives to this proposal within the locality. Indeed, Western Power has confirmed that there is no other suitable grid connection for a site of this size within a 10-mile radius of the site, which effectively discounts most of the Borough apart from a small section of Attenborough Nature Reserve. Consequently, if this proposal does not take place at this particular location, then the opportunity to generate 17MW of renewable power would not be realised within Broxtowe. This factor therefore should be given significant planning weight in the overall VSC case, and arguably could be considered a VSC in its own right.

6.3.12 Economic Benefits and Farm Diversification:

Farm diversification is recognised by planning policy as necessary in order to ensure the long term economic stability of farmers. Due to the government tariffs available for these schemes, the land owner of this land will receive a steady stream of income for the life of the solar farm, which is a more reliable resource than current farming practices. Furthermore, due to the layout and general operational practices of solar farms, agricultural use of the land can continue albeit largely restricted to livestock grazing but the agricultural use of the land can continue alongside the solar farm itself. With respect to employment, research

has shown that for every MW installed for ground mounted projects, approximately seven jobs are created. Consequently, this site, if permitted, could result in the creation of 119 jobs. The jobs created, and the stability of the project in terms of farming income, can both be given appropriate weight with regard to the overall VSC case. However, considering the scale of the development when compared with the relatively small outputs in job terms, it is not considered that anything more than some planning weight can be given to this element.

6.3.13 Landscaping and Biodiversity:

A landscaping appraisal accompanied the previously approved 2015 solar farm scheme, and has been resubmitted with this application, and amended appropriately. The general landscape quality of this area is poor or ordinary, and it is quite apparent that there are no significant landscape features worthy of protection here. Nevertheless, the landscape strategy proposes to protect and enhance the existing trees, woodlands and hedges on site, with some of the hedges augmented where appropriate to encourage biodiversity and including infilling of gaps. The perimeter fence will be planted with native hedge and climbers for wildlife benefit and soils enriched where appropriate. There are also plans to grow wildflowers through over seeding, meadow areas will be created and habitat boxes located throughout the site. Other biodiversity enhancements include new woodland planting (adjacent to the bridleway), habitat enhancement for reptiles, nesting boxes for bats and birds, ponds created for newts and Great Crested Newts to inhabit, log piles for invertebrates and some woodland scrub area are to be created. Additionally, a landscape and visual impact assessment has been submitted that shows the development of the solar farm over time taken from key vantage points, usually footpaths. The impact assessment indicates that once the proposed landscaping has had opportunity to establish itself, views of the development would be limited.

6.3.14 The majority of these enhancements would only happen if this development takes place in its entirety, with the gas generators. To that end the landscaping strategy can be considered as part of the VSC case. Indeed, the case officer has visited other solar farms within the Midlands and has noted the biodiversity benefits that such developments can bring. Consequently, considering the current state of the landscape in question with the NGEF located on the area of hardstanding, it is likely that this development would result in significant landscape and biodiversity enhancements across this site. To that end landscape and biodiversity enhancements should be given significant weight in the wider planning considerations.

6.3.15 Irreversibility:

The operational shelf life of solar farms is currently 40 years. After this they are decommissioned and the existing land use restored. The impact these developments have on the landscape is therefore both temporary and reversible, albeit over a long time frame. Considering the temporary nature of the scheme and the reversibility of it, but over a 40-year time frame, moderate planning weight can be given to this issue.

6.4 Other Issues:

6.4.1 Ecology:

The 2015 appraisal outlined that over the wider site, works will be carried out creating additional habitats for varying species and ecological enhancements that would result in the betterment of the ecological situation. It was noted that due to the location of the solar arrays proposed, there may be a negative impact on the ecological progression of the LWS area of the site, but overall the ecological benefits of this development are positive. When looking holisitically at the ecological benefits of the site overall, they are significant, and would result in ecological betterment. The NGEF proposal would be located on the brownfield section of the site, but wouldn't alter the main landscaping proposals already outlined. Consequently, it is considered that the main aims of the NPPF are met and the impact on the LWS from this development is acceptable.

6.4.2 Heritage:

The heritage desk based survey determined that there was, at best, a low potential for archaeological evidence within 2km of the site (including the site itself). Additionally, that the proposed development would not have an adverse impact on the views currently afforded to heritage assets in relative close proximity to the site. It is not considered therefore that heritage assets would be affected by this proposal.

6.4.3. Illegal Motorbike Riding:

Motorbikes and quad bikes have been riding illegally on the site on and off for years, and whilst there has been involvement from enforcement and the Nottinghamshire Police, this issue has never been resolved. Nottinghamshire Police have also informed the Council that criminal damage has occurred to adjacent crops by bikers trying to gain access to the site. If this site is redeveloped then it is anticipated that this issue would be largely resolved as much of the terrain for riding bikes on would be removed and access to the site would be far harder. Redeveloping the site would therefore be beneficial from both enforcement and a policing perspective, preventing further time and money being expended in trying to resolve this issue. In accordance with Section 17 of the Crime and Disorder Act 1998 the Council is under an obligation to give due regard to the likely effect of the exercise of its functions and to do all that it reasonably can to prevent crime and disorder. Whilst the issue of illegal motorcycling cannot be considered as a form of VSC, it can be considered as another positive element to add into the wider VSC case for allowing this development.

6.4.4. Highways:

The highways department has raised no objection to this development, and following the construction of the solar farm the traffic generated in order to serve this site is insignificant.

6.4.5. Noise and Air Quality:

The noise levels outlined to be generated from the NGEF are at least 10db(A) below the typical background levels and will therefore have minimal if any impact on the closest residential properties.

With respect to air quality the generators will emit small levels of nitrogen dioxide, but these levels are neglible and assessments show that these will have

insignificant impacts on both ecological and human receptors and as such as considered acceptable.

6.4.6. Additional Surveys.
The submitted application outlines the benefits of solar energy and the need for the natural gas backup system, but does not submit comparable surveys with other forms of electricity production. However the NPPF is clear that any renewable developments, regardless of the level of their respective contribution in energy production is considered, a valuable contribution, therefore comparable surveys are not considered necessary for this application to be determined.

7. Conclusion:

7.1 It is not considered that this development would contravene the main purposes of the Nottinghamshire Green Belt, other than that of the impact on openness and some encroachment into the countryside. The land use proposed is not one which would usually be considered an 'acceptable' use within a Green Belt location and as such VSC need to be demonstrated. In this case the VSC put forward by the applicant can be summarised as follows:

- The lack of significant harm to the purposes of including land in the Green Belt.
- The development would recycle derelict land.
- The urgent and current need for renewable energy reflected in current policy.
- Ecological benefits resulting from the development.
- The reversibility of the development.
- This is the only viable site within Broxtowe that could accommodate this level of renewable energy.

7.2 It can be argued that the identified need for renewable energy, coupled with the relatively localised harm to the Green Belt in openness terms on a part brownfield site is sufficient VSC on its own to outweigh usual policy considerations. Notwithstanding these factors the current grid capacity within Broxtowe can only take 17mw of renewable energy at a specific point, and the alternative site assessment has demonstrated that this site is the only viable option to locate such a development. This, particularly in the context of current policy, should be given significant weight when assessing the overall VSC case.

7.3 When other factors are considered as well, cumulatively it is considered that they amount to sufficient VSC to override the usual policy consideration within this Green Belt location. Consequently, planning permission is recommended for approval.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

1. **The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

2. **The development hereby permitted shall be carried out in accordance with drawing numbers PR-SD-002, PL401, PL402, GPP/AI/WB/NG/18/09 Rev 2, GPP/AI/WB/NG/18/07 Rev 1, GPP/AI/WB/NG/18/06 Rev 1, GPP/AI/WB/NG/18/03 Rev 1, GPP/AI/WB/NG/18/04 Rev 2, GPP/AI/WB/NG/18/08 Rev 2, GPP/AI/WB/NG/18/02 Rev 2 and GPP/AI/WB/NG/18/05 Rev 1 received by the Local Planning Authority on the 23 November 2018.**

3. **If, during development, contamination not previously identified is found to be present at the site, then no further development shall be carried out until a remediation statement detailing how this contamination will be dealt with, has been submitted to and approved in writing by the Local Planning Authority.**

4. **No surface water drainage systems (other than those already approved) shall be installed on site, without consent from the Local Planning Authority.**

5. **The planning permission hereby granted is for a period of 40 years from the date of first export of electricity from the solar farm to the grid (the 'first export date') after which the development hereby permitted shall be removed in accordance with the approved Decommissioning Method Statement. Written notification of the first export date shall be given to the Local Planning Authority no later than 14 days after the event.**

6. **Unless further planning permission has been obtained for its retention not less than 12 months before the expiry of this permission, a Decommissioning Method Statement (DMS) shall be submitted to and approved in writing by the Local Planning Authority. The Decommissioning Method Statement shall include details of a timetable for the removal of the panels, cables and buildings from the site. The DMS shall also include details of the proposed restoration of the land and its subsequent aftercare. The site shall be decommissioned and restored in accordance with the approved DMS.**

7. **The site shall be landscaped in accordance with the submitted landscaping scheme within the landscape visual impact assessment and received by the local planning authority on 16 September 2015. Notwithstanding these plans the following details shall be submitted prior to development commencing on site:**

   (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development
   (b) footpath surfacing details and associated boundary treatment
   (c) details of the specific ecological habitats created and their locations

   The approved scheme shall be carried out strictly in accordance with the agreed details.

8. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

9. No vegetation shall be cleared on site between March and August inclusive.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.

3. To prevent pollution of controlled waters and in accordance with paragraph 109 of the NPPF.

4. To prevent pollution of controlled waters and in accordance with paragraph 109 of the NPPF.

5. To ensure that the turbines are removed from the site at the end of their operational life in the interests of protecting the character of the Green Belt

6. In the interests of protecting the visual character and appearance of the Green Belt.

7. No such details were submitted and to ensure that the landscaping is appropriate for the locality and no development occurs until suitable landscaping has been agreed.

8. To ensure the development presents a more pleasant appearance in the locality.

9. To ensure that any nesting birds are not disturbed by the development.

Note to applicant

1. The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application and working to agreed timescales.

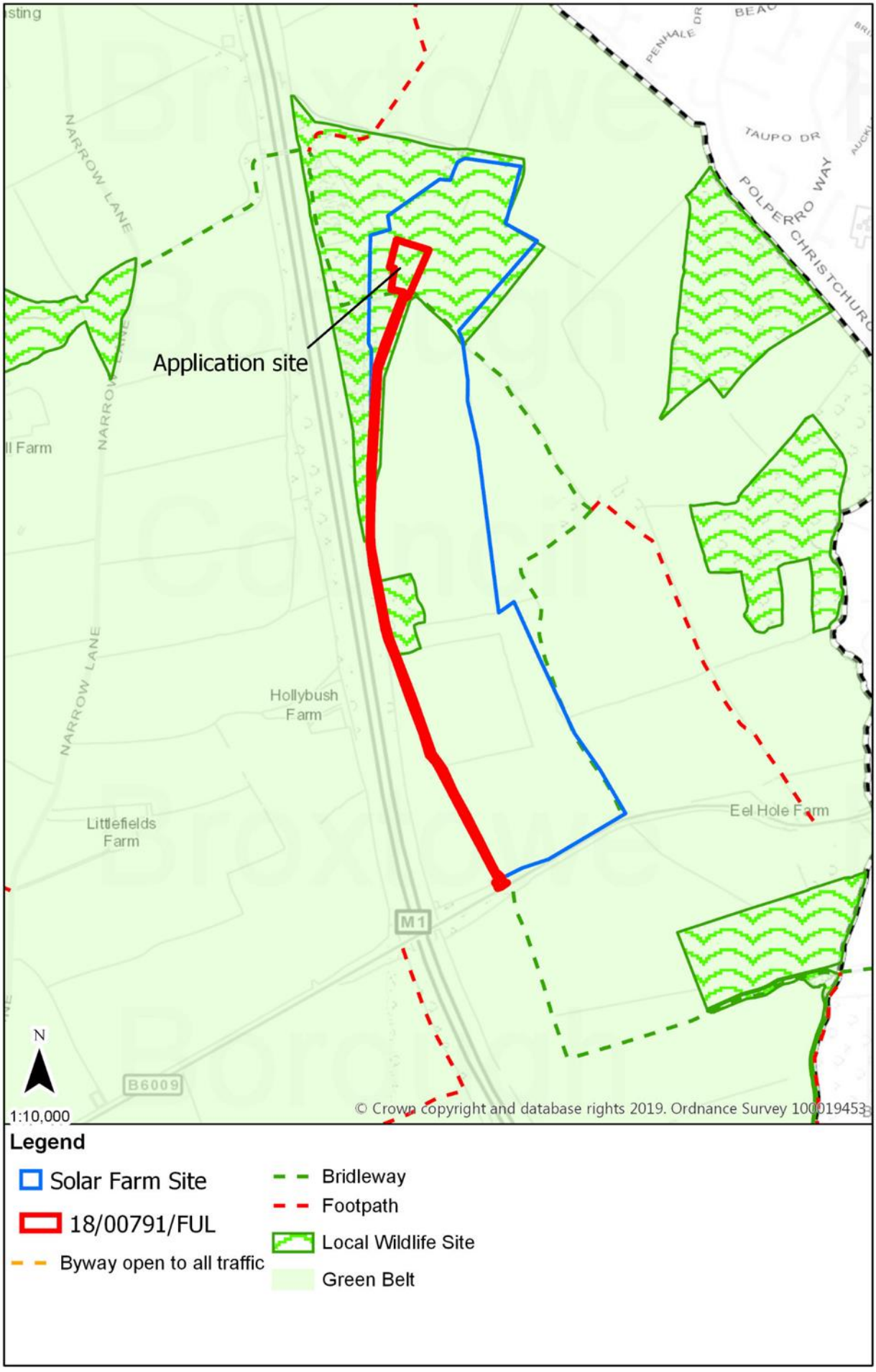
2. **The applicant is reminded that they need to get the relevant Environmental Permits in place to operate this facility, if required.**

3. Where infiltration drainage (soakaways or similar) are proposed on site the following measures should be implemented:

- appropriate pollution prevent methods (trapped gullies or interceptors) to prevent hydrocarbons draining into the ground. Clean uncontaminated roof water should drain directly to the system, entering after any pollution prevention methods.
- no infiltration system should be sited in, or allowed to discharge into, made ground or contaminated land.
- There must be no direct discharge to groundwater. An unsaturated zone must be maintained throughout the year between the base of the system and the water table.
- A series of shallow systems shall be preferable to systems such as deep bored soakaways.

4. This planning permission shall be read in conjunction with planning permission 15/00525/FUL.

Background papers
Application case file


Application site
NARROW LANE
TAUPO DR
POLPERRO WAY
Hollybush Farm
Littlefields Farm
Eel Hole Farm
M1
B6009
N
1:10,000
© Crown copyright and database rights 2019. Ordnance Survey 100019453
Legend
Solar Farm Site
18/00791/FUL
Byway open to all traffic
Bridleway
Footpath
Local Wildlife Site
Green Belt