

CONDITIONS

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The planning permission hereby granted shall be for a temporary period only, to expire 40 years and six months after the first export date of the development, with the exception of the DNO substation which will remain on the site in perpetuity. Written confirmation of the first export date shall be provided to the Local Planning Authority within one month after the event.

Reason: The proposal is not suitable for a permanent permission and in accordance with the applicants expressed intent.

03

If the solar farm hereby permitted ceases to operate for a continuous period of 12 months then a scheme for the decommissioning and removal of the solar farm and ancillary equipment (except for the DNO Substation which will remain on site in perpetuity) shall be submitted within six months of the end of the cessation period to the Local Planning Authority for its written approval. The scheme shall make provision for the removal of the solar panels and associated above ground works approved under this permission. The scheme shall also include the management and timing of any works and a traffic management plan to address likely traffic impact issues during the decommissioning period, an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife and habitats, and details of site restoration measures.

Reason: In the interests of visual amenity in accordance with Core Policy 13 the aims of the NPPF and NPPG.

04

Within 6 months of the cessation of the export of electrical power from the site, or within a period of 39 years and 6 months following the first export date, a Scheme for the decommissioning of the solar farm and its ancillary equipment (with the exception of the DNO

substation which will remain on the site in perpetuity) and how the land is to be restored, to include a programme for the completion of the decommissioning and restoration works, shall be submitted to and agreed in writing by the Local Planning Authority.

The solar farm and its ancillary equipment (with the exception of the DNO substation) shall be dismantled and removed from the site and the land restored in accordance with the approved Scheme and, in any event shall be removed within a period of 40 years and 6 months following the first export date.

Reason: In the interests of visual amenity.

05

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans reference:

P18-2917_02 – Rev E - Site Location Plan (deposited 8th January 2021)
HLG-01-2001 Rev 01 - Indicative WPD and Customer Compound Layout
HLG-01-2002 Rev 01 - Indicative WPD and Customer Compound Elevations
BHA_665_03 - Tree Protection Plan – Highways Access
P18-2917 Figure 1 Rev A - Site Access Visibility Splays
JBM-HALLOU-SD-02 - Typical Fence, Track & CCTV Details
JBM-HALLOU-SD-03 - Typical Trench Section Details
JBM-HALLOU-SD-04 - Typical Inverter Substation Details
JBM-HALLOU-SD-05 - Typical Spares Container Details
JBM-HALLOU-SD-06 Rev A - Typical Battery Storage Systems Details
JBM-HALLOU-SD-07 Rev A - Typical Customer Switchgear Details
P18-2917_12 Rev M - Site Layout and Planting Proposal
Typical PV Table Details 3P Rev A - Typical PV Table Details (x 3)
Typical PV Table Details Rev A - Typical PV Table Details (x 6)
P18-2917 Figure 2 Rev A - Swept Path Analysis: Proposed Site Access 15.4m Articulated Vehicle

Reason: So as to define this permission.

06

Notwithstanding the approved plans contained in Condition 05, prior to their erection on site details of the proposed materials and finish including colour of all solar panels, frames, ancillary buildings, equipment and enclosures shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be maintained as such for the lifetime of the proposed development.

Reason: To ensure the appearance of the development is satisfactory in the interests of the character and appearance of the surrounding area in accordance with Core Policy 13 and Policy DM5 of the DPD.

07

No works or development shall take place until the Local Planning Authority has approved in writing the full details of the tree, shrub and hedgerow planting (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards. The landscaping scheme should be based on the Species List for the Mid Nottinghamshire Farmlands Landscape Character Type included within the Newark and Sherwood Landscape Character Assessment.

The approved landscaping scheme shall be carried out within the first planting season following the date when electrical power is first exported ('first export date'). If within a period of 7 years from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size of the original shall be planted at the same place.

Reason: Due to the short construction period proposed, to ensure the scheme is agreed in advance of the first planting season following the first exportation date and work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity in accordance with the aims of the NPPF, Core Policy 12-13 and Policies DM5 and DM7 of the DPD.

08

Notwithstanding the submitted details, no works or development shall take place until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority. This scheme shall include:

- a. A plan showing details and positions of the ground protection areas.
- b. Details and position of protection barriers.
- c. Details and position of underground service/drainage runs/soakaways and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
- d. Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, hard surfacing).
- e. Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.

- f. Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

All works/development shall be carried out in full accordance with the approved arboricultural method statement and tree/hedgerow protection scheme.

Reason: To ensure that measures to protect retained tree/hedgerow features are secured prior to the commencement of the development to prevent adverse impacts during construction in the interests of visual amenity and biodiversity.

09

The following activities must not be carried out under any circumstances.

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
- b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site.
- c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e. No soak-aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority

Reason: in the interests of tree protection, visual amenity and biodiversity.

10

Except for emergency works, construction works on the site shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 14:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenity of occupiers of nearby properties from noise and disturbance in accordance with the aims of the NPPF and Policy DM5 of the DPD.

11

The development hereby approved shall be carried out in strict accordance with the pre, post and during construction mitigation, enhancement and management measures outlined within the Biodiversity Management Plan (V2 09/07/2020 by Avian Ecology). For the avoidance of doubt, this shall include compliance with the Ecological Mitigation Measures set out in Section 3, the Ecological Enhancement Measures in Section 4 and the Habitat Management Measures in Section 5 in addition to the Management Schedule set out in Section 7. Save for the installation of the bird boxes (which should be installed in the autumn, September to November) the Wildlife Enhancement Measures should be installed in accordance with the timescales embodied within the management schedule following the cessation of construction works. The Biodiversity Management Plan shall be implemented for the lifetime of the development.

Reason: In the interests of maintaining and enhancing biodiversity and protecting nearby Local Wildlife Sites.

12

The development hereby approved shall be carried out in strict accordance with the Ecological Assessment Report V2 09/07/2020 (including Appendices 2, 3 and 4) by Avian Ecology. For the avoidance of doubt, this shall include the pre-construction survey work and/or mitigation measures as summarised in Table 5.1. The measures shall be undertaken in accordance with the timescales embodied within the report.

Reason: In the interests of maintaining and enhancing biodiversity.

13

Prior to the commencement of development a methods statement of Reasonable Avoidance Measures (RAMs) for Great Crested Newts (GCN) shall be submitted to and approved in writing by the Local Planning Authority. All works shall thereafter be carried out in accordance with the approved details. In the event that RAMs are not sufficient to safeguard GCN, proof of a Low Impact Class Licence or full European Protected Species Mitigation License from Natural England (whichever is applicable), supported by a detailed Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining and enhancing biodiversity.

14

Development shall take place in strict accordance with all of the mitigation measures set out in the Construction Traffic Management Plan (July 2020) by Pegasus Group. For the avoidance of doubt, this shall include:

- i. Deliveries shall not take place outside 10:00 hours to 16:00 hours or 18:00 to 20:00 hours and at no time on Sundays or Bank Holidays;
- ii. Compliance with the mitigation measures details at Section 7.

Reason: In the interests of residential amenity, highway safety and protecting the biodiversity of the area.

15

No tree works or vegetation clearance shall take place during the bird nesting period (beginning of March to end of August inclusive) unless a precautionary pre-start nesting bird survey has been carried out by a qualified ecologist/ornithologist and the findings have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that adequate provision is made for the protection of nesting birds.

16

No external lighting (other than low level lighting required on ancillary buildings during occasional maintenance and inspection visits) shall be erected/used on site unless precise details of any lighting are first submitted to and approved in writing by the local planning authority. The lighting shall be installed and thereafter maintained in accordance with the approved details of the lifetime of the development.

Reason: in the interests of visual amenity and biodiversity.

17

No part of the development hereby permitted shall otherwise commence until the access to the site has been completed (as shown on approved plan ref. P18-2917 Figure 1A) and surfaced in a bound material for a minimum distance of 10m behind the edge/extent of the public highway and the crossing of the highway and footway verge is available for use, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the site access is suitable for HGV construction traffic, to protect the structural integrity of the highway, to ensure there is no adverse impact on the highway network and in the interest of pedestrian and highway safety.

18

Part 1: No development shall take place until an archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and provisional timetable of site investigation and recording;
3. Provision for site analysis;
4. Provision for publication and dissemination of analysis and records;
5. Provision for archive deposition; and
6. Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Part 2: The archaeological site work must be undertaken only in full accordance with the approved Written Scheme of Investigation. The applicant shall notify the Local Planning Authority of the intention to commence at least two working weeks before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation to the methods and procedures set out in the approved Written Scheme of Investigation shall take place without the prior consent of the Local Planning Authority.

Part 3: The post-investigation assessment and final report must be completed in accordance with the programme set out in the approved Written Scheme of Investigation and shall include provision for analysis, publication, dissemination of results, submission of the final report to the Local Planning Authority and Nottinghamshire HER and deposition of the archive being secured.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation, to ensure satisfactory arrangements are made for the recording of possible archaeological remains and to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework. Further, to ensure that the scheme of archaeological mitigation can be agreed and implemented prior to the implementation of any development that may result in archaeological destruction.

19

The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed a rating level of 35 dB LAeq,15 minute at the nearest sound-sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Reason: To protect the amenities of nearby residents

20

No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set out in the approved Calibro Flood Risk Assessment (FRA) ref. BR-629-007 dated 2 July 2020, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Provide detailed design (plans, network details and calculations) in support of the surface water drainage system required to manage runoff from the proposed building associated with the substation in accordance with the approach discussed in Section 7 and presented in drawing BR-629-0007-100_02 Surface Water Drainage Proposals (Appendix D of the FRA)
- Provide detailed design (plans and calculations) in support of the proposed bunded storage areas and associated cutoff swales proposed to reduce flow in the Potwell Dyke as presented in Section 6.3 of the FRA.
- Provide a maintenance schedule for the attenuation basin and bunded storage areas to ensure their performance over the lifetime of the development.
- Provide a maintenance schedule to ensure run-off from solar panels is managed to reduce any detrimental impacts on the natural formation of the agricultural land beneath and around the panels.

Reason: To ensure that an acceptable scheme is developed without adversely impacting the construction of the site. A detailed surface water management plan is required to ensure that

the development is in accordance with NPPF and local planning policies (Core Policy 9 & 10 and Policy DM5).

21

Prior to the commencement of the proposed development, a Scheme for the retention, ongoing maintenance and replacement of any trees and/or hedgerows which die within the areas indicated with green notation on 'Areas of Existing Planting' which are within the land edged in blue and red (drawing number P18-2917_30) shall be submitted to and approved in writing by the Local Planning Authority. The approved Scheme shall be implemented in accordance with the details as so approved until the solar farm hereby approved is decommissioned.

Reason: To ensure that the existing planting which forms part of the screening of the development is retained and maintained during the lifetime of the proposed solar farm.