

Item No: A4

Application Ref.	23/01444/FUL
Application Type	Full Planning Permission
Site Address	Land off Rayton Lane, Osberton, Worksop.
Proposal	Proposed Solar Farm to Produce up to 34MW of Renewable Energy
Case Officer	Amanda Broadhead
Recommendation	Grant permission subject to conditions
Web Link:	Link to Planning Documents

THE APPLICATION SITE

The application site extends to approximately 47.8ha, comprising agricultural land located to the east of Worksop.

SITE CONTEXT

The site encompasses a large field and part of a field to the north of Rayton Lane, and the majority of another field to the south of Rayton Lane. These fields form part of the Foljambe Estate. The site is intersected by a public bridleway that runs from east to west, and there are further bridleways to the north and east of the site.

To the northeast of the largest field is a large block of woodland known as Black Hill Clump. The site is bound to the west and east by further strips of woodland planting and to the north and south by agricultural land.

To the west of the site is the Kilton Forest Golf Course, separated from the site by woodland planting and a further field. Beyond this is edge of the town of Worksop. To the southwest of the site is a sewage treatment works, whilst to the southwest are the buildings associated with Rayton Farm, which includes the closest residential property to the site. Beyond these to the south and running roughly east to west are the River Rayton and the Chesterfield Canal. To the southwest is the Sheffield-Hull railway line.

The wider surrounding area is a mix of urban and rural. The built form of Worksop is located to the west and south, including industrial development to the south beyond the B6079 Retford Lane. Beyond the A57 to the south of the site is Clumber Park. To the north and east is predominantly agricultural land.

The application site is located within the Impact Risk Zone of Clumber Park Site of Special Scientific Interest (SSSI) located approximately 2.9 km south-east of the site.

The site comprises open countryside and parkland within the wider setting of the grade II* listed Osberton Hall, the Osberton Hall & Scofton Hall Unregistered Park & Garden and a series of grade II structures and features situated within. The site is also within the close setting of Rayton Farm and the Chesterfield Canal, which are identified as non-designated heritage assets in accordance with approved criteria.

The site is located predominantly within Flood Zone 1, with a strip of Flood Zone 2 in the southern section of the site according to the EA Flood Map for Planning.

The application site extends to approximately 47.8ha and comprises of a large field and part of a field to the north of Rayton Lane, and the majority of another field to the south of Rayton Lane. Generally the sites are bounded by hedgerows and trees with gaps for access. The application sites slopes downhill in a southerly direction.

An agricultural land classification study has been undertaken which demonstrates that the site comprises of 58.3% grade 3a land, 37.9% grade 3b land, and 3.8% of non-agricultural land.

PROPOSAL

The proposal comprises a solar farm with the potential of 34MW of electricity alongside with associated works including additional cabling and other technologies normally associated with solar farms in this includes inverters, transformers, fencing and CCTV.

The developer has included a planning statement that states that the solar farm would produce up to 34MW of renewable energy, capable of saving just over 14,000 tonnes of carbon dioxide emissions per annum, meeting the equivalent annual electricity needs of approximately 11,100 homes. This equates to 21% of all dwellings in Bassetlaw (52,710 dwellings as at 20201). The total area of Bassetlaw is 63,688 hectares meaning the proposed solar farm would cover 0.075% of the district, whilst providing energy for 21% of dwellings.

Within the parcels selected, it is proposed the panels would be arranged in rows facing south towards the sun. All panels have an anti-glare coating to minimise glint and glare as much as possible.

The rows of panels would be mounted on aluminium frames supported by upright poles driven into the ground to a depth of approximately 1m across the majority of the site. No piling and little excavation is required for their installation, with ground disturbance kept to a minimum. The panels would be angled south at approximately 15° in a fixed position to take advantage of as much sunlight as possible.

The strings of panels would be separated by a minimum of 3m to allow for ease of movement around the panels for maintenance and to prevent shadowing. The total height above ground of the panels/strings would be a maximum of 3m. Other equipment on site includes a customer substation, DNO cabin, spare parts cabin and a number of transformers at strategic positions around the site.

The site has been selected due to its proximity to the existing Worksop substation to the south of the site, where a grid connection for the proposed capacity has been secured by the applicants.

The site would be secured with a 2m high green mesh perimeter fence and for security reasons, pole mounted CCTV cameras would be provided around the site, each with a maximum height of 3m.

Access to the site would be taken from Rayton Lane which runs through the centre of the site. Construction vehicles would leave the B6079 Retford Road and use the private road which passes Rayton Farm before joining up with Rayton Lane. It is proposed that this route would continue to be used during operation of the solar farm when vehicle movements will be much less.

It is noted that Rayton Lane is also a public bridleway (47 Rayton Lane) and it is therefore proposed that traffic management measures would be required during the construction period.

The operational lifespan of the proposed solar farm is 40 years plus 6 months to account for construction and decommissioning. Additionally, on completion of the construction operations, ground cover would be reinstated and land under and surrounding the PV panels would be seeded with a low maintenance grassland mix.

Additional information has been submitted during the application; however, this has been as a result from technical consultee comments and has not changed the fundamental design of the proposal. On this basis the relevant technical consultees have been consulted.

DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town & Country Planning Act 1990 provides that the local planning authority shall have regard to the provision of the development plan, as far as material to the application, and to any other material considerations.

Other material planning considerations include the National Planning Policy Framework and guidance within the National Planning Policy Guidance.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.

Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.

Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

For decision-taking this means approving development proposals that accord with an up to date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission shall be granted unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The following sections of the framework are the main ones applicable to this development:

Section 2 – Achieving Sustainable Development

Section 6 – Building a Strong Competitive Economy

Section 9 – Promoting Sustainable Transport

Section 11 – Making Effective Use of Land

Section 12 – Achieving Well Designed Places

Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15 – Conserving and Enhancing the Natural Environment

Section 16 – Conserving and Enhancing the Historic Environment

National Policy Statements

EN-1 – Overarching National Policy Statement for Energy

EN-3 – National Policy Statement for Renewable Energy Infrastructure

BASSETLAW DISTRICT COUNCIL – LOCAL DEVELOPMENT FRAMEWORK

Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):

- CS1 - Settlement hierarchy
- CS2 - Worksop
- DM1 – Economic Development in the Countryside
- DM3 – General Development in the Countryside
- DM4 - Design & character
- DM7 – Securing Economic Development
- DM8 – The Historic Environment
- DM9 - Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities
- DM10 – Renewable and Low Carbon Energy
- DM11 - Developer contributions and infrastructure provision
- DM12 - Flood risk, sewage and drainage
- DM13 - Sustainable transport

RELEVANT PLANNING HISTORY

22/00562/SCR, Screening Opinion - Development of Solar Farm (Output Approx 34MW), Land To The North And South Of Rayton Farm Lane Worksop EIA not required decision issued 11th May 2022

Historically there has been applications submitted to consider proposals on Kilton Forest golf course, the Worksop Sewerage Treatment Works and Rayton Farm. This planning history is not considered relevant to the current planning proposal.

SUMMARY OF CONSULTATION RESPONSES

Chesterfield Canal Trust

No objection

National Air Traffic Services Safeguarding

No objection

Airport Safeguarding Ltd on behalf of Doncaster Council

No Objection

Environment Agency

We have no objection to the application since the development is to be situated in Flood Zone 1.

Fire Protection North - Nottinghamshire Fire & Rescue Service.

No objection – proposal does not include any buildings or Battery Energy Storage Systems (BESS).

Network Rail

Consulted and no comments received

Nottinghamshire County Council Local Lead Flood Authority

No objection

Nottinghamshire County Council Planning Policy

Minerals – No objection

Waste – No Objection

Transport and Travel Services

For public transport access the only consideration is in terms of the numbers of employees at construction. If there's a requirement for a Travel Plan, then a Sustainable Transport Statement should be included setting out the sustainable transport options for staff for the construction period. At this stage Transport and Travel Services have no other comments to make, and in context with the above we would not request any Planning Obligations/Planning Conditions

Emergency Planning

Emergency Planning have reviewed the attached from an Emergency Planning perspective and Mark Clements as the Chair of the LRF Critical Infrastructure Group notes, that whilst he has no objection to the development there are 2 observations to offer:

The glint and glare assessment acknowledges the impact on the nearby railway and grades this as yellow, as there are periods of the day during March to October when this may impact on the railway. It is important that relevant engagement is undertaken with Network Rail to ensure that this impact does not adversely impact on the safe operation of the railway due to being a safety critical environment. Emergency Planning notes there is not any evidence in the documentation provided that this has been undertaken or that any additional mitigation is being provided in respect of this risk.

In both section 3.7 of the Planning Statement and Construction Access Plan reference is made to access from the B6079, however both documents fail to acknowledge the vehicle height restriction on the B6079 between the WSTW access road and the B6040 roundabout. Emergency Planning suggests that additional mitigation such as sign posting of construction traffic is required, to ensure that LGV construction traffic uses the B6079 route towards the A1 only.

Nottinghamshire County Council Public Rights of Way Officer

Public Rights of Way (PROW) are the minor highway element of the public highway network and are afforded the same level of protection and control as the major highway network (i.e. all classes of roads including motorways).

They are a material condition in the planning process and due attention should be made to the treatment of them in the application for development. The Rights of Way section have strong reservations about the intention to utilise the bridleway for construction and access traffic. Should this application be granted then we note and would require as stated in the Design and Access statement that the use of the bridleway as the access route would be subject to conditions relating to this vehicle intensification – this would also need to include mitigation measures for the safety of the legitimate users of the right of way and for the surface of the right of way.

Lincolnshire County Council Archaeological Adviser

Recommended that more evaluation works in the form of trenching is carried out prior to permission being granted. A pre-commencement condition can be added to planning permission to secure further survey work and a mitigation strategy.

Natural England

No Objection with regards to significant adverse impacts on designated sites.

With regards to BMV of Agricultural Land Classification – The Local Planning Authority should consider whether this is an effective use of land in line with planning practice guidance which encourages the siting of large scale solar farms on previously developed and non-agricultural land.

Consequently, Natural England would advise that any grant of planning permission should be made subject to conditions to safeguard soil resources and agricultural land, including a required commitment for the preparation of reinstatement, restoration and aftercare plans; normally this will include the return to the former land quality (ALC grade).

Bassetlaw District Council Environmental Health

Extraction/ventilation – No comments

Noise – Construction condition required during construction and for the submission of a construction management plan

Lighting – No comments to make

Bassetlaw District Council Tree Officer

No objection subject to conditions to securing an approved detailed landscaping plan

Bassetlaw District Council Conservation

No objection subject to an acceptable landscaping scheme

Bassetlaw District Council Ecology

No objection subject to securing the implementation, monitoring, and management of biodiversity net gain

SUMMARY OF PUBLICITY

This application was advertised by neighbour letter, site notice and press notice and no representations received.

CONSIDERATION OF PLANNING ISSUES

- Environmental Impact Assessment
- Principle of development
- Sustainability of development
- Highway Considerations
- Design, layout and visual amenity
- Residential amenity
- Biodiversity
- Loss of agricultural Land
- Heritage
- Flood risk
- Contamination
- Glint and Glare
- Decommissioning and reinstatement
- Other issues
- Conclusion

PRINCIPLE OF THE DEVELOPMENT

Paragraph 12 of the National Planning Policy Framework (NPPF) states that the development plan is the starting point for decision making.

Paragraph 33 of the NPPF states that policies in development plans should be reviewed and where necessary updated every 5 years. The Bassetlaw Core Strategy dates from 2011 and its policies have not been reviewed in the last 5 years as the Council is working on a new local plan to replace it.

In this situation, paragraph 225 of the NPPF states that policies in an adopted development plan do not become automatically out of date because they were published before the framework; policies must be considered having regards to their consistency with the framework.

The countryside policies within the Core Strategy do not consider the type of development proposed by this application. The most important policy for the determination of this application is Policy DM10 and this is considered to be in line with the guidance contained within the NPPF and can therefore be attributed full weight.

Therefore, as this is the case, the planning balance test in paragraph 11(d) of the NPPF is not engaged in the consideration of the scheme.

Policy DM10 of the Bassetlaw Core Strategy states that the Council will be supportive of renewable energy schemes in principle provided that they are in accordance with the relevant policies in the development plan unless material considerations indicate otherwise. There are a number of provisions that renewable energy proposals are required to meet in order to be fully compliant with this policy including safeguarding the natural and built environment, protecting agricultural land, tourism and recreational facilities, amenity/other technical considerations and the cumulative impact of the above factors. It is generally considered that the proposed development is in accordance with the requirements of this policy. However, there are material considerations that will be addressed in the relevant sections of this report and a balanced decision will be made at the end of this report.

In terms of National Policy, the NPPF and Energy Policy Statements demonstrate support for renewable energy schemes subject to a number of material considerations that are discussed below.

SUSTAINABILITY OF THE DEVELOPMENT

Paragraph 8 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In reaching a decision on this case, the NPPF at paragraph 9 makes it clear that the objectives referred to above should play an active role in guiding development towards sustainable solutions and are not criteria against which every planning application should be judged against.

When taken in the context of the relevant policies and material considerations outlined in the rest of this report, it is considered that the proposal constitutes sustainable development as required by the policies above. This is also in the context of the benefits provided by renewable energy and carbon reduction as a result of the proposed development.

Paragraph 163 of the NPPF does not currently require applicant's to demonstrate a need for new renewable energy development, recognising that even small additions are invaluable to reducing carbon emissions. Renewable energy as a whole still makes up a minority of the UK's energy mix and at the present time, relevant local and national policy is strongly in support of substantial increases in the provision of renewable energy.

VISUAL AMENITY including design and layout

Section 12 of the NPPF refers to achieving well designed places. Specifically, paragraph 126 states that good design is a key aspect of sustainable development; it creates better places in which to live and work in and helps make development acceptable to local communities. Paragraph 135 states that decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore, it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 135) and permission should be "refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions" (para 139).

Policy DM4 of the Bassetlaw Core Strategy provides general design principles which should be applied to all schemes. The policy states that all development proposals will need to be in keeping with the character and appearance of the wider area and when they are in historic locations, they should respect existing development patterns. All schemes must respect their context and not create a pastiche development which would be incorrect in their context.

Policy DM9 C) states that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment

The proposed design and layout of the proposal is fairly standard for this kind of development comprising of solar panels which would be 3m in height and angled south at approximately 15° in a fixed position to take advantage of as much sunlight as possible.

The rows of panels would be separated by a minimum of 3m to allow for ease of movement around the panels for maintenance and to prevent shadowing. Each panel is set within an aluminium frame. All panels have an anti-glare coating to minimise glint and glare as much as possible.

There are other ancillary buildings associated with the development such as substation, DNO cabin, spare parts cabin and a number of transformers at strategic positions around the site. The ancillary power station is 3.19m high but all other ancillary equipment does not exceed 3m in height. A 2.4 m high fencing mesh steel polymer coated perimeter fence is proposed along with 3 m high pole mounted CCTV around the site for security purposes.

It is considered that the design and layout of the proposal is functional and acceptable.

The site is located within two Sherwood Landscape Policy Zones where one of the policy is to conserve and create and the other is to create. One of the policy zones has a very good landscape condition and the landscape sensitivity is also defined as moderate and the other landscape condition is very poor and the landscape sensitivity is also defined as moderate.

The policy zones acknowledges that there are a few detracting features and these include a sewage works and large recent farm buildings

The combined recommendations in these policy zone are as follows:

- Conserve the sparsely settled rural character of the landscape by concentrating new development to the south west of the Policy Zone / northern fringe of Worksop.
- Promote measures for enhancing the ecological diversity of new and existing woodlands
- Replace post and wire boundaries with hedgerows
- Identify opportunities for new tree and woodland planting on suitable sites
- Protect the sparsely settled and undeveloped character of the landscape concentrating new development to the north-east of the Policy Zone
- Screen existing development on B6045
- Create areas of woodland to contain and create areas of woodland to contain and soften new development preferably in advance of development

Both policy areas extend far beyond the application site. A landscape and visual impact assessment has been submitted with the application and this has concluded that the effects on landscape character would be limited to a tract of landscape between Bassetlaw Showground and Bridleway BW7 in the north, Gravel Pit Wood to the east, Rayton Farm and Rayton Lane Sewage Works to the south and Kilton Forest Golf Course to the west. Initially, there would be an effect of Moderate/Minor significance on landscape character in this tract. Following the establishment of mitigation planting (assumed to be between 5 and 10 years) the scale of the effect on landscape character would reduce beyond the boundaries of the site itself. In the long term there would be an effect of Moderate/Minor significance on landscape character. The effects on landscape character would be adverse.

Moderate effects on visual amenity experienced along the PROW network would occur up to a maximum distance of 600m north of the site and would mostly reduce in both magnitude and significance as mitigation establishes.

Notwithstanding the fact that initially there would be a short section of Bridleway BW47 where there would be open views of the solar development in the north eastern field of the site, the effect on the visual amenity experienced along Bridleway BW47 as a whole, would initially be

moderate both in magnitude and significance. Following the establishment of mitigation planting, this would reduce to Moderate / Slight magnitude and Moderate / Minor significance. It is noted that there would be a minor change in the view from Rayton Farm Cottage. Existing views are likely to be filtered by intervening vegetation but where visible, features within the site would be viewed in the context of existing large-scale infrastructure with the Sewage Works.

Visual effects on Retford Road, a key transport route including the B6040 and B6079, would be of no greater than Minor significance.

The proposed development would not result in any effects on landscape designations or give rise to cumulative effects.

The report concludes that the landscape and visual effects would be very limited, and the landscape has the capacity to accommodate this Proposed Development.

Woodland largely screens the two parcels of arable land to the north of the application site and hedgerows form the field boundary. The third parcel of land is very well screened from the bridleway on the western boundary and the third parcel of land is read within the context of the sewage works to the south.

A landscape strategy has been submitted with the application and this confirms that the all the existing trees and hedgerows will be retained with the exception of the removal of 2 hedgerows that equate to 24 metres in total and these will be replaced and with a 1.3 km length hedgerow along.

The Tree Officer has been consulted on this proposal and does not object to the proposal subject to the approval of a detailed landscaping and planting plan and this be secured by condition. This will require the species and location of the additional trees to be planted.

The Solar Farm and associated infrastructure will be visible to users of the public bridlepath. The retention of the trees and woodland together with the proposed landscaping would help screen the development in regards to users of the bridleway and also users of the footpaths around the site. It has to be remembered that the proposal is to an extent temporary in nature and once the solar panels have exceeded their life span they will be removed. On this basis it is considered that whilst the proposal will have a slight adverse impact on the landscape this will be temporary in nature and would not warrant refusal of permission.

RESIDENTIAL AMENITY

Policy DM4 of the Core Strategy requires that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement also forms part of paragraph 135 of the NPPF and also Policy DM10 A) iv of the Bassetlaw Core Strategy.

The nearest residential properties to any part of the site include Rayton Farm and two properties to the south and south-west of the farm; Riverside Cottage and Rayton Farm Cottage. Due to the agricultural outbuildings and amenity planting at Rayton Farm, neither the property within the farm nor Riverside Cottage would have a clear view of the solar array located to the north-west and there would be no clear views to the west.

Rayton Farm Cottage is the nearest dwelling to the proposed development, located to the east of the solar array in the site's southern field. Existing views are likely to be filtered by intervening vegetation but where visible, features within the site would be viewed in the context of existing major infrastructure associated with the Sewage Works.

The most potentially significant impacts would be during the construction period which is expected to a maximum of 20 weeks.

No objection has been received from Bassetlaw District Council's Environmental Health Officer in respect to noise, lighting, extraction of ventilation subject to a condition to limit construction hours and a condition to secure a construction management plan. The installation of solar panels relative to other development projects is relatively non-intrusive and only requires a very small area underneath each panel to be actually developed so relative to other built development, the impact on residential amenity as a result of the development proposal is expected to not be significant. Construction traffic may also cause additional noise and disturbance during construction. This will be temporary and would not warrant refusal of permission. Conditions are recommended to control noise and disturbance during construction. A condition is recommended in this regard for both construction and operational periods also for lighting.

A noise impact assessment has been submitted with the application and this concluded that when the various elements that make up a solar development such as panels, inverters and substations and their noise outputs are assessed against sensitive receptors in the vicinity of the proposed development the impact would be low and therefore would have minimal impact on residential amenity.

A glint and glare assessment has been submitted with the application and concluded that the development will not have a material impact on ground based receptors, this is discussed in more detail further in the report.

Once the construction period is completed, the impact of the proposed development on residential amenity is expected to be negligible. The only visits to the site would be limited to occasional maintenance and security visits. It is therefore considered that the proposed development is in accordance with Policies DM4 and DM10 of the Bassetlaw Core Strategy and paragraph 135 of the NPPF with respect to residential amenity.

HIGHWAYS MATTERS

Paragraph 114 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. This requirement is also contained in policy DM4 of the Council's Core Strategy. Paragraph 115 of the NPPF makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The agricultural fields adjacent the existing sewage works will be accessed via an existing purpose-built priority junction with dedicated right turn lane on Retford Road B6079. The B6079 is adopted public highway, but Rayton Lane leading to the site and sewage works and Rayton Farm is a private network of lanes.

The B6079 is a 50-mph speed limit road, so requires a 2.4m x 160m junction access visibility and the Highway Authority has commented that this is achievable.

The Highway Authority has advised that the B6079 has a 4.3m height restriction to the south west because of the overhead railway bridge for the Sheffield to Lincoln line. This is likely to cause issues with lorry routing and deliveries of abnormal loads during the 20-week construction phase. The Highway Authority would recommend temporary sign posting to route construction traffic away from this area and towards the eastern part of the highway network and this matter can be secured by a planning condition.

Over the 20 week period it is proposed that there would be 6 two-way (arrivals & departures) Heavy Commercial Vehicles (HCV) trips and 28 two-way staff/light goods vehicle (LCV) movements per day, (i.e., 3 HGV deliveries with 14 site employees).

All construction activity / employee parking and material storage is proposed to be contained by a temporary construction compound on private land and will not be detrimental to the safe operation of the public highway.

On completion of the Solar Farm it will require routine operational maintenance works, which is likely to generate between 10-20 standard light commercial vehicle trips per annum. It is not envisaged that the traffic associated with this phase of the development will materially change the existing situation and this amount of traffic is considered acceptable.

A construction management plan (CTMP) has been submitted and the Highway Authority has commented that strict monitoring and compliance of the CTMP is required

Worksop Bridleway 47 (Rayton Lane) intersects the application site. The construction vehicles arriving at the site are to arrive using the A1, Retford Road, Rayton Farm Lane and then Rayton Lane. Construction staff arriving by car or light commercial vehicles may arrive at the site via Rayton Spur then into to Rayton Lane.

The Public Rights of Way Officer has been consulted on the proposal and has raised strong reservations about the intention to utilise the bridleway for construction and access traffic. They have stated that should this application be granted then they require the use of the bridleway as the access route to be subject to conditions relating to this vehicle intensification – this would also need to include mitigation measures for the safety of the legitimate users of the right of way and for the surface of the right of way. Conditions are proposed

The construction period is due to last approximately 20 weeks and all construction workers are to park off the highway network. It is considered that traffic management measures would be required during the construction period and this could be secured by planning condition.

Once operational the development would be largely unmanned and would be expected to generate 10 to 20 two-way vehicle trips per annum to support site operations and maintenance activities. These trips would be made by car and in light goods vehicles.

The construction period would be temporary and it is considered that traffic management measures can be put in place to limit the impact to users of the bridleway.

The Highway Authority has no objection to the proposal subject to conditions. The advice of the Highway Authority and the Public Rights of way Officer is accepted. It is not considered that the proposed access arrangements would have a severe impact on the highway network.

BIODIVERSITY

The Environment Act 2021 has introduced a requirement for development to deliver a 10% net gain to biodiversity. Mandatory Biodiversity Net Gain (BNG) came into force on 12 February 2024 for major developments, developers will need to show how 10% BNG can be achieved on site

The content of paragraph 186 of the NPPF is applicable as it states that in dealing with planning applications, councils must consider the harm of a scheme on biodiversity. It states that the following principles should be applied (in summary):

- If significant harm cannot be avoided adequately mitigated or compensated for permission should be refused.
- Development within or outside a Site of Special Scientific Interest (SSSI) which is likely to have an adverse impact on it should not normally be permitted. The only exception is where the benefits of location outweigh its impact.
- Development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are exceptional reasons or compensation.
- Development whose primary objective is to conserve or enhance biodiversity should be supported. Opportunities to improve biodiversity in and around developments should be integrated as part of their design especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Policy DM9 of the Core Strategy is consistent with the above and adds that development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance.

The application has been accompanied with a revised preliminary ecological appraisal with the application which assesses the ecological value of the site. The recommendations can be secured by condition and these are as follows:

Hedgerow removal shall be replaced as soon as practicable and compensation should be a minimum of 1.5 times the length of the lost hedgerow and on the same aspect to retain commuting features through the site. Woodland is to be retained and protected through out the development. It is recommended that landscaping planting is to be of a native species and species to be known to be value to the attraction of wildlife.

Amphibians, it is recommended that during the clearance phase of works any common amphibians encountered are to be moved by hand away from the construction activities.

Breeding birds, the site was assessed as having value for bird species and for ground nesting birds. Hedgerows are to be retained. If any vegetation requires removal it should be removed outside the breeding bird season (March to September inclusive).

This applies to the arable field and some improved grass land. If this is not possible a nesting bird check will be undertaken by an ecologist. Post development bird boxes could be installed through the development on retained trees.

Bats, the site was found to have a moderate value for commuting bats. Therefore it is recommended that a proposed lighting plan is submitted and considered by the local planning Authority. Bat boxes could be installed on the retained trees through the post construction period.

No badger setts were located during the survey though the habitat were identified as being suitable for the species. It is recommended that an updated walkover prior to development is carried out to identify any new badger setts. If a new badger sett is identified a precautionary working methods would be required. It is not anticipated that the proposed development would have a significant impact on badgers in the local area.

The site was found to be suitable for reptiles. The report contains a precautionary working method to be followed if any suitable reptile habitats are found.

During site clearance, an ecologist should be present to ensure no sheltering hedgehogs are impacted by the works. If hedgehogs are located they should be moved by hand to an area outside of construction

Brown Hare. A pre-commencement check is recommended for young hare is undertaken

The District Council's Principal Ecologist has been consulted on the preliminary ecological appraisal In addition to the above mitigation methods it is requested a further condition be added to secure the submission and approval of an updated badger survey report prior to development commencing. It has also been requested that the Local Planning Authority secures and approves a Lighting Scheme and a Construction Environmental Management Plan for Biodiversity. It is recommended that these matters are secured by condition.

The material consideration of biodiversity net gain must be assessed in this application and it is now a requirement for planning applications is to achieve at least 10% net gain.

The application has also been accompanied by a biodiversity management plan, biodiversity metric report and a proposed mitigation plan.

This masterplan proposes that the majority of existing landscape features would be retained and enhanced. Along the northern boundary of the site, existing hedgerows are to be retained and infilled as necessary, with trees planted inside the hedgerow line to create a woodland block. Additional hedgerow is proposed along Rayton Lane to provide additional screening. The existing woodland planting running along the western edge of the site, adjacent to the northern portion of the site and to the east sit outside of the site and would be retained in full. Habitat enhancement is proposed in the field margins and in the eastern portion of the site where a larger area for wildflower meadow has been set aside.

The biodiversity metric states that there would be a 57.08% gain in habitat units and a gain of 116.44% hedgerow units on-site as a result of development.

This would include approximately 1.3km of improvements to existing hedgerows comprising hedgerow infill planting and a hedgerow management programme, approximately 0.75km of new species rich hedgerow; approximately 0.5ha of new mixed species woodland; and approximately 11ha of new wildflower seeding.

The Council's Principal Ecologist has been consulted on the submitted biodiversity net gain documents and has commented that there is no objection to the scheme subject to the proposed biodiversity scheme being secured by a condition for implementation, monitoring and management. The biodiversity net gains are considered to be acceptable and a positive benefit to the scheme. A landscape and biodiversity management plan will be required to confirm the habitat creation, management and monitoring requirements over 30 years. It is considered that the proposal is consistent with current planning policy on biodiversity.

LOSS OF AGRICULTURAL LAND

Another key consideration is the potential loss or damage of agricultural land. This requirement forms part of Policy DM10 of the Bassetlaw Core Strategy which states that the Council is supportive of renewable energy schemes that do not lead to the loss or damage of high-grade agricultural land. Paragraph 180 of the NPPF also gives weight to the preservation of what is described as best and most versatile (BMV) land which also includes Grade 3a agricultural land.

The applicant has submitted a Soils Resource Management Plan and Soils and Agricultural Land Classification document with the application. 27.7ha of the application site was categorised as being within the BMV agricultural Land (3a) and 18 hectares was categorised as being within category 3a.

Hand (Dutch) Auger borings and pit excavation have been used to assess subsoil structures soil from within the application site and the soil has been sent for external laboratory testing to support the soil classification.

The report concluded that there was poor structure across the subsoil profile and stones proved to be a challenge during the field work. The soil has a low organic content and generally low fertility and may have been maintained by inorganic fertilisers in the past. The soil structure had deteriorated and will continue to do so if the current practice continues. The report concludes that a method of reversing the trend of soil degradation and improving soil health is to leave the soil fallow for an extended period of time and this would be compatible with a solar power scheme where there is sympathetic management.

The threshold for consulting Natural England on the loss of best and most versatile agricultural land is 20 hectares and this has been reached in this proposal.

Natural England has no objection with regards to significant adverse impacts on designated sites. As the application would affect 27.7ha of BMV agricultural land (based on information from the Agricultural Land Classification Survey Report, 18th May 2023) they have commented that the proposed development, if temporary as described, is unlikely to lead to significant permanent loss of BMV agricultural land.

As such the Local Planning Authority should consider whether this is an effective use of land in line with planning practice guidance which encourages the siting of large scale solar farms on previously developed and non-agricultural land.

The soil surveys have acknowledged that the current soil degradation could be reversed and soil health improved by resting arable farming activities on the site. The solar panels can accommodate grazing land so potentially the land will not be lost but could switch from arable land to grazing land.

The report concludes that a method of reversing the trend of soil degradation and improve soil health is to leave the soil fallow for an extended period of time and this would be compatible with a solar power scheme where there is sympathetic management.

The solar farm is anticipated to have a lifespan of 40 years and would see a temporary loss of agricultural use on this site. The proposal would result a development that would be fully reversible whilst providing an opportunity for the land to recover from arable farming. The land would be returned to an agricultural use so there would be no permanent loss of the best and most versatile land.

It is considered that the proposal is therefore consistent with Policy DM10 in respect of agricultural land.

FLOOD RISK

The NPPF at paragraph 165 and Policy DM12 of the Core Strategy makes it clear that development in areas at risk of flooding should be avoided by directing development away from the areas at the highest risk.

Paragraph 173 of the NPPF requires that proposals do not increase flood risk elsewhere and should be developed in line with a site specific flood risk assessment which incorporate a Sustainable Urban Drainage solution. Should flooding events occur, the NPPF also requires that schemes demonstrate how the residual flooding impact would be dealt with.

The submitted flood risk assessment states that Environmental Agency's Flood Map for planning indicates that a small area in the southern site extents is located within Flood Zone 2. This flood risk is associated with the River Ryton which, at its closest point, is located approximately 70m from the southern extents of the site boundary.

The remainder of the application site lies in a flood zone 1 area as designated by the Environment Agency which is land at least risk of flooding from local rivers and this is where development is directed in the NPPF to minimise the risk of flooding.

A Flood Risk Assessment has been submitted with the application and when considering Flood Risk Vulnerability and Flood Zone 'Compatibility' the proposed development can be categorised as 'essential infrastructure' and is considered suitable for development within Flood Zones 1 and 2.

The flood risk assessment concludes that the risk of flooding is low risk or lower from flooding from all sources.

The Environment Agency has been consulted and states that the application site is located within Flood Zone 1 and has no objection to the proposal. The Environment Agency has provided advice on environmental enhancement/water management opportunities. The applicant has proposed a surface water management strategy which demonstrates that surface water run-off from the development can be managed in accordance with sustainable drainage principles to ensure no increase in runoff rates off site and no deterioration of the local water environment and a condition can be imposed to secure this scheme

The Lead local Flood Authority has raised no objections to the scheme. The proposal is considered to be acceptable in terms of flood risk.

CONTAMINATED LAND

Paragraph 189 of the NPPF requires that in making decisions on schemes consideration is taken account of the ground conditions and any risks arising from contamination.

The Council's Environmental Health Officer has been consulted in this regard and has made no comments on contamination.

HERITAGE MATTERS

The Council has a duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving their setting, character and appearance.

Paragraph 201 of the NPPF requires Councils to identify the significance of any heritage asset that may be affected by a proposal to ensure that harm to the asset is avoided or is minimised.

Paragraph 205 of the NPPF states that in considering the impact of development on the significance of heritage assets, great weight should be given to the assets conservation. Policy DM8 of the Council's Core Strategy requires schemes that affect heritage assets to be of a scale, design, materials and siting and not have a negative effect on views towards the heritage asset.

Paragraph 209 of the NPPF advises that Councils should consider the impact of a proposal on the significance of a non-designated heritage asset when making a decision. It states in paragraph 206 that harm caused by the loss of significance (such as through the demolition of the building) should only be allowed via clear and convincing justification.

Paragraph 211 of the NPPF is also particularly applicable where archaeology has been identified as a potential issue on site. This paragraph requires that applicants record to provide documentary evidence to advance the understanding of the significance of the heritage asset.

Policy DM8 of the Council's Core Strategy requires schemes that affect heritage assets to be of a scale, design, materials and siting and not have a negative effect on views towards the heritage asset.

The application site is within the wider setting of the grade II* listed Osberton Hall and within the wider setting of the Osberton Hall and Scofton Hall unregistered Park and grade and a series of grade II structures and features situated within.

The site is within the close setting of Rayton Farm and the Chesterfield Canal, which are identified as non-designated heritage assets in accordance with approved criteria.

The District Council's Conservation Officer has commented that the proposed development would be unsightly and highly prominent from public vantage points within the wider landscape. The development would appear prominent from the public bridleway that intersects the site, the bridleways to the north and east of the site and a host of other public vantage points. However, the setting of the grade II* listed Osberton Hall, the Osberton Hall & Scofton Hall Unregistered Park & Garden and a series of grade II structures and features situated within would remain largely preserved. This is predominantly due to the presence of a substantial row of trees to the east of the site, running from north to south. Subject to these trees remaining and further soft landscaping, it is not considered that a Conservation objection could be sustained. The proposed development would result in a harmful impact on the setting of Rayton Farm and the Chesterfield Canal, which are identified as non-designated heritage assets in accordance with approved criteria. However, it is likely that the public benefits would outweigh any harm.

Therefore the Conservation Officer raises no objection subject to a thorough assessment for level of screening and permanency of the screening offered by the proposed landscaping scheme and retention of the trees on the site.

The applicant has submitted archaeological documents for considerations as part of the application. During the consideration of this proposal, the Council's Archaeological Advisor requested that the applicant submit a further geophysical survey report and associated documents and these have been submitted.

The results have identified archaeological remains in those areas of the site that were surveyed. A large part of the site remains unsurveyed and therefore no conclusion as to site specific potential can be claimed by the applicant in those areas.

Initially the Council's Archaeological Advisor has requested that the results of the geophysical survey and unsurveyed area should now be tested with trial trenching so that the applicant can actually provide a solid evidential basis for assessing the development impact. This necessarily will need to be undertaken prior to determination and any further mitigation work required can be undertaken via an appropriate planning condition, if permission is granted.

The applicant has asked if these matters can be secured as a pre-commencement condition and the Council's Archaeological Advisor has commented that without this survey the development may have to be amended if further mitigation methods are required. However it has been agreed that pre-commencement conditions can be attached to secure the archaeological evaluation and the mitigation measures required in this instance

Therefore, it is considered that the proposed development does not conflict with Policy DM8 of the Bassetlaw Core Strategy, Part 16 of the NPPF and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This would also meet the requirements of Policy DM10 A (i) which relates to preserving the character of the built environment).

GLINT AND GLARE

A glint and glare assessment has been submitted with the application, this assesses the effect of the development on nearby receptors including residential properties, railways and airports.

The assessment identified a total of forty-two receptors identified for the study, including forty buildings and two routes (a road and rail route). The scoping exercise scoped out all but three of the observation points as well as the two route receptors due to existing mitigation strategies (tree rows, fences, buildings etc) already present for those receptors.

The assessment concludes that glare and glint is considered minimal-moderate for the proposed development overall. Although yellow magnitude glare and glint (where reflection can occur instantly with some disturbance to vision) is present for both the road and railway route receptors, due to vehicle movement is unlikely to cause significant impacts especially given reflective surfaces such as glass, metal and water bodies have similar reflectance to solar modules.

Yellow magnitude glare is present at the buildings identified within the sewage treatment facility observation points with the existing fence line not tall enough to mitigate against impacts (based on a height estimation of 1.5m).

The Glint and Glare assessment concluded the proposed development is likely to cause minimal (with instances of moderate) overall visual impact on a select few nearby receptors, although these are not considered sensitive in nature.

The Council's Environmental Health Team and Nottinghamshire County Council Highways has been consulted on the conclusion of the glint and glare assessment and raised no objections in this regard.

Nottinghamshire County Council Policy section commented that whilst there is no objection to the development they have made comments that the glint and glare assessment acknowledges the glint impact on the nearby railway and grades this as yellow magnitude, as there are periods of the day during March to October when this may impact on the railway. It is important that relevant engagement is undertaken with Network Rail to ensure that this impact does not adversely impact on the safe operation of the railway due to being a safety critical environment. The documentation provided does not include the provision of any additional mitigation in respect of this risk.

The Sheffield to Lincoln railway is located to the south-west of the application site, some 300 metres away from the application site. Network Rail were consulted on this proposal and have not made any comments.

In this case, it is considered appropriate to impose a condition that if a complaint is received from Network Rail, within 24 months of the completion and commencement of operations, relating to signal sighting safety or driver distraction then a scheme for remedial measures to address the concerns shall be submitted to address concerns within certain timescales.

It is concluded that the application has sufficiently demonstrated that the proposal will not have an adverse effect on receptors in terms of glint and glare subject to a planning condition.

DECOMMISSIONING AND REINSTATEMENT

It is expected that after 40 years the solar farm will reach the end of its operational life. The decommissioning phase will include dismantling and removal of all materials and equipment that have been in situ that have been on site during the operational phase.

The decommissioning phase is expected to take 1-2 months and once all the equipment has been removed from the site the land will be restored to agricultural use.

OTHER ISSUES

The applicant has offered a development fund of £10,000 per year to local projects but this is not a planning consideration and cannot be secured through the planning process.

CONCLUSION

There is an urgent and compelling need for the generation of renewable energy in the UK. Solar energy forms a significant part of the contribution towards the UK becoming carbon net zero, with wind and solar providing the predominant contributor to the UK's electricity. This approach reflects wider Government policy and guidance which is designed to address the potential impacts of climate change, to ensure energy security, economic growth, and the reduction in using natural gas to heat properties.

Paragraph 163 of the NPPF states that when determining planning application for renewable and low carbon development, local planning authorities should approve an application if its impacts are (or can be made) acceptable.

The main policy for the determination of this application is Policy DM10 of the Bassetlaw Core Strategy 2011 and it is considered that the proposal is consistent with the requirements of this policy.

All material considerations relating to the proposal have been fully analysed in this report and there are no adverse impacts relating to the proposal that would significantly and demonstrably outweigh the benefits.

The recommendation is therefore to grant planning permission subject to conditions.

RECOMMENDATION:

Grant subject to conditions

CONDITIONS/REASONS:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2. The development hereby permitted shall be in accordance with details and specifications included on the submitted application form and shown on the following approved plans:

- Existing Block Plan of the site ESP02
- The Location Plan LP01
- LVA Figures:
 - Site Location Plan - figure 1
 - Site Context-Figure 2
 - Landscape character Figure 3
 - ZTV and Assess View Points - figure 4
- Agricultural Land Classification Survey dated 18th May 2023
- Arboricultural Impact Assessment dated June 2023
- Construction Traffic Management Plan dated June 2023
- Geophysical Survey Report dated May 2023
- Glint and Glare Study dated 6th June 2023
- Heritage Statement dated 6th June 2023
- Landscape and Visual Appraisal dated June 2023
- Noise impact Assessment dated 25th May 2023
- Soil Resource Management Plan dated 30th May 2023
- Statement of Community Involvement
- Transport Statement dated June 2023
- Hedge Removal Plans drawing number LTC 179-HRP1 and LTC 179-HRP2 received on 27th February 2024
- PV Array details Drawing Number HES 1003-200 Rev A
- DNO Details Drawing Number HES 1003-220
- Customer Substation Drawing Number HES 1003-221 Rev A
- Storage Container details Drawing Number HES 1003-222
- Power Station Details Drawing Number HES 1003-223 - Rev A
- Access Track Drawing Number HES 1003-230
- Fence and Gates Drawing Number HES 1003-231
- CCTV Mounting Details Drawing Number HES 1003-232
- Satellite Dish Mounting Details Drawing Number HES 1003-235
- Design and Access Statement dated 5th June 2023
- Flood Risk Assessment dated 8th May 2023
- Biodiversity Management Plan ref: 80-856-R3-3 dated January 2024

- Biodiversity Metric Calculation (revised) received on 16th January 2024
- Biodiversity Metric Report (revised) received on 16th January 2024
- SLR Consulting Ltd - Applicant's Rebuttal, Archaeology dated 15th January 2024
- Revised Planning Statement dated January 2024
- Revised Preliminary Ecological Assessment dated January 2024
- Landscape Mitigation Plan figure 5 drawing number 1003 received on 16th January 2024

Reason: To ensure the development takes the agreed form envisaged by the Local Planning Authority when determining the application and for the avoidance of doubt.

3. The planning permission hereby granted shall be for a temporary period only to expire 40 years after the first export date of the development. Written confirmation of the first export date shall be provided to the Local Planning Authority within one month after the event. At the end of the 40 year period, the solar array and the ancillary equipment shall be removed from the site and the land restored in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority within 3 months of cessation of the use.

Reason: By virtue of its construction, appearance and method of energy generation, the solar array is not considered suitable as a permanent structure on the site and to ensure that the redundant solar panels are removed from the site before they become dilapidated or degraded to the detriment of the appearance of the area.

4. Construction work and ancillary operations, including deliveries to and removal of plant, equipment, machinery and waste from the site shall be carried out only between the following hours: 0800 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Bank or public holidays.

Reason: To safeguard the amenities of dwellings located closest to the boundaries of the application site

5. If, during the development, land contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further works shall be carried out until a method statement detailing a scheme for dealing with suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To comply with the requirements of paragraphs 189 and 190 of the NPPF.

6. The proposed landscaping as shown on approved landscaping plan drawing number 1003 shall be implemented in the first planting season following the first operation of the solar farm.

Reason: To ensure that the landscaping is in place to secure adequate visual amenity, biodiversity and safety from any proposed glint.

7. Any trees, hedges or shrubs that are removed, are dying, being severely damaged or become seriously diseased within the lifetime of the development shall be replaced in the following planting season by trees or shrubs of a size and species similar to those originally required to be planted.

Reason: To ensure that the landscaped areas are provided for the lifetime of the development to secure the mitigation proposed by the application

8. No temporary lighting shall be used during the construction period. If this requirement changes details should be submitted and approved by the Local Planning Authority prior to the use of any lighting. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that there are no detrimental impacts on residential amenity or biodiversity

9. No development or demolition shall take place until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority. The Mitigation Strategy will include appropriate Written Schemes of Investigation for evaluation trenching and provision for further mitigation work. These schemes 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 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
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.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.

10. The archaeological site work must be undertaken only in full accordance with the approved written schemes referred to in the above Condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with the National Planning Policy Framework.

11. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the archaeological works hereby approved being commenced, unless otherwise agreed in writing by the Local Planning Authority. The

post-investigation assessment must be completed in accordance with the programme set out in the approved Written Scheme of Investigation and shall include provision for analysis, publication and dissemination of results and deposition of the archive being secured.

Reason: In order 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.

12. Within 24 months of the completion and commencement of operations of the development hereby approved (such a date as to be notified to the Local Planning Authority) in the event of any complaint to the Council from Network Rail relating to signal sighting safety or driver distraction, upon notification to the Local Planning Authority, the applicant or operator of the solar farm shall as soon as possible and not later than 28 days, submit for approval to the Council details of a scheme of remedial measures to address the concerns raised with details of a timescale for implementation of the works. The works shall be carried out in accordance with the approved details and timetable.

Reason: To ensure safety of the users of the railway.

13. All vehicles preparing to leave the site during the construction and decommissioning periods shall have their wheels thoroughly cleaned should they be displaying signs of mud or debris and a mechanically propelled road sweeper shall be employed should mud or debris be transported onto the public highway immediately following each occurrence until such time as all mud and debris has been removed.

Reason: To minimise the exportation of mud and debris onto the public highway and to ensure that this is appropriately dealt with in the interest of highway safety.

14. The B6079 has a 4.3m height restriction to the south west because of the overhead railway bridge for the Sheffield to Lincoln line, this is located between the Worksop Sewage Treatment Works access road and the B6040 roundabout.

The applicant shall take all reasonable steps to instruct all vehicles entering and leaving the site above 3.5 tonnes gross vehicle weight to access and egress using the B6079 route towards the A1 only. These steps shall include the issuing of instructions to all drivers of such vehicles advising of the required route and the provision of turn left signage at the exit of the construction access throughout the construction period.

Reason: In the interest of highway safety.

15. 6 months prior to the solar farm being decommissioned a Construction Traffic Management Plan (CTMP) covering vehicles exceeding 3.5 tonnes gross vehicle weight shall be submitted to and be approved by the Local Planning Authority. The CTMP shall thereafter be implemented as approved.

Reason: To minimise the possibility of heavy construction traffic using inappropriate routes to and from the site in the interests of maintaining highway efficiency and safety.

16. Prior to any construction commencing on the site or works to the grid connection a Construction Traffic Management Plan (CTMP) covering vehicles exceeding 3.5 tonnes gross vehicle weight shall be submitted to and be approved by the Local Planning Authority and shall include provision for:

- the routing of vehicles to and from the site and grid connection corridor,
- the monitoring of the approved arrangements during the construction of the development and laying of the grid connection,
- ensuring that all drivers of vehicles under the control of the Applicant are made aware of the approved arrangements,
- disciplinary steps that will be exercised in the event of a default,
- the parking of site operatives and visitors,
- the loading and unloading of vans, lorries, and plant,
- the siting and storage of plant, materials, and waste, and
- a plan of the temporary access, parking, loading, and unloading areas, and their surface treatment

The first action on commencement of development, and prior to any further action (including site clearance, site stripping or site establishment) shall be the formation of; any temporary access arrangements; parking areas; and loading, unloading, and storage areas in accordance with the approved CTMP. The CTMP shall thereafter be implemented as approved.

Reason: To minimise the possibility of heavy construction traffic using inappropriate routes to and from the site in the interests of maintaining highway efficiency and safety.

17. The development shall be undertaken and managed strictly in accordance with the Biodiversity Management Plan ref: 80-856-R3-3 dated January 2024

Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surrounding and in the interests of biodiversity enhancement.

18. The development shall be carried out, managed and monitored as detailed within the Biodiversity Management Plan dated January 2024.

Reason: In the interest of biodiversity.

19. The development hereby permitted shall only be carried out by the recommendations included in Section 4 of the Revised Preliminary Ecological Appraisal dated 9th January 2024.

Reason: In the interests of biodiversity

20. A pre-construction check for badger setts should be undertaken prior to the development taking place by a suitably qualified ecologist. Appropriate measures should be implemented to minimize disturbance and the risk of harm to badgers. A full report detailing the findings and any mitigation should be submitted to and approved in writing prior to the commencement of development and the development should be undertaken in accordance with the approved details

Reason: In order to protect any badgers on the site.

21. The Bridleway shall remain open and free from obstruction or structures unless agreed in writing with the Local Planning Authority. In the event there is any damage to the surfacing of the bridleway a scheme for repairs shall be submitted to and agreed to the Local Planning Authority. The approved scheme shall be fully implemented.

Reason: To ensure that the proposed development complies with the guidance outlined in paragraph 104 of the NPPF.

22. The development hereby permitted shall be carried out in accordance with the details and recommendations detailed in the submitted Flood Risk Assessment dated 8th May 2023 and drawing numbers FRDA - 003, FRDA 004. The surface water drainage scheme shall be fully implemented prior to the approved solar farm becoming operational.

Reason: In the interests of surface water disposal and flooding.

23. The developer shall ensure that the surface water runoff from hardstanding and small buildings should be captured/drain within the site.

Reason: To comply with the requirements of paragraphs 165 and 173 of the NPPF.

24. The development shall be carried out in accordance with the Arboricultural Impact Assessment dated June 2023

Reason: To ensure that the trees/hedgerows are managed and protected satisfactorily in the interests of the appearance of the site and amenity of the area.

25. Before development commences a lighting strategy scheme shall be submitted and approved to ensure that there are no adverse impacts to bats and their commuting/foraging habits from lighting. The lighting strategy shall comply with the Institution of Lighting Professionals (ILP) Guidance Note 8 Bats and Artificial Lighting. All lighting shall be installed in accordance with the specifications and locations set out in the approved strategy. The approved lighting shall be retained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

Reason: To ensure compliance with wildlife legislation and to safeguard Natural Environment and Rural Communities (NERC) Act 2006 priority species.

26. Before development commences a construction management plan shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include measures that will be taken to minimise construction noise during the construction phase of the project. The development shall only be carried out in accordance with the approved Construction Management Plan

Reason: To safeguard the amenity of residents living in the vicinity of the site