



APPEAL UNDER S78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMMENDED)

in respect of

NON-DETERMINATION OF PLANNING APPLICATION REFERENCE 24/00384/FUL

for

**THE INSTALLATION AND OPERATION OF A SOLAR FARM
AND BATTERY ENERGY STORAGE SYSTEM (OUTPUT UP TO 40MW)**

on

LAND ADJACENT TO THE A614, WORKSOP, NOTTINGHAMSHIRE

STATEMENT OF CASE

1 Introduction

1.1 Planning application reference 24/00384/FUL, for the “*installation and operation of a solar farm and battery energy storage system (output up to 40MW)*” on land adjacent to the A614, Worksop, Nottinghamshire, was submitted to Bassetlaw District Council on 3 April 2024 and validated on 10 April 2024 [Documents 1(i) - (v)]. Thus, the statutory target date for determination was initially 10 July 2024, with that subsequently extended by exchange of emails, ultimately resulting with an agreed determination date of 11 April 2025 (as confirmed on the Council’s Planning Portal) [Document 1(vi)]. However, this date has passed without a decision being issued, and our client now wishes to appeal the non-determination, with it submitted that the application be approved for the reasons set out in this Statement of Case and the documents submitted with it (for a full list of which, see Appendix One).

1.2 In particular, the accompanying documents include:

- a Design and Access Statement (DAS) [Document 39] which demonstrates the attention given to design and access issues in the siting, layout and design of the proposed development, with the design solution taking account of the application site context, relevant policy requirements, including the responsibilities of developers in terms of ensuring any access related issues are addressed;
- a Planning Statement [Document 40(i)] which sets out the policy context against which the application requires to be assessed, demonstrating how this complies with relevant policies of the Bassetlaw Local Plan 2020 – 2038 (BLP) [Documents 44(i) – (xiii)] (adopted May 2024, having been at the proposed plan stage at the time the Planning Statement was prepared, and there having been some changes to policy numbering since then, but no material changes to the substance of the relevant policy provisions), as well as identifying other material considerations which support the application being approved, including relevant elements of the National Planning Policy Framework (NPPF), the National Policy Statement for renewable energy infrastructure (EN-3), and recent precedent decisions;
- a Landscape and Visual Impact Assessment (LVIA) [Documents 36 (i) – (iii)], which assesses the likely landscape and visual effects of the proposed development and concludes that there will be no significant effects in the medium to long term, once mitigating tree and scrub planting has been established, with Addendums to this [Documents 36(iv)(a – c)] specifically assessing views from (i) within Clumber Park, making it clear that the proposed development will not be visible from within this, including during winter, and (ii) along West Drayton Avenue, illustrating the extent to which views from here will be restricted by proposed planting;

- a Historic Environment Desk-Based Assessment (HEDBA) [Document 32(i)], which assesses the significance of known or predicted heritage assets which could be affected by the proposed development, and the potential impact of the development on these, in light of which it is concluded that the proposed development will result in no harm to the setting of any designated heritage assets;
- commentary from the applicant's Heritage Consultant on changes made to the proposed layout following submission of the application [Document 32(ii)], setting out the benefits of the layout that was before the Council at the time the application was determined (and which is now the subject of this appeal) in terms of respecting, and indeed improving, the legibility of the landscape;
- an addendum to the HEDBA (the Heritage Addendum) [Document 32(iii)], which responds to feedback received from consultees and sets out why, in the view of the applicant's Heritage Consultant, the proposed development is considered not to result in any harm to the setting of the Grade I Registered Clumber Park and the Grade II* Listed Drayton Gate and Normanton Gate.
- a Planning Statement Addendum [Document 40(ii)] which responds to points raised by the Council's planning service during its assessment of the application, as well as addressing changes made to NPPF since the application was submitted, more recent appeal decisions, and the planning balance that should be applied, all of which provide further support to the original Planning Statement's conclusion that the application should be approved.

1.3 The terms of these documents are now incorporated herewith.

1.4 It should also be noted that, while updates to the documentation were made following submission of the application in response to initial feedback from the case officer, the Council has had all the documents referred to above since 24 February 2025 at the latest, with the Council thus having had over two months since then to consider these, as well as having many of the documents for considerably longer than this.

1.5 In summary, it is submitted that the application complies with the BLP and is also supported by relevant material considerations, in that the proposed development:

- would contribute to increasing the use of renewable energy sources, as supported by Policy ST51: Renewable Energy Generation of the BLP and paragraph 161 of the NPPF, with paragraph 168 of the NPPF explicitly requiring significant weight to be given to the benefits of the proposed development in this respect;

- complies with all other relevant policies of the BLP; and
- is consistent with relevant precedent decisions, as set out below.

1.6 As the application complies with the Development Plan and is supported by relevant material considerations, and no material considerations indicate otherwise, the Appeal should be allowed and the application approved.

2 Policy context

2.1 This appeal must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, with the adopted Development Plan in this case comprising the BLP. Taking this into account, the relevant provisions of the BLP and other relevant material considerations are addressed in full in the Planning Statement and Planning Statement Addendum, with these documents combined making it clear that the application complies with the BLP and is supported by relevant material considerations and should thus be approved, with there being no material considerations to indicate otherwise.

2.2 Importantly in this respect, the Planning Statement and Planning Statement Addendum include reference to a number of appeals which confirm how the relevant policy provisions and material considerations should be applied [Documents 45(i) – (iii)]. And, while it is recognised that each application must be considered on its own merits, it is also necessary to have consistency in terms of how applications for renewable energy infrastructure such as that proposed in this case are approached, with it considered that this application should be approved for the same reasons as those referred to in the Planning Statement and Planning Statement Addendum were. In addition to which, since those documents were prepared, a number of other appeal decisions which further support this application being approved have been issued, with a degree of less than substantial harm to designated heritage assets found to be outweighed by the public benefits associated with the generation of renewable energy. Those decisions are:

- **appeal reference APP/Y2430/W/24/3340258** for a solar farm with an export capacity of 48.9MW and associated works on land to the south-east of Bottesford, in Leicestershire (approved 25 February 2025) [Document 45(iv)];
- **appeal reference APP/V3120/W/24/3356504** for a 30MW solar photovoltaic farm and associated infrastructure in Oxfordshire (approved 3 April 2025) [Document 45(v)];

- **appeal reference APP/P2935/W/24/3357752** for 256 solar panels (output of 0.3MW) and ancillary equipment in Northumberland (approved 11 April 2025) [Document 45(vi)]; and
- **appeal references APP/B3410/W/24/3352967** and **APP/B3438/W/24/3352966**, each for the installation of a solar photovoltaic array which would together create a 49.9MW solar farm crossing the administrative boundary between East Staffordshire Borough Council and Staffordshire Moorlands District Council (both approved 16 April 2025) [Documents 45(vii)].

2.3 In addition, the decision on the linked appeals APP/B3410/W/24/3352967 and APP/B3438/W/24/3352966 confirms the status of National Policy Statement for renewable energy infrastructure (EN-3) as a material consideration when determining applications of this nature.

3 Assessment of application

3.1 For the reasons given in section one above, it is considered that the submitted documentation demonstrates that the proposed development complies with the Development Plan and is supported by relevant material considerations.

3.2 It is though recognised that, in the course of the application being assessed by relevant consultees, concerns have been raised about there being less than substantial harm to identified heritage assets. Those concerns have been addressed in full in the Heritage Addendum and Planning Statement Addendum, in light of which it is concluded that:

- for the reasons given in the Heritage Addendum, there should not actually be considered to be any impact on any identified heritage assets, and the application should be determined on this basis;
- however, even if it was determined that less than substantial harm to any heritage assets would be caused, this would be outweighed by the public benefits that the proposed development would deliver, as set out above. Most notably, this would make a significant contribution to addressing current shortfalls in renewable energy generation needed to meet targets for both renewable energy generally, and solar energy in particular, to which significant weight must be given in accordance with the NPPF. As a result, the application should still be supported in terms of both Policy 41 of the BLP and Paragraph 215 of the NPPF, with the application also complying with all other relevant policy requirements for the reasons given in the Planning Statement.

- in either case, the application complies with the Development Plan, and is also supported by other material considerations as set out in the Planning Statement and above, and should thus be approved.

3.3 It is also noted that, in the course of their assessment of the application, the case officer had indicated that they had concerns about the battery storage (BESS) element of the proposed development, and would be giving moderate weight to renewable generation, subject to other considerations. In response to which, it is highlighted that:

- as set out in the Planning Statement, the National Policy Statement for renewable energy infrastructure (EN-3) (which, as noted above, is a material consideration) notes that the Government's British Energy Security Strategy (2020) specifically states that the Government is supportive of solar that is co-located with other functions (including storage) to maximise the efficiency of land use. Thus, the incorporation of BESS should not be taken to reduce any benefits, but should be taken as delivering a greater benefit than the proposal would without this, in accordance with the Government's strategy in this respect;
- giving just moderate weight to renewable energy generation, subject to other considerations, would be directly contrary to the requirement of NPPF paragraph 168(a) that when determining planning applications for all forms of renewable and low carbon energy developments **and their associated infrastructure**, local planning authorities should *"give **significant** weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future..."*; and
- when carrying out the above exercise, it must be remembered that relevant consultees make it clear that, if there is to be considered to be an impact on the historic environment, the level of harm would be 'less than substantial' as set out above.

3.4 Also importantly, it has been confirmed that, other than less than substantial harm to heritage assets, there are no other outstanding matters to be addressed.

3.5 In light of the above, there is not considered to be any reason for the application to be refused, rather this should be approved for the reasons set out in the Planning Statement and Planning Statement Addendum, read in conjunction with this Statement of Case and the other documents referred to in this.

4 Planning conditions

- 4.1 The appellant is generally happy for planning permission to be granted subject to conditions suggested by consultees in their responses to the application or otherwise agreed with the case officer during their assessment of the application, along with other standard conditions. In particular, whereas it is noted that there was a request for trial trenching to be carried out prior to determination, it was agreed with the case officer that this could be conditioned, as could final details of proposed planting/landscaping/habitat management. A list of suggested conditions is attached as Appendix Two.

5 Conclusion

- 5.1 For the reasons given in this Statement, it is clear that the proposed development:

- would contribute to increasing the use of renewable energy sources, as supported by Policy ST51: Renewable Energy Generation of the BLP and paragraph 161 of the NPPF, with paragraph 168 of the NPPF explicitly requiring significant weight to be given to the benefits of the proposed development in this respect;
- complies with all other relevant policies of the BLP; and
- is consistent with relevant precedent decisions, in particular appeal references –
 - APP/C1570/W/23/3319421,
 - APP/T3725/W/24/3347315,
 - APP/W3520/W/24/3345132,
 - APP/Y2430/W/24/3340258,
 - APP/P2935/W/24/3357752,
 - APP/B3410/W/24/3352967 and APP/B3438/W/24/3352966 (linked and determined together), and
 - APP/V3120/W/24/3356504.

- 5.2 As the application complies with the Development Plan and is supported by relevant material considerations, and no material considerations indicate otherwise, the Appeal should be allowed and the application approved.

Aurora Planning Limited

16 June 2025

Application documents

(general)

- 1 Application form and associated documents
 - (i) Application form, including Ownership Certificate and Agricultural Land Declaration
 - (ii) Redacted Application form
 - (iii) Notice served on Landowners/Agricultural Tenants
 - (iv) Public Notice published in Worksop Guardian
 - (v) Acknowledgement Letter
 - (vi) Email exchange agreeing determination deadline of 11 April 2025

(plans)

- 2 Location plan (OPL011-SP-01_rev07)
- 3 Existing site plan (OPL011-PL-00_rev06)
- 4 Proposed Site Layout Plan (OPL011-PL-01_rev07) – SUPERSEDED
- 5 Updated Site Layout Plan (OPL011-PL-01_rev10)
- 6 Proposed BESS layout plan (OPL011-PL-02_rev05)
- 7 Planting plan (571_PP_01 28.03.24)
- 8 Topographical Survey November 24
- 9 Contextual elevation plan sheet 1 (OPL011-EL-01_rev01)
- 10 Contextual elevation plan sheet 2 (OPL011-EL-02_rev01)
- 11 Proposed PV detail (OPL011-SD-01-rev02)
- 12 Proposed Storage Container (OPL011-SD-02-rev01)
- 13 Proposed Welfare Container (OPL011-SD-03-rev01)
- 14 Proposed CCTV (OPL011-SD-04-rev01)
- 15 Proposed security deer fence (OPL011-SD-05-rev01)
- 16 Proposed customer switchgear (OPL011-SD-06-rev01)
- 17 Proposed water tank (OPL011-SD-07-rev01)
- 18 Proposed battery container (OPL011-SD-08-rev01)

Appendix One – List of documents submitted with appeal

- 19 Proposed power control system (OPL011-SD-09-rev01)
- 20 Proposed MV transformer (OPL011-SD-10-rev01-MV)
- 21 Proposed access track (OPL011-SD-11-rev01)
- 22 Proposed DNO substation - plan (OPL011-SD-12-rev01)
- 23 Proposed DNO substation – section (OPL011-SD-13-rev01)
- 24 Proposed palisade fence (OPL011-SD-14-rev01)
- 25 Proposed MV Power Station (OPL011-SD-15-rev01)

(other supporting documents)

- 26 Noise Impact Assessment (23-395 Noise Assessment v2)
- 27 Transport Assessment (240326_SK22410_TS01(-01))
- 28 Access Visibility Review (241209_SK22410_TN01 (-00))
 - (i) Access Visibility Review (241209_SK22410_TN01 (-00))
 - (ii) Photo 1 - access from the south
 - (iii) Photo 2 - access from the north
- 29 Glint Assessment (BR10356 Glint Assessment 1.1)
 - (i) Glint Assessment
 - (ii) Appendix 1 – Policies and Guidance
 - (iii) Appendix 2 – ZTV Normanton Larches
 - (iv) Appendix 3 – Mathematical Equations
 - (v) Appendix 4 – ForgeSolar Glint Assesment
 - (vi) Appendix 5
 - a. Technical Note for Retford (Gamston Airport)
 - b. Aviation 200ft 180 and 205 OPs 21-41
 - c. Aviation 200ft 180 and 205 OPs 1 – 20
 - d. Aviation 500ft 180 and 205 OPs 21-41
 - e. Aviation 500ft 180 and 205 OPs 1 - 20
 - f. Aviation 1000ft 180 and 205 OPs 1 - 20
 - g. Aviation 1000ft 180 and 205 OPs 21 - 41
 - h. Aviation 1500ft 180 and 205 OPs 1 - 20
 - i. Aviation 1500ft 180 and 205 OPs 21 – 41
 - j. Aviation 2000ft 180 and 205 OPs 1 – 20
 - k. Aviation 2000ft 180 and 205 OPs 21 - 41
 - (vii) Appendix 6 - Panel Layout and Planting Plan.

Appendix One – List of documents submitted with appeal

30 ALC SURVEY

- (i) ALC Survey Report (February 2024) – SUPERSEDED
- (ii) ALC Survey Report (MARCH 2025_FINAL)

31 Decommissioning Statement (489.1.170324 Revision 1 Final)

32 Historic Environment Desk-Based Assessment

- (i) Historic Environment Desk-Based Assessment (HEDBA) (22200_ HEDBA_V1.0)
- (ii) Commentary from the applicant's Heritage Consultant on changes made to the proposed layout following submission of the application (22200_Normanton_Heritage_Note_v1.0)
- (iii) HEDBA Addendum (21 February 2025)

33 Tree and Hedgerows Report

- (i) Combined Tree Report
- (ii) Arboricultural Method Statement and Impact Assessment (April 24) – SUPERSEDED
- (iii) Updated arboricultural Method Statement and Impact Assessment (Nov 24)

34 Fire Strategy (OWC-042000-REP002-B- Fire Strategy)

35 Flood Risk Assessment and Surface Water Drainage Strategy (J-15416-NUK-XX-XX-RP-Z-1-S2-P1)

36 Landscape and Visual Impact Assessment (LVIA)

- (i) Text and Appendix B (LVIA Text and Appx B 28.03.24)
- (ii) Appendix C (Appx C_ Drawings)
- (iii) Appendix A (Appx A LVIA Figs 28.03.24 LR)
- (iv) Addendums:
 - a) views from Clumber Park (04.07.24) – SUPERSEDED
 - b) views from Clumber Park (summer and winter) (06.01.25); and
 - c) Photomontage from West Drayton Avenue.
- (v) Notes on LVA review 17.03.25

37 Geophysical Survey (WYAS Report 3738)

- (i) Figures Part 1
- (ii) Figures Part 2
- (iii) Figures Part 3
- (iv) Figures Part 4
- (v) Figures Part 5
- (vi) Figures Part 6
- (vii) Text

Appendix One – List of documents submitted with appeal

38 Ecological Impact Assessment and Biodiversity Net Gain Assessment

- (i) Ecological Impact Assessment and Biodiversity Net Gain Assessment (including Appendices 1 – 6) (W5378 - 28-03-24) – SUPERSEDED
- (ii) Updated Ecological Impact Assessment and Biodiversity Net Gain Assessment (including Appendices 1 – 6) (W5378 - 08-08-24)
- (iii) Appendix 7 – Statutory Biodiversity Metric
- (iv) Appendix 8 - Habitat Condition Assessment Sheets
- (v) response to Natural England’s request for further information regarding the potential for construction and operational impacts of the proposed solar farm on Clumber Park SSSI and its ecological receptors.

39 Design and Access Statement

40 Planning Statement

- (i) Planning Statement (29 March 2024)
- (ii) Planning Statement Addendum (21 February 2025)

41 Statement of Community Involvement

42 LCRM stage 1 Risk Assessment (Report ref. 24/4271.A)

- (i) Part 1
- (ii) Part 2
- (iii) Part 3
- (iv) Part 4
- (v) Part 5
- (vi) Part 6

43 Note on solar farm benefits (20250328)

Policy documents

44 The Bassetlaw Local Plan 2020 – 2038 extracts:

- (i) 8.3 Landscape Character
- (ii) 8.5 Multi-Functional Green and Blue Infrastructure
- (iii) 8.6 Protecting and Enhancing Biodiversity
- (iv) 8.7 Trees, woodland and hedgerows
- (v) 8.8 The Historic Environment
- (vi) 9.5 Protecting Amenity
- (vii) 9.6 Contaminated and Unstable Land
- (viii) 10.1 Addressing Climate Change
- (ix) 10.2 Renewable Energy Generation
- (x) 10.3 Flood Risk and Drainage
- (xi) 10.4 Protecting Water Quality
- (xii) 11.1 Transport Infrastructure
- (xiii) 11.2 Sustainable Transport and Active Travel

Other documents

45 Appeal decisions in respect of:

(Appeals referred to in Planning Statement and Planning Statement Addendum)

- (i) appeal reference APP/C1570/W/23/3319421
- (ii) appeal reference APP/T3725/W/24/3347315 and APP/Q4625/W/24/3347316 (linked)
- (iii) appeal reference APP/W3520/W/24/3345132

(Additional appeals referred to in Statement of Case)

- (iv) appeal reference APP/Y2430/W/24/3340258
- (v) appeal reference APP/V3120/W/24/3356504
- (vi) appeal reference APP/P2935/W/24/3357752
- (vii) appeal reference APP/B3410/W/24/3352967 and APP/B3438/W/24/3352966 (linked)

DRAFT CONDITIONS

24/00384/FUL Land Adjacent to A614 Worksop Nottinghamshire

1. The development hereby permitted shall be begun within five years of the date of this permission.
2. The planning permission hereby granted is for a period of 40 years from the date of first export of electricity to the grid (First Export Date), after which the development hereby permitted shall be removed. Written notification of the First Export Date shall be given to the Local Planning Authority within 1 month of its occurrence.
3. The development hereby approved shall be carried out in accordance with the approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
4. No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and:
 - a) The programme and methodology of pre-construction site investigation and recording;
 - b) The programme for post-investigation assessment;
 - c) Provision for analysis of the site investigation and recording;
 - d) Provision for publication and dissemination of the analysis and records of the site investigation; and
 - e) Provision for archive deposition of the analysis and records of the site investigation.
5. Prior to the installation of any external lighting within the development site, an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The external lighting plan should include details of siting design (luminaire type and profiles, mounting height, aiming angles and energy efficiency measures) and beam orientation, taking into account sensitive receptors and good practice measures to minimise the use of lights light spill, and measures for reviewing any unforeseen impacts. The external lighting shall thereafter be implemented and maintained in accordance with the approved details.
6. Prior to the commencement of any development, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority and shall include:
 - a) Details of habitat retention, creation (this will also include skylark nesting plots that will be located in the open area to the south of the site), enhancement, and management measures, including specific objectives to secure biodiversity net gain;

- b) A timetable for implementation and the duration of management and monitoring (which shall be for the life of this permission);
- c) Monitoring protocols and success criteria to assess habitat condition over time, with provision for adaptive management where objectives are not being met; and
- d) Details of responsibilities for implementation, management, and reporting, including the identity of the responsible ecological consultant or organisation.

The development shall thereafter be carried out in accordance with the approved HMMP, and all biodiversity features managed and maintained for the duration specified unless otherwise approved in writing by the Local Planning Authority.

7. If, during construction, contamination not previously identified is found to be present at the site then works shall cease and no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

8. No construction or demolition work, including the use of plant and machinery that is audible from the boundary of the site, shall take place outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No work shall be carried out at any time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

9. Prior to commencement of development, a Construction Environment Management Plan (CEMP) detailing measures to protect existing habitat and protected species during construction works shall be submitted to and approved in writing by the Local Planning Authority. Within the CEMP the following information shall be provided:

- a) Parking provision for site operatives and visitor vehicles;
- b) The location(s) for the loading and unloading of plant and materials;
- c) The location(s) for the storage of all construction plant, equipment, and materials;
- d) Contractors' compounds and storage arrangements for cranes and plant, equipment, and related temporary infrastructure; ii
- e) Access/egress by emergency vehicles;
- f) Measures to manage and minimise noise emissions;
- g) Measures to manage and minimise dust emissions
- h) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- i) Construction lighting (type and location).

10. Prior to commencement of development, a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment and Drainage Strategy J-15416, 25/03/2024, shall be 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.

11. Prior to the commencement of development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the Local Planning Authority and which shall include:

- a) The routing of deliveries and construction vehicles to the site;
- b) A haulier code of conduct including arrangements to ensure driver compliance;
- c) Traffic management measures to remove conflict between arriving and departing vehicles and to minimise conflict with background traffic,
- d) Traffic management signage scheme;
- e) Proposals for the temporary closure of the layby on Blyth Road north of the site access for the duration of the construction phase;
- f) The areas for parking of vehicles of site operatives and visitors;
- g) The areas of loading and unloading of plant and materials;
- h) Contact details for site manager; and
- i) Details of wheel wash facilities

The approved CTMP shall be adhered to throughout the construction period for the development.

12. Prior to the development being decommissioned, a Transport Statement shall be submitted to and approved by the Local Planning Authority. The site shall be decommissioned in accordance with the approved Transport Statement.

13. Prior to commencement of development the access arrangements shall be in place as detailed indicatively on plan reference SK22410-101 and SK22410-102, the internal haul roads shall be surfaced in a bound material (not loose gravel) for a minimum distance of 20.0m from the highway boundary, and shall be drained to prevent the unregulated discharge of surface water onto the public highway.

14. Prior to the site access arrangements being brought into use the visibility splays of 2.4m x 215m as detailed within the Access Visibility Review SK, Ref 241210/SK22410/TN01(-00) shall be provided, and shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

15. Prior to the commencement of the construction of the battery energy storage equipment on site, an updated Battery Safety Management Plan covering the construction and operation phases shall be submitted to and approved by the Local Planning Authority.

16. If the approved development does not export any electricity to the National Grid for more than 6 months in a continuous period of 12 months, than details of a scheme to repair or removal the development including all associated above groundworks, infrastructure, equipment, buildings, and foundations to a depth of at least one (1) metre below ground, and restoration of the site to its previous state (greenfield, agricultural land) shall be submitted to and approved in writing by the Local Planning Authority within 3 months from the end of that 12 month period. The scheme shall be implemented in accordance with the approved details as required by this condition.

17. At the end of the period of 40 years from the First Export Date, the use hereby approved shall cease and all materials and equipment brought onto the land in connection with the use permitted shall be removed and the land restored to its previous state (greenfield, agricultural land) or as otherwise agreed in accordance with details that have been submitted to and approved in writing by the Local Planning Authority prior to the decommissioning works taking place. Decommissioning and restoration details shall include:

- a method statement and timetable for the dismantling and removal of the development including all associated above groundworks, infrastructure, equipment, buildings, and foundations to a depth of at least one (1) metre below ground;
- details of a decommissioning and restoration traffic management plan; and
- a timetable for restoration works following removal of the development.