

**Appeal under s78 of the town and country planning act 1990 (as amended)**

In respect of

**Non-determination of planning application reference 24/00384/FUL by Bassetlaw District Council (the “LPA”)**

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**

On behalf of

**One Planet Developments Limited (“OPD” or the “Appellant”)**

## **Statement of Common Ground – Draft Planning Conditions**

**Appeal Reference: APP/A3010/W/25/3367817**

## **1.0 Introduction**

- 1.1** An overarching Statement of Common Ground was agreed between the parties on 5 November 2025. That statement included a schedule of draft planning conditions at paragraph 5.11.
- 1.2** Following discussion at the CMC, the Inspector's post CMC note advises that expert witnesses will keep the conditions schedule under review as they prepare their evidence. In light of more detailed consideration it is proposed to amend the conditions in the initial SoCG to address matters arising in preparation of evidence for the Inquiry.
- 1.3** The parties agree that in the event of the Planning Inspector being minded to allow the appeal, the planning permission should be subject to the following conditions:

## **2.0 Schedule of Conditions**

### **"24/00384/FUL Land Adjacent to A614 Worksop Nottinghamshire**

1. The development hereby permitted shall be begun no later than five years from 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). Written notification of the First Export Date shall be given to the Local Planning Authority within 1 month of its occurrence.
3. 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. 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;
  - b. details of a decommissioning and restoration traffic management plan; and
  - c. a timetable for restoration works following removal of the development.
  - d. an archeological decommissioning strategy
4. 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.

- a. Location plan (OPL011-SP-01\_rev07)
  - b. Proposed Site Layout Plan (OPL011-PL-01 Rev 12)
  - c. Proposed BESS layout plan (OPL011-PL-02\_rev05)
  - d. Planting plan (571\_PP\_01 Rev C)
  - e. Contextual elevation plan sheet 1 (OPL011-EL-01\_rev01)
  - f. Contextual elevation plan sheet 2 (OPL011-EL-02\_rev01)
  - g. Proposed PV detail (OPL011-SD-01-rev02)
  - h. Proposed Storage Container (OPL011-SD-02-rev01)
  - i. Proposed Welfare Container (OPL011-SD-03-rev01)
  - j. Proposed CCTV (OPL011-SD-04-rev01)
  - k. Proposed security deer fence (OPL011-SD-05-rev01)
  - l. Proposed customer switchgear (OPL011-SD-06-rev01)
  - m. Proposed water tank (OPL011-SD-07-rev01)
  - n. Proposed battery container (OPL011-SD-08-rev01)
  - o. Proposed power control system (OPL011-SD-09-rev01)
  - p. Proposed MV transformer (OPL011-SD-10-rev01-MV)
  - q. Proposed Access Track (OPL011-SD-11-rev01)
  - r. Proposed DNO substation - plan (OPL011-SD-12-rev01)
  - s. Proposed DNO substation - section (OPL011-SD-13-rev01)
  - t. Proposed palisade fence (OPL011-SD-14-rev01)
  - u. Proposed MV Power Station (OPL011-SD-15-rev01)
  - v. Access Visibility Review SK, Ref 241210/SK22410/TN01(-00)
5. No development shall take place, including any enabling works such as site clearance works, soil moving, temporary access or compound construction, or any operations involving the use of construction machinery, until a programme for archaeological evaluation has been submitted to and approved in writing by the local planning authority. The programme shall detail the scope of proposed evaluation work, its timings, and objectives and be drawn up by and thereafter undertaken by suitably experienced archaeologists from a professionally accredited archaeological organisation. The programme should make provision for the local planning authority's archaeological advisors to be informed of works and to be allowed access to the site. The findings of the evaluation shall thereafter be published and submitted in writing to the local planning authority.
6. No development shall take place other than in accordance with an Archaeological Mitigation Strategy (AMS) which shall first be submitted to and approved in writing by the local planning authority following the

completion of the archaeological evaluation in accordance with Condition 5 (above). The AMS shall include provision for any mitigation or monitoring work as informed by the archaeological evaluation to be carried out by a suitably qualified archaeologist or archaeological organisation, and shall include provision for the excavation/preservation of archaeological features as appropriate to their level of significance, to be approved in writing by the local planning authority. An archaeological management plan will be required for any archaeological features preserved in-situ. A written report detailing the results and post investigation assessments of any archaeological works shall thereafter be submitted to the local planning authority for local publication within a timeframe to be approved in writing by the local planning authority. No development shall take place other than in accordance with the approved AMS.

7. 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. Any lighting shall be restricted to the substation and battery compound only as shown on the proposed BESS layout plan (OPL011-PL-02\_rev05)

The external lighting shall thereafter be implemented and maintained in accordance with the approved details.

8. 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.
9. 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.
10. Prior to commencement of development, a Construction Environmental and Traffic Management Plan (CETMP) shall be submitted to and approved in writing by the Local Planning Authority. Within the CTMP 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;
- e. Access/egress by emergency vehicles;
- f. Measures to manage and minimise noise emissions in accordance with Construction Noise Management Plan Information Report, dated 1<sup>st</sup> December 2025 ;
- g. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- h. Construction lighting (type and location).

The development shall thereafter be carried out in accordance with the approved CETMP, unless otherwise approved in writing by the Local Planning Authority.

11. Prior to the commencement of development details about hard and soft landscaping (the Biodiversity Gain Plan) shall be submitted to and approved in writing by the local planning authority. The plan shall be in accordance with the revised Planting Plan ref 571\_PP\_01\_Rev C. and include the planting plans with specific schedules of plant species mix, plant sizes, numbers and densities.

The approved Biodiversity Gain Plan shall be implemented in full during the first planting season following First Export Date.

12. 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. A non-technical summary;
  - b. The roles and responsibilities of the people or organisation(s) delivering the HMMP;
  - c. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan;
  - d. The management measures to maintain habitat during the life of development until decommissioning; and
  - e. The monitoring methodology and frequency.

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.

13. No development shall take place (including ground works) until a Construction Ecology Management Plan (CEMP) has been submitted and approved in writing by the local planning authority. The CEMP shall include the following;

- a. A summary of potentially damaging activities including those with potential to impact protected sites;
- b. Identification of 'biodiversity protection zones'
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction including preventing spread of non-native invasive species, disturbance to nesting birds etc.;
- d. The location and timing of sensitive works to avoid harm to biodiversity features including protected sites;
- e. The role and responsibilities of on site of an Ecological Clerk of Works and times during construction when they will need to be present on site to oversee works;
- f. Responsible persons and lines of communication or similarly competent person;
- g. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the local planning authority.

14. 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.
15. Prior to commencement of any other construction works and following the discharge of condition 5 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.
16. 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.
17. Prior to the commencement of the construction of the battery energy storage equipment on site, a Battery Safety Management Plan covering the construction and operation phases shall be submitted to and approved by the Local Planning Authority.

Thereafter the development shall be undertaken in accordance with the approved Battery Safety Management Plan.


18. 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, then details of a scheme to repair, re-energize or remove 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.

### 3.0 Signatures

#### Declaration

This Statement of Common Ground is agreed by Bassetlaw District Council and Mr James Wallwork on behalf of One Planet Developments Limited (the Appellant)

**Signed on behalf of Appellant:**

  
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**Print Name:** James Wallwork...

**Position:** Director....

**Date:** 20/01/2026

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Signed on behalf of Bassetlaw District Council:

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**Print Name:** Kirsty Harte

**Position:** Principal Planning Officer

**Date:** 20 /01/2026