

01

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

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

02

The planning permission hereby granted shall be for a temporary period only, to expire 40 years after the date of the first export of electricity from the development (the "Commission Date"). Written confirmation of the Commission Date shall be provided to the Local Planning Authority within one month after the event.

Reason: To define the temporary nature of the development and to comply with the requirements of the submitted application.

03

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

Drawing Reference HC1002 05 01 REV 0 Site Location Plan
Drawing Reference HC1002 05 2A REV 1 Planning Application Boundary Sheet 2 of 2
Drawing Reference HC1002 05 2B REV 1 Planning Application Boundary Sheet 1 of 2
Drawing Reference HC1002 02 16 REV 3 Landscape Masterplan received on 11 July 2025
Drawing Reference HC1002 05 03 REV 5 Site Layout received 18 July 2025
Drawing Reference HC1002 05 04 REV 1 Substation and BESS Compound Arrangement
Drawing Reference HC1002 05 05 REV 0 PV Panel Details (including details of different mounting systems, to be read in conjunction with Drawing no. HC1002/5/28 Archaeology Mitigation Areas)
Drawing Reference HC1002 05 06 REV 0 DNO Substation Details
Drawing Reference HC1002 05 07 REV 0 Solar and BESS Switchgear Cabins Details
Drawing Reference HC1002 05 08 REV 0 Solar Transformer Station Details
Drawing Reference HC1002 05 09 REV 0 Spares Cabin Details
Drawing Reference HC1002 05 10 REV 0 Container Details
Drawing Reference HC1002 05 11 REV 0 Battery Modules Details
Drawing Reference HC1002 05 12 REV 0 Battery Transformer Inverter Details
Drawing Reference HC1002 05 13 REV 0 Battery Firewall Details
Drawing Reference HC1002 05 14 REV 1 Point of Connection Details
Drawing Reference HC1002 05 15 REV 0 Sections Through Substations and BESS Compound
Drawing Reference HC1002 05 17 REV 0 Fencing and Security Details
Drawing Reference HC1002 05 18 REV 0 Internal Access Track Construction Detail
Drawing Reference HC1002 05 19 REV 0 Palisade Fencing Details
Drawing Reference HC1002 05 20 REV 0 Deer Mesh Fencing Details
Drawing Reference HC1002 05 21 REV 0 Acoustic Fence Details
Drawing Reference HC1002 05 22 REV 0 Paladin Fence Details
Drawing Reference HC1002 05 23 REV 1 Site Access Details received 21 June 2024
Drawing Reference HC1002 05 24 REV 0 Site Access Construction Details
Drawing Reference HC1002 05 25 REV 2 Temporary Site Set Down Area Details
Drawing Reference HC1002 05 26 REV 0 Indicative 132kv Substation Details
Drawing Reference HC1002 05 27 REV 3 Public Access Details received 18 July 2025
Drawing Reference HC1002 05 28 REV 3 Archaeology Mitigation Areas received 18 July 2025
Drawing Reference HC1002 05 29 REV 2 Translocated Hedgerow Plan received 21 June 2024
Drawing Reference WPD EPEX GA 01 Communication Mast Indicative Specification
Drawing Reference 153626- 002 Rev D (splays)

Reason: To define this permission and for the avoidance of doubt.

04

No later than 12 months before the expiration of a period of 40 years from the Commission Date, or within 6 months of a cessation of operation of the facility for a period of 12 months a Scheme of Decommissioning and Restoration shall be submitted to and agreed in writing by the Local Planning Authority. The Scheme shall include:

- (a) The management and timings of any works;
- (b) A Traffic Management Plan to address likely traffic impact issues during the decommissioning period;
- (c) An Environmental Management Plan to include measures to be taken to protect wildlife and habitats during and after the decommissioning period;
- (d) A De-construction Environmental Management Plan to include measures to protect the amenities of neighbouring residents during the decommissioning period as well as site restoration measures.

All equipment and associated works shall be removed within 12 months of the Scheme being approved by the Local Planning Authority and in accordance with the Scheme.

Reason: In the interests of highway safety, visual and residential amenity, biodiversity and environmental protection.

05

Prior to any obstruction to Kelham Footpath No. 4 and Averham Footpath No.6, a scheme for the permissive bridleway shown on Site Layout Plan (Drawing Reference HC1002/5/03 r5) shall first be submitted to and approved in writing by the Local Planning Authority (the "Permissive Footpath Scheme"). The Permissive Footpath Scheme shall include details of the construction and laying out of the bridleway along the agreed route, and the arrangements for maintaining the bridleway during the life of the development. The permissive bridleway shall be installed and made available for public use prior to any obstruction to Kelham Footpath No. 4 and Averham Footpath No. 6, and shall be retained for the lifetime of the development, in accordance with the approved Permissive Footpath Scheme.

Reason: To maintain and enhance the recreational use of the site both during the construction period and through the lifetime of the development.

06

Prior to commencement of development a Full Construction and Traffic Management Plan (based largely on the submitted outline) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt that shall include, but not be limited to:

- i. a scheme to control noise and dust/dirt and mitigation measures;
- ii. except for emergency works, construction works on the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays and 08:00 to 13:00 hours on Saturdays and no time at all on Sundays or Bank Holidays;
- iii. that deliveries shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed for abnormal load deliveries;
- iv. the parking of vehicles of site operatives and visitors;
- v. loading and unloading of plant and materials;
- vi. storage of plant and materials used in constructing the development;
- vii. wheel washing facilities;
- viii. details of the wooden fencing to enclose temporary compound areas;
- ix. a traffic management signage scheme;
- x. full details of any temporary external lighting;

LPA's position on Conditions

The approved Construction and Traffic Management Plan shall be fully complied with until the completion of construction on the site.

Reason: In the interests of residential amenity, biodiversity.

07

Prior to commencement of development, a detailed design, including a detailed design of the access gates of the A617 site access (as indicatively shown on drawing number Drawing Reference HC1002 05 23 REV 1 Site Access Details received 21 June 2024) shall be submitted to and approved in writing by the Local Planning Authority. Prior to any other works being carried out on the site, the approved access shall be constructed in accordance with the approved detailed design and thereafter retained for the lifetime of the development.

Reason: In the interests of highway safety.

08

The required 2.4m x 160m site access visibility splays, as shown on Drawing number 153626-002 Rev D (Visibility Splays from Proposed Access), shall be provided prior to the A617 access being brought into use, with associated translocation of the existing northern roadside hedge in accordance with the BLEMP approved under condition [15]. The splays shall then be kept clear of all obstructions of 0.26m above adjacent carriageway level for the lifetime of the development.

Reason: In the interests of highway safety and biodiversity conservation.

09

Whilst the existing public footpath (Kelham FP4) shall be retained, there shall be no other pedestrian, nor vehicular access associated with the development into the development site via Broadgate Lane.

Reason: To prevent development traffic from using Broadgate Lane for access, or for parking in connection with access, to the proposed development in the interest of residential amenity and highway safety.

010

The noise associated with the development hereby approved shall be limited to those specified in paragraph 6.2.3 of the submitted Noise Impact Assessment by NVC Ltd dated 10.10.2023 and all noise mitigation measures detailed in the assessment shall be installed and be operational prior to any use of the site being made for energy generating purposes. All noise mitigation measures shall remain operational and in place for the lifetime of the development.

Reason: In the interests of residential amenity.

011

Notwithstanding any submitted details hereby approved, prior to the installation of any permanent external lighting to serve the operational use, full details of all external lighting proposed (to include methods to restrict times of illumination, luminance levels, glare potential) shall be submitted to and approved in writing by the Local Planning Authority. All lighting shall be designed to minimise the use of external lighting on the site, prevent light spillage and be directed away from sensitive receptors and high value and boundary habitats, such as woodland. External lighting for the operational phase shall be installed and thereafter maintained in accordance with the approved details for the lifetime of the development.

Reason: In the interests of residential amenity and biodiversity.

012

Prior to any site clearance, or the commencement of the development, a Soil Management Plan (SMP), having regard to the Institute of Quarrying Good Practice Guide for Handling Soils in Mineral Working, British Society of Soil Science Guidance Notes, in particular the note titled 'Benefitting from Soil Management in Development and Construction' must be submitted to and approved in writing by the Local Planning Authority. The SMP shall be prepared by a suitably qualified soils and agriculture expert. It shall include:

- a) An assessment of agricultural land and soil resource at the site pre-construction;
- b) An aftercare programme which would enable a satisfactory standard of agricultural after-use;
- c) Details of how the Agricultural Impact Assessment (Jan 2024) informs the Soil Management Plan to maintain agricultural production to the same standard after decommissioning;
- d) The methods by which the applicant intends to restore appropriate affected areas to agricultural use after works including excavations and restoration has finished post decommissioning; and
- e) Remediation in the event of compaction (including cultivating, reseeded, draining or irrigating, applying fertiliser, or cutting and grazing the site)

All development and site clearance shall be carried out in accordance with the approved SMP. Before decommissioning commences, the expert should review the SMP and make recommendations as to measures necessary to ensure the land is restored to its original condition at decommissioning, taking into account any updates in statutory or policy requirements.

Reason: To ensure soil quality is suitable maintained of the lifetime of the development and to ensure that its appropriately can be effectively restored to agricultural use, with no change in the agricultural capability (ALC grade) of the land.

013

Prior to the commencement of the development hereby approved (including demolition, ground works and vegetation clearance) a Construction Environmental Management Plan (CEMP) specifically in respect of Biodiversity and Arboriculture shall be submitted to and approved in writing by the Local Planning Authority. The CEMP for Biodiversity and Arboriculture shall include the following:

- a) A risk assessment of potentially damaging construction activities for biodiversity.
- b) A scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan (TPP) and details of tree protective measures and fencing to be installed and carried out throughout construction.
- c) An Arboricultural Method Statement (AMS) detailing the location and installation of services/utilities/drainage and the details of any construction works within the Root Protection Area (RPA) of any trees, including details of no-dig specification areas.
- d) Identification of "biodiversity protection zones" and tree protection zones.
- e) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction to both trees and biodiversity.
- f) The location and timing of sensitive works to avoid harm to biodiversity and retained trees.
- g) The times during construction when specialist ecologists and Arboricultural supervision by a suitably qualified tree specialist need to be present on site to oversee works.
- h) Responsible persons and lines of communication.

LPA's position on Conditions

- i) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- j) Use of protective fences, exclusion barriers and warning signs.
- k) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- l) Details to confirm there shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees.

The approved CEMP for Biodiversity and Arboriculture shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that biodiversity will be protected and the trees to be retained will not be damaged during construction and to protect and enhance the appearance and character of the site, biodiversity and the locality and pursuant to section 197 of the Town and Country Planning Act 1990, and chapter 15 of the National Planning Policy Framework.

014

Prior to the Commission Date, details of the treatment of all areas of the site not included within requirements of Condition 3 and Condition 15 and not covered by buildings/structures shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of development or the Commission Date, whichever is the sooner. Details shall include:

- 1) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration; and
 - e) use of hard landscaping within tree Root Protection Areas (RPAs).

Reason: Required to safeguard and enhance the character and amenity of the area and to enhance its setting within the immediate locality.

015

Prior to the commencement of any works, construction or development, a Biodiversity, Landscape and Ecological Management Plan (BLEMP) shall be submitted to and be approved in writing by the Local Planning Authority. The content of the BLEMP shall include the following:

- a. The location and summary description of the existing vegetation, landscape and features to be maintained and/or enhanced, or created;
- b. A detailed scheme for the translocation of the hedgerow, as identified on Hedge Translocation Plan ref HC1002 05 29 REV, including details of hedgerow maintenance and management;
- c. The proposed actions to maintain and/or enhance or create the features, and the timing of those proposed actions;
- d. The proposed management prescriptions for the proposed actions e.g. sheep grazing;
- e. An annotated plan providing a summary of the elements covered by items a, c, and d;
- f. Details of the planting and enhancements to be carried out in accordance the approved Landscape Mitigation Plan (Reference HC1002/5/16 r3 - Landscape Masterplan) and with the

details contained in the Biodiversity Net Gain Report received 21st June 2024 and updated BNG metric 4.0 received September 2025;

- g. An annual work schedule covering a 5-year period (with the view that the management proposals would be reviewed every 5 years thereafter over the operational lifetime of the solar array);
- h. Identification of who will be responsible for implementing the BLEMP; and
- i. A schedule for monitoring the implementation and success of the BLEMP, this to include monitoring reports to be submitted to the Local Planning Authority at appropriate intervals.

The approved BLEMP shall be fully implemented within the timescale agreed pursuant to item 'c' of this condition and the measures included within it shall be maintained for the lifetime of the development.

Reason: In the interests of biodiversity and the landscape character and rural amenities of the area and to ensure the development contributes to the enhancement of biodiversity on the site having regard to Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (December 2024).

016

Prior to the Commission Date, an updated Fire Safety Management Plan detailing the specification of all plant and machinery shall be submitted to and approved by the Local Planning Authority thereafter, the development shall be implemented and operated in accordance with the approved plan.

Reason: In the interests of fire safety and residential amenity.

017

No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the Flood Risk Assessment (FRA) and Drainage Strategy prepared by KRS Environmental Limited (October 2023), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Demonstrate that the development will use Sustainable Drainage Systems throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 182.
- Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.
- Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods. No surcharge shown in a 1 in 1 year. No flooding shown in a 1 in 30 year. For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

The development shall be implemented in full accordance with the approved detailed surface water drainage scheme.

LPA's position on Conditions

Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

018

Archaeology - Part 1

No development shall take place until an archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved in writing by the Local Planning Authority. The Mitigation Strategy will include appropriate Written Schemes of Investigation for evaluation trenching, open area excavation and provision for other mitigation work as necessary. 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; and
6. Nomination of a competent person/organisation to undertake the work.

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

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

019

Archaeology - Part 2

The archaeological site work must be undertaken only in full accordance with the approved Written Schemes of Investigation. The developer shall 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 to the methods and procedures set out in the approved Written Scheme of Investigation 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.

020

Archaeology - Part 3

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 three months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site. This Condition is imposed in accordance with the National Planning Policy Framework.

021

LPA's position on Conditions

The development shall be undertaken in accordance with the approved mitigation and enhancement measures and/or works and shall be carried out in accordance with the details contained in the:

- Ecology Appraisal prepared by FPCR Environment and Design Ltd dated September 2023 (Ref: 9511 Rev B)
- Bird Report prepared by FPCR Environment and Design Ltd dated September 2023 (Ref: 9511 Rev D) together with any subsequently approved details and all features shall be retained in that manner thereafter.

Reason: To ensure the development conserves and enhances protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

022

No development shall commence on site until a condition survey of the existing highway as defined on Drawing 153626-010 - Extent of Condition Survey has been undertaken, and the survey results submitted to and approved in writing by the Local Planning Authority. This survey shall include an assessment of the condition of the existing carriageways, footways and soft verges. A further, second survey shall be undertaken within two months of completion of all construction works at the site and a report submitted to the Local Planning Authority identifying any damage to the highway, attributable to the construction vehicles, with a scheme identifying any proposed repair works and timescales for implementation, to be agreed in writing with the Local Planning Authority. The scheme shall be implemented thereafter as agreed.

Reason: In the interest of highway and pedestrian safety.

023

Prior to installation, final design details of the proposed substation compound telecommunications mast indicatively shown on Drawing WPD-EPX-GA-03 Rev B, shall be submitted to and approved by the Local Planning Authority. Thereafter, the mast shall be erected in accordance with the approved design.

Reason: To enable the Local Planning Authority to exercise proper control over the detail of this part of the development in the interests of good design and local amenity