

Technical Note

Project Title: Stoneshollow Solar

Report Reference: JNY11137-06B

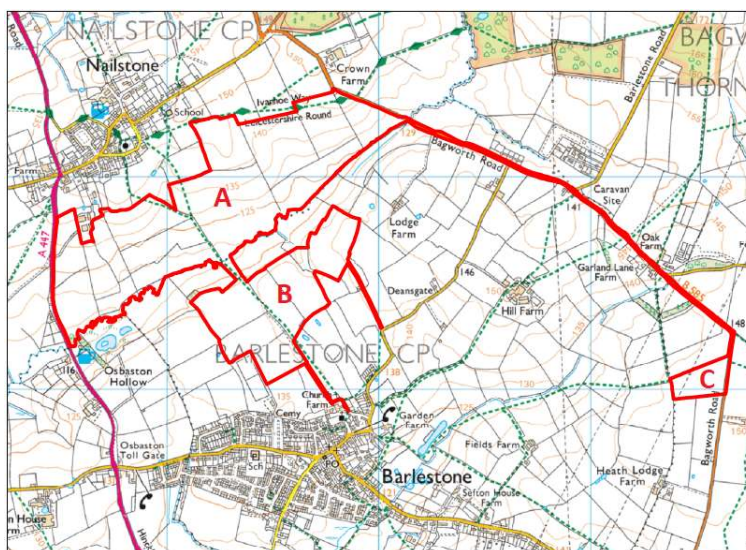
Date: 2nd February 2024

STONESHOLLOW SOLAR TECHNICAL NOTE

Introduction

- 1.1 This Technical Note (TN) has been prepared by RPS, to consider vehicular access to the substation for the consented Stoneshollow Solar farm, on land northeast of Barlestone, and to the west of the B585, Leicestershire (the 'Site'). The site is located within the area of Leicestershire County Council (LCC) who are the Local Planning Authority (LPA).
- 1.2 For ease of reference, the Site is described as split into Parcels A, B, and C as shown on **Figure 1** below:
 - **Parcel A** – Solar farm on agricultural land north of Booson Brook (approx. 72.3Ha)
 - **Parcel B** – Solar farm on agricultural land south of Booson Brook (approx. 28.1Ha)
 - **Parcel C** – 132kV DNO substation and POC mast on land west of B585 (approx. 3.5Ha).

Figure 1: Site Split - Parcel Locations



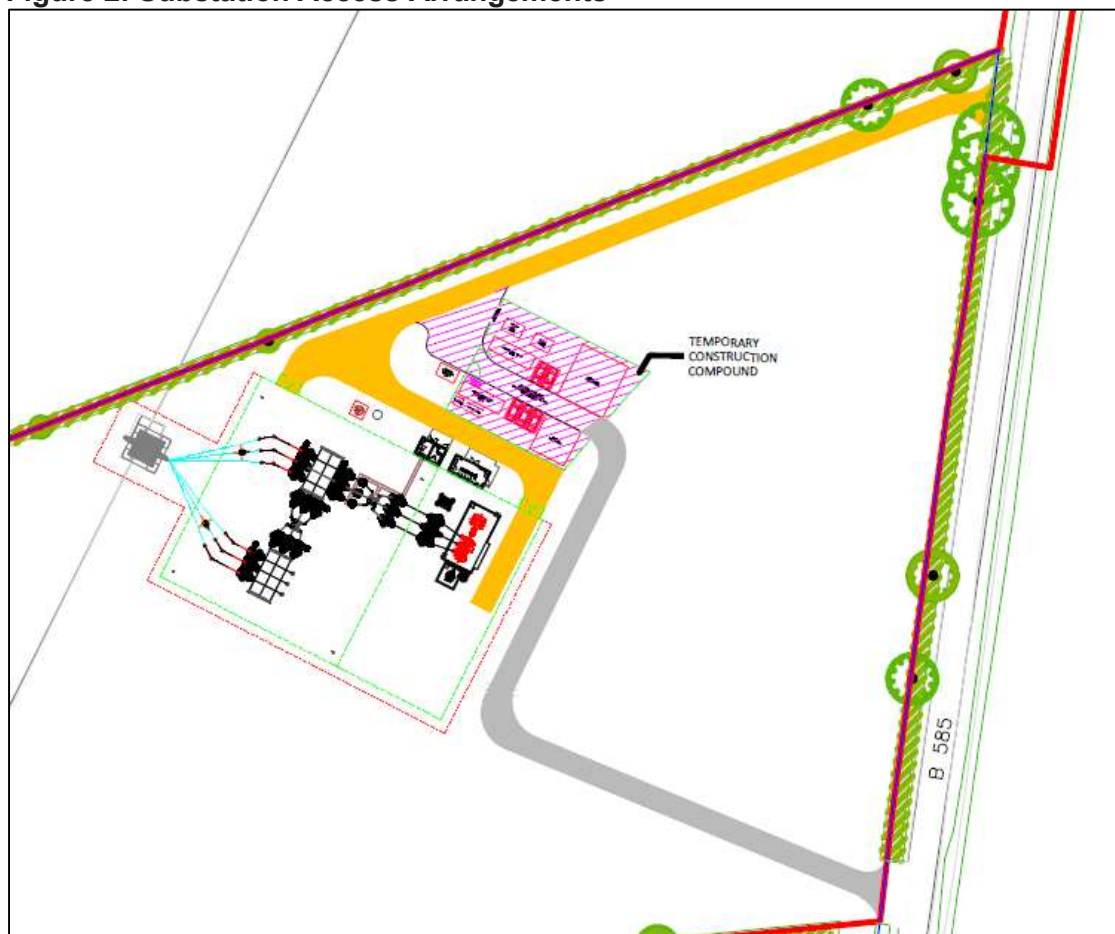
- 1.3 Access to Parcel C, the DNO substation area of the site, is the parcel of land for which this Technical Note relates to.
- 1.4 A Transport Statement (RPS Report Reference JNY11137-01A) and a Construction Traffic Management Plan (CTMP) (RPS Report Reference JNY11137-02B) were submitted to the LPA in support of the LPA Planning Application Reference 21/01395/FUL. Both reports set out that there would be a temporary construction access, and a separate maintenance access to the north of the construction access, for the substation only.
- 1.5 It should be noted that the Transport Statement submitted in support of the planning application (RPS Report Reference JNY11137-01A) stated the following with regard to the substation access:

“For the purpose of construction or emergency vehicle access during operation, access will be via an existing farm access off the B585. However, for the DNO’s security and operational requirements as a statutory undertaker, they will have their own new access into the secure Parcel C substation compound approximately 150m north of the existing B585 access.”
- 1.6 The consented layout, Photovoltaic (PV) Layout revision A, was appended to the Transport Statement and CTMP submitted in support of the planning application.
- 1.7 This TN seeks to provide information to the LPA to enable the temporary construction access to the substation, consented as part of planning application reference 21/01395/FUL, to be retained as a permanent maintenance access post-construction. This will be done via a Section 73 variation application.
- 1.8 An updated CTMP (RPS Report reference JNY11137-02C) has also been submitted in support of the Section 73 variation application.

Planning Consent Conditions Relating to Access

- 1.9 The Decision Notice for LPC planning application reference 21/01395/FUL is attached at **Appendix 1**. There are several conditions attached to the planning consent which refer to the temporary construction access.
- 1.10 Condition 2 states that the development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details. Condition 2 states that one of these drawings is the PV Layout revision A (received by the LPA on the 1 July 2022).
- 1.11 An extract of the PV Layout revision A is shown on **Figure 2**, which shows the consented temporary construction access (in grey) and the permanent substation access tracks (in yellow). The full PV layout consented as part of LPA Planning Application Reference 21/01395/FUL is attached at **Appendix 2**.

Figure 2: Substation Access Arrangements



1.12 Condition 21 of the planning consent is as follows:

“The construction of the development shall be carried out in accordance with the Construction Traffic Management Plan dated 20 May 2022.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.”

1.13 Condition 22 of the planning consent is as follows:

“The construction access improvements shown on RPS drawing numbers JNY11137-02 Rev B (Access 2), JNY11137-04 Rev A (Access 3) and JNY11137-06 Rev A (Access 5), shall be implemented in full prior to commencement of main construction works to the site which the access serves.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of

general highway safety and in accordance with the National Planning Policy Framework (2021).”

1.14 Condition 23 of the planning consent is as follows:

“Vehicular visibility splays of 2.4m x 160m (west) and 2.4m x 215m (east) at Access 2, drawing number JNY11137-02 Rev B, 2.4m x 47m (south) and 2.4m x 120m (east) at Access 3, drawing number JNY11137-04 Rev A and 2.4m x 215m at Access 5 drawing number JNY11137-06 Rev A shall be provided prior to commencement of main construction works to the site which the access serves. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6m above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).”

1.15 Condition 24 of the planning consent is as follows:

“The access drives shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 15m behind the highway boundary prior to commencement of main construction works to the site which the access serves and once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).”

1.16 This TN is submitted in support of the section 73 variation application to the planning consent. The conditions will be updated to reflect the following:

- Condition 2 will be updated to reflect the updated maintenance access arrangement to the substation. A copy of the PV layout is attached at **Appendix 3**, and the reference to the PV layout within the condition will be as follows:

“Site Layout Plan P23-0657_EN_00_03”

- Condition 21 will read as follows:

“The construction of the development shall be carried out in accordance with the Construction Traffic Management Plan dated 30th January 2024.”

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.”

- Condition 22 will read as follows:

“The construction access improvements shown on RPS drawing numbers JNY11137-02 Rev B (Access 2), JNY11137-04 Rev A (Access 3) and JNY11137-06 Rev B (Access 5), shall be implemented in full prior to commencement of main construction works to the site which the access serves.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).”

- Condition 23 will read as follows:

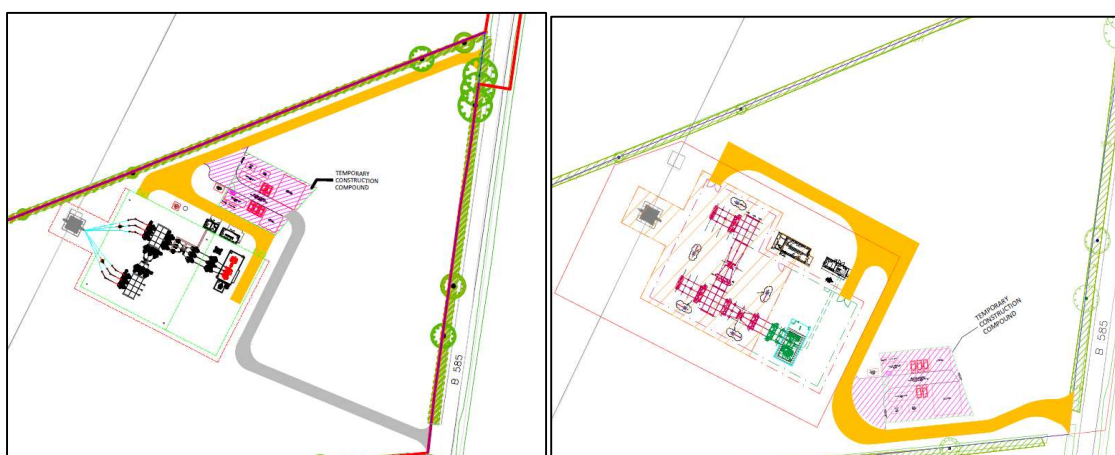
“Vehicular visibility splays of 2.4m x 160m (west) and 2.4m x 215m (east) at Access 2, drawing number JNY11137-02 Rev B, 2.4m x 47m (south) and 2.4m x 120m (east) at Access 3, drawing number JNY11137-04 Rev A and 2.4m x 215m at Access 5 drawing number JNY11137-06 Rev B shall be provided prior to commencement of main construction works to the site which the access serves. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6m above the level of the adjacent footway/verge/highway.

Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).”

- Condition 24 shall be retained, as this relates to the access junctions and tracks.

1.17 In summary, this TN seeks to enable the temporary consented construction access to the substation to be retained as a permanent maintenance access post-construction.

Figure 3: Access Changes (Consented (left) and Proposed (right))



Consented Substation Access – Construction

- 1.18 The DNO substation construction site, shown as Parcel C on **Figure 1**, will have a single point of access for construction, taken from the B585. The preliminary access design submitted within the Transport Statement demonstrated the ability of an articulated HGV to manoeuvre through the access junction in all directions.
- 1.19 2.4m x 215m visibility splays are achievable in both directions in accordance with the national speed limit of 60mph, and details of this access were submitted in the accompanying Transport Statement. For completeness, this drawing (RPS Drawing Reference JNY11137-06) has been attached at **Appendix 4**.

Substation Access - Maintenance

- 1.20 The Transport Statement submitted in support of the planning application (RPS Report Reference JNY11137-01A) did not provide a swept path analysis or preliminary access design of the maintenance access, instead stating that for the DNO's security and operational requirements as a statutory undertaker, they will have their own new access into the secure Parcel C substation compound approximately 150m north of the existing B585 access. On this basis, planning consent for the maintenance access would be pursued separately, and full details of this access with regard to its design standards were not set out in the Transport Statement. Rather than taking this route, JBM / RWE would like to retain the Temporary Construction Access permanently, removing the need to apply for planning consent for the previously shown maintenance access.

Case for Retaining the Temporary Construction Access Permanently for Maintenance

- 1.21 The consented construction access can achieve 2.4m x 215m visibility splays in both directions. The bellmouth to the left (to the north) of the access has a radius of 10m and the bellmouth to the right (to the south) has a radius of 18m to facilitate HGV movements in both directions without emerging HGVs crossing over the centre line on the B585.
- 1.22 The access is therefore in accordance with LCC highway design standards. On this basis, the construction access has been shown to be safe and suitable.
- 1.23 An analysis of the Crashmap database demonstrates that there have been no personal injury accidents along this section of the B585 in the most recent 10-year period, as shown on **Figure 4**.

Figure 4: Crashmap Extract from 2013-2022 (most recent 10-year period) with Access Location Shown in Red



HGV Movements through the Access

- 1.24 The temporary construction access can accommodate a 16.5m Articulated HGV to manoeuvre through the access junction in all directions. This is shown on RPS Drawing Reference JNY11137-06B attached at **Appendix 5**, and an extract of this drawing is shown on **Figures 5 and 6**.

Figure 5: Inbound 16.5m Articulated HGV Movements

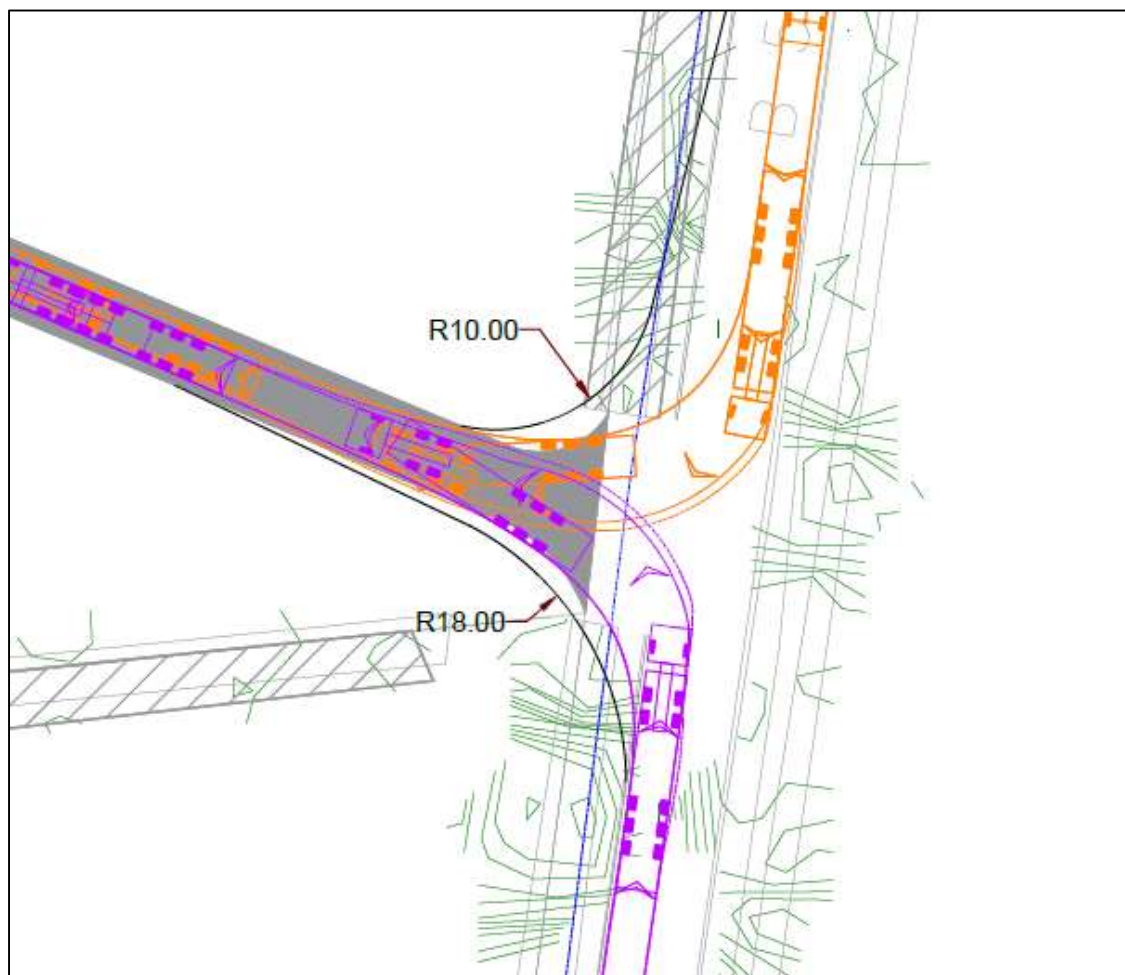
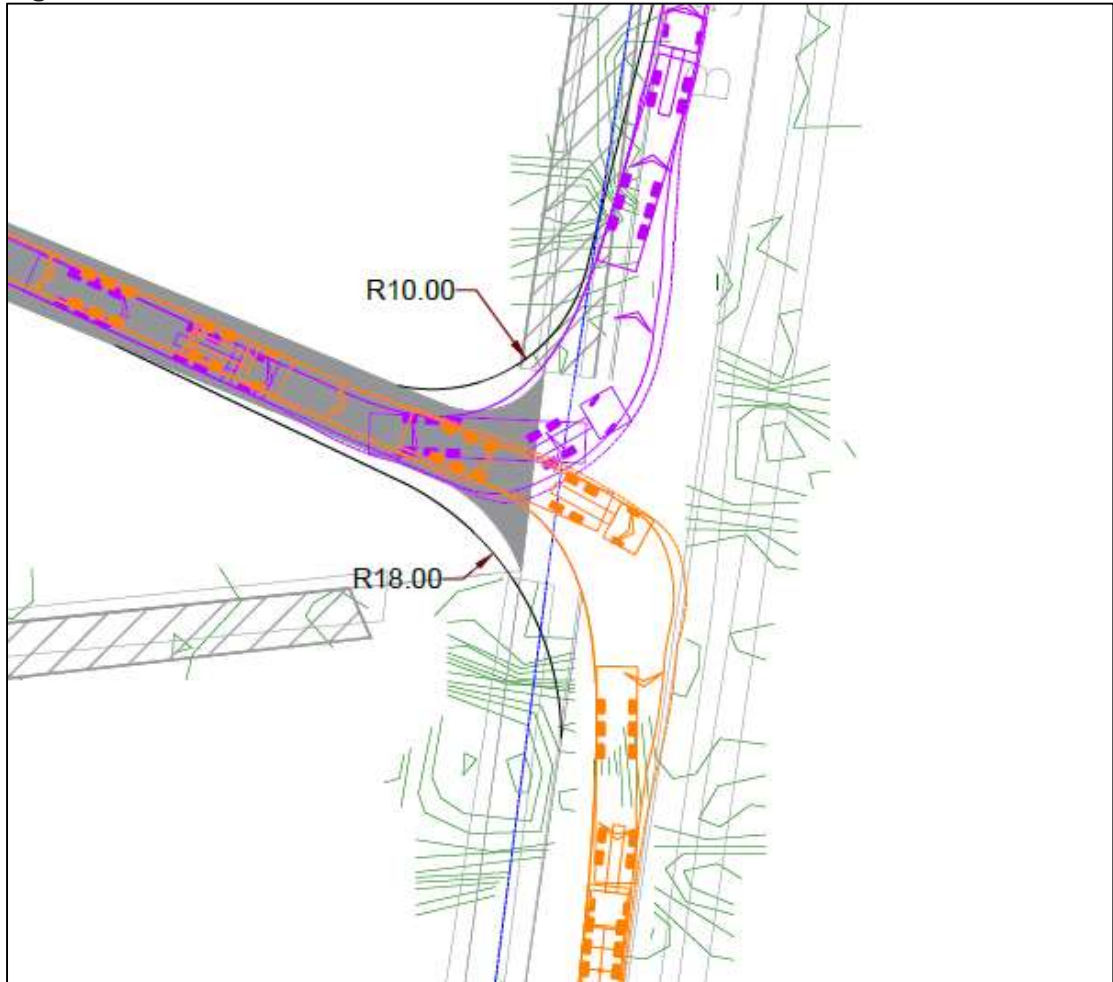


Figure 6: Outbound 16.5m Articulated HGV Movements



Summary

- 1.25 The temporary construction access can achieve the requisite visibility splays for the posted speed limit of 60mph, and there are no highway safety concerns regarding the use of this access. On this basis, the retention of the construction access offers an improved means of access relative to the consented maintenance access.
- 1.26 The revised proposals to maintain the temporary construction access as a permanent access to the substation are acceptable in transport terms; therefore there are no transport related reasons for not permitting.

Appendices

Appendix 1 – Decision Notice

Hinckley & Bosworth Borough Council

Town and Country Planning Act 1990

Planning Permission

Name and Address of Applicant

Mr Robin Johnson
JBM Solar project 26 Ltd.
33 Cavendish Square
London
W1G 0DT

Name and Address of Agent (if any)

Mr Richard Boother
RPS, 20 Western Avenue
Milton Park
Milton
Abingdon
OX14 4SH

Part I - Particulars of Application

Date of Application

22 November 2021

Application No.

21/01395/FUL

Particulars and location of development :

Installation and operation a of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, point of connection mast, switchgear container, inverter/transformer units, Site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.

Church Farm Washpit Lane Barlestone Nuneaton Leicestershire

Part II - Particulars of decision

In dealing with the application, through ongoing negotiation the local planning authority have worked with the applicant in a positive and proactive manner by offering a pre-application advice service and by seeking solutions to problems arising in relation to dealing with the planning application and this has resulted in the approval of the application. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application form and plans submitted, subject to the following conditions :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- o Block plan 1 (received 22 November 2021)
- o PV Layout revision A (received 1 July 2022)
- o Landscape Proposals JSL4005 100 Revision I (received 21 June 2022)

IMPORTANT - PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

- o Fence, track and cctv details revision A (received 22 November 2021)
- o Inverter station details revision A (received 22 November 2021)
- o Custom switchgear details revision A (received 22 November 2021)
- o Battery station details revision A (received 22 November 2021)
- o Comms and weather station mast revision A (received 22 November 2021)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. Written confirmation of the date of the first export of electricity to the National Grid from the solar farm hereby approved shall be provided to the local planning authority within one month of the date of this taking place.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

4. The planning permission hereby granted is temporary for a period of 40 years from the date of the first export of electricity to the National Grid from the solar farm hereby approved. After such time the use shall cease and the solar farm and associated equipment shall be removed from site in accordance with Condition 5 with exception of the electric substation and its direct ancillary equipment hereby approved which shall be retained as permanent infrastructure.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

5. Not less than 12 months prior to the expiry of this permission a decommissioning Method Statement & Site Restoration Scheme shall be submitted to and in agreed in writing by the local planning authority. This shall include details of:-

- o The works for the removal of the solar panels, ancillary equipment and structures;
- o works for the restoration of the site;
- o the management and timing of any works;
- o a Traffic Management Plan;
- o an Environmental Management Plan to include measures to be taking during decommissioning to protect wildlife and habitats;
- o identification of access routes; and
- o a programme of implementation.

The decommissioning works shall then be carried out in accordance with the agreed Decommissioning Method Statement & Site Restoration Scheme during the 12 months of the expiry of this permission.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

6. Should the solar farm hereby approved no longer be required for the purposes of electricity generation or cease to operate for a continuous period of 6 months, a Decommissioning Method Statement & Site Restoration Scheme as per the requirements of Condition 5 shall be submitted to and agreed in writing by the local planning authority within 3 months after the end of the 6 months cessation period. The statement must also include the date the site first ceased to operate. The decommissioning works shall then be carried out in accordance with the agreed Decommissioning Method Statement & Site Restoration Scheme.

Reason: The development is granted for a temporary period from the first export of electricity, in the interests of protecting the intrinsic beauty open character and landscape character of the countryside in accordance with Policy DM4 of the Development Management Policies Development Plan Document (2016).

7. Part 1 - No development shall take place within the area indicated the whole site until a programme of archaeological work has been secured and implemented, in accordance with a Written Scheme of

Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

- o The programme and methodology of site investigation and recording;
- o The programme for post investigation assessment;
- o Provision to be made for analysis of the site investigation and recording;
- o Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- o Provision to be made for archive deposition of the analysis and records of the site investigation;
- o Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;
- o The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Part 2 - The solar farm shall not be brought into operation until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Part 1 of this condition, and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with To ensure satisfactory archaeological investigation and recording in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. Part 1 - Prior to any development on site commencing, a detailed site plan including Archaeological Exclusion Zones will be submitted to and approved by the Local Planning Authority. Following the approval and completion of the archaeological evaluation referred to in Condition 7, and prior to the commencement of development, a final detailed site layout plan with full details of the final locations, design and materials to be used for the panel arrays, inverters, customer switchgear, substations, CCTV cameras, fencing, foundations and cabling will be submitted for approval. Should the archaeological evaluation identify any significant archaeological deposits, the final detailed site layout plan will define archaeological exclusion zones within which below and above ground development will be excluded or provide sufficient design mitigation including but not limited to the use of above ground cables, concrete shoes or other means to avoid any impact on archaeological deposits if required. The final detailed site layout plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the County Council's Lead Archaeologist. Subsequently the development shall be carried out in accordance with the approved details.

Part 2 - If there are archaeological areas to be preserved in situ, a management plan will be produced for any archaeological areas to be preserved in situ, setting out the methodology to secure the ongoing protection of these areas both during construction, operation and decommissioning of the solar farm.

Reason: To ensure that trial trenched evaluation is undertaken at the earliest opportunity post consent to establish the archaeological potential of the site in order that any mitigation requirements can be defined at an early stage recording in accordance with Policies DM11, 12 and 13 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. No development shall commence on site until a Biodiversity Management Plan for the site which shall set out the site-wide strategy for protecting and enhancing biodiversity including the detailed design of proposed biodiversity enhancements and their subsequent management once the development is completed, has been submitted to the local planning authority for their approval in writing. The submitted plan shall include all retained and created habitats including SUDs and all landscaping should be comprised of native species wildflower grassland. Development shall be implemented and thereafter maintained in accordance with the approved Management Plan.

Reason: To enhance the ecological value of the proposed development in accordance with Policy DM6 of the SADMP

10. No development shall commence until a survey to confirm (or otherwise) the presence of Badgers on the site has been submitted to and approved in writing by the Local Planning Authority. If Badgers are

present the survey shall be accompanied by a scheme of appropriate mitigation measures (including precise details of the timing and method of protection). No development shall be undertaken except in accordance with the approved scheme of mitigation.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. The development shall be carried out in full accordance with the mitigation strategies specified in the RPS Ecological Appraisal dated 5th November 2021.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. No development shall take place until a site wide Landscape & Ecological Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This plan must include the following elements:
 - o Deliver the net gains set out in the metric
 - o Include specification for enhancement of retained grassland along the stream valley, and management of this (though grazing and/or hay cutting and removal of arisings)
 - o Include specification for creation of grassland, including species-mixes, and management through grazing or hay-cutting and removal of arisings
 - o Include siting, design and future maintenance of bird and bat boxes
 - o Include method for propagating, planting and maintaining Black Poplars
 - o Include tree and hedge maintenance, including species-mixes, enhancement and gapping-up existing retained hedges
 - o Include replanting of hedges removed for construction access visibility splays, including species-mixes.
 - o Commitment to at least 40 years management and maintenance of measures included in the BNG plan

Once approved the development shall be carried out in accordance with the plan thereafter.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and secure BNG in accordance with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the Habitats Directive.

13. No development shall take place until a site wide Construction Environment Management Plan has first been submitted to and approved in writing by the Local Planning Authority. This plan must include the following elements:
 - o measures for protecting the retained hedges and trees, with specific reference to the Black Poplar
 - o protection of setts and badger foraging routes during construction
 - o creation of gaps/gates along boundary fencing to allow hedgehog, badger and small mammal access, and avoid entrapment with the site
 - o Avoidance of harm to bird nesting during construction - either by avoidance of works in the March to July inclusive nesting season, or through surveys by suitably qualified ecologist immediately prior to ground clearance and construction; any birds nesting 'in the way' will need to be protected and monitored until they have finished nesting and their young have fledged.

The development will be carried out in accordance with the approved Construction Environment Management Plan thereafter.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and secure BNG in accordance with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the Habitats Directive.

14. No external lighting of the site shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect any bats using the site for foraging or commuting in accordance with SADMP policy DM6; BNP policies ENV3, ENV7, ENV8 and ENV9; and the advice contained in the NPPF together with the Habitats Directive.

15. Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the LPA. The plan shall detail how, during the site preparation and construction phase of the development, the impact on existing and proposed residential premises and the environment shall be prevented or mitigated from dust, odour, noise, smoke, light and land contamination. The plan shall detail how such controls will be monitored. The plan will provide a procedure for the investigation of complaints. The agreed details shall be implemented throughout the course of the development.

Reason: To protect the amenities of nearby land users in accordance with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

16. Site preparation and construction shall be limited to the following hours;
Monday - Friday 07:30 - 18:00
Saturday 08:00 - 13:00
No working on Sundays and Bank Holidays

Reason: To protect the amenities of nearby land users in accordance with SADMP policies DM7 and DM1 and the advice contained in the NPPF.

17. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

18. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

19. Prior to first use of the development approved by this planning, details in relation to the long-term maintenance of the surface water drainage system within the development are to be submitted to and approved in writing by the Local Planning Authority.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems and existing surface water features) within the development to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

20. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy to accord with Policy DM7 of the adopted Site Allocations and Development Management Policies DPD and the NPPF.

21. The construction of the development shall be carried out in accordance with the Construction Traffic Management Plan dated 20 May 2022.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

22. The construction access improvements shown on RPS drawing numbers JNY11137-02 Rev B (Access 2), JNY11137-04 Rev A (Access 3) and JNY11137-06 Rev A (Access 5), shall be implemented in full prior to commencement of main construction works to the site which the access serves.
Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021)
23. Vehicular visibility splays of 2.4m x 160m (west) and 2.4m x 215m (east) at Access 2, drawing number JNY11137-02 Rev B, 2.4m x 47m (south) and 2.4m x 120m (east) at Access 3, drawing number JNY11137-04 Rev A and 2.4m x 215m at Access 5 drawing number JNY11137-06 Rev A shall be provided prior to commencement of main construction works to the site which the access serves. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6m above the level of the adjacent footway/verge/highway.
Reason: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).
24. The access drives shall be surfaced with tarmac, or similar hard bound material (not loose aggregate) for a distance of at least 15m behind the highway boundary prior to commencement of main construction works to the site which the access serves and once provided, shall be so maintained in perpetuity.
Reason: To reduce the possibility of deleterious material being deposited in the highway in the interests of highway safety and in accordance with the National Planning Policy Framework (2021),
25. No development shall take place until a scheme and timetable for delivery for the treatment of Public Rights of Way has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for their management during construction (including any arrangement for a temporary diversion), fencing, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council Guidance Note for Developers. Thereafter the development shall be carried out in accordance with the approved scheme and timetable.
Reason: To protect and enhance Public Rights of Way and access in accordance with Paragraph 100 of the National Planning Policy Framework (2021).
26. No trees or shrubs should be planted within 1m of the edge of the Public Right of Way. Any trees or shrubs planted alongside a Public Right of Way should be non-invasive species.
Reason: To prevent overgrowth of the path in the interests of protecting and enhancing Public Rights of Way and Access in accordance with paragraph 100 of the National Planning Policy Framework (2021).

NOTES TO APPLICANT :-

1. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Leicestershire County Archaeological Service
2. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality from proposed hard standing areas; demonstrate that engineered pervious areas offer sufficient surface water run-off mitigation; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off from hard standing areas on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.
3. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
4. Any works to highway trees will require separate consent from Leicestershire County Council as Local Highway Authority (telephone 0116 305 0001). Where trees are proposed to be removed, appropriate replacements will be sought at the cost of the applicant.
5. A Public Right of Way must not be re-routed, encroached upon or obstructed in any way without

authorisation. To do so may constitute an offence under the Highways Act 1980.

6. To erect temporary directional signage you must seek prior approval from the Local Highway Authority in the first instance (telephone 0116 305 0001).
7. A separate application for a diversion of an existing Public Right of Way should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of Public Rights of Way until a Diversion Order has become operative.
8. Public Rights of Way must not be further enclosed in any way without undertaking discussions with the local Highway Authority (telephone 0116 305 0001).

C. Brown.

Christopher Brown MRTPI
Planning Manager (Development Management)

Date : 16 August 2022

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.
2. If you consider that this decision has been made invalidly through the Council failing to follow a procedure correctly, not having the legal power to make the decision in the way it did or through its decision being so unreasonable as no reasonable local authority would make the same decision based on the same facts, then you may enter a claim for judicial review to quash the decision. In order to proceed with a claim for judicial review an initial application for permission will need to be made to the Administrative Court, this application is required to be made "promptly and in any event within three months of the decision". The initial permission application will decide if you have an arguable case, whether you are sufficiently materially affected by the decision to bring the claim. If you are granted permission to bring the claim it will proceed to a full hearing at the Administrative Court. Although there is no requirement for you to do so it is highly recommended that you seek independent legal advice before bringing forward a claim for Judicial Review.
3. If you are aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months (see para 2a below) of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, tel. 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>). You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that the permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to the directions given under the order. He does not in practice refuse to entertain appeals solely because the decision by the Local Planning Authority was based on a direction given by him. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 5th September 2003 must be made within six months of the date of this notice.
4. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application then, you must do so in accordance with the guidance found using the following link <https://www.gov.uk/appeal-enforcement-notice>.
5. If permission to develop land is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a Listed Building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority may also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED : ACCESS AND PROVISION FOR THE DISABLED PERSONS

- 1 The Local Planning Authority is required to bring to your attention the requirements of the Disabled Persons 1981, Building Regulations 1991 "Access and facilities for Disabled People" document M and the Chronically Sick & Disabled Act 1970 (as amended 1976) (Sections 4.7.8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice B.S 5619 "Design of Housing for the convenience of Disabled People", 1978 and Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel 071-629-9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Disabled to Educational Buildings."
- 2 The buildings to which these requirements apply are :-
 - a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Act 1970 (as amended 1976) applies.
 - b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within the Act.
 - c) Factories as defined by Section 175 of the Factories Act 1961.
Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.

PPNOTES (02/07/2014)



Hinckley & Bosworth
Borough Council

Start Notice

Important Information – Please keep this with your decision notice

Please read the above decision notice carefully and ensure that you understand and comply with the requirements of any planning conditions imposed.

If you require any further information about why a particular planning condition has been imposed or in respect of what information is needed to discharge your condition please contact the case officer who will be happy to advise of the requirements and information required.

We carry out a programme of site monitoring to check compliance with conditions in order to proactively manage the development and to ensure development is carried out in accordance with the planning permission granted.

Please ensure that any application for the discharge of pre-commencement conditions are carried out in a timely manner as this may take up to 8 weeks depending on the requirements of the condition. Please also be aware there is a charge to discharge conditions per request which means you can discharge conditions individually or group details together as a single request to discharge multiple planning conditions. The fee for discharging these pre-commence conditions, can be found on the [planning portal](#).

We would be grateful if you could email the development address and application reference number with your contact details and the intended start date by email to planning@hinckley-bosworth.gov.uk or complete the form on the reverse.

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk



Hinckley & Bosworth
Borough Council

Development Details

Planning application ref:	21/01395/FUL
Proposal:	Installation and operation a of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, point of connection mast, switchgear container, inverter/transformer units, Site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
Site Location:	Church Farm Washpit Lane Barlestone Nuneaton Leicestershire

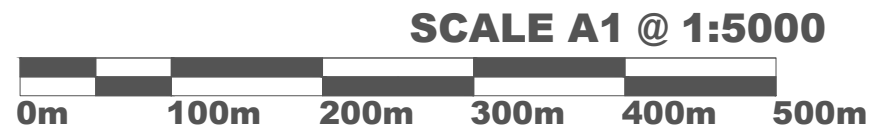
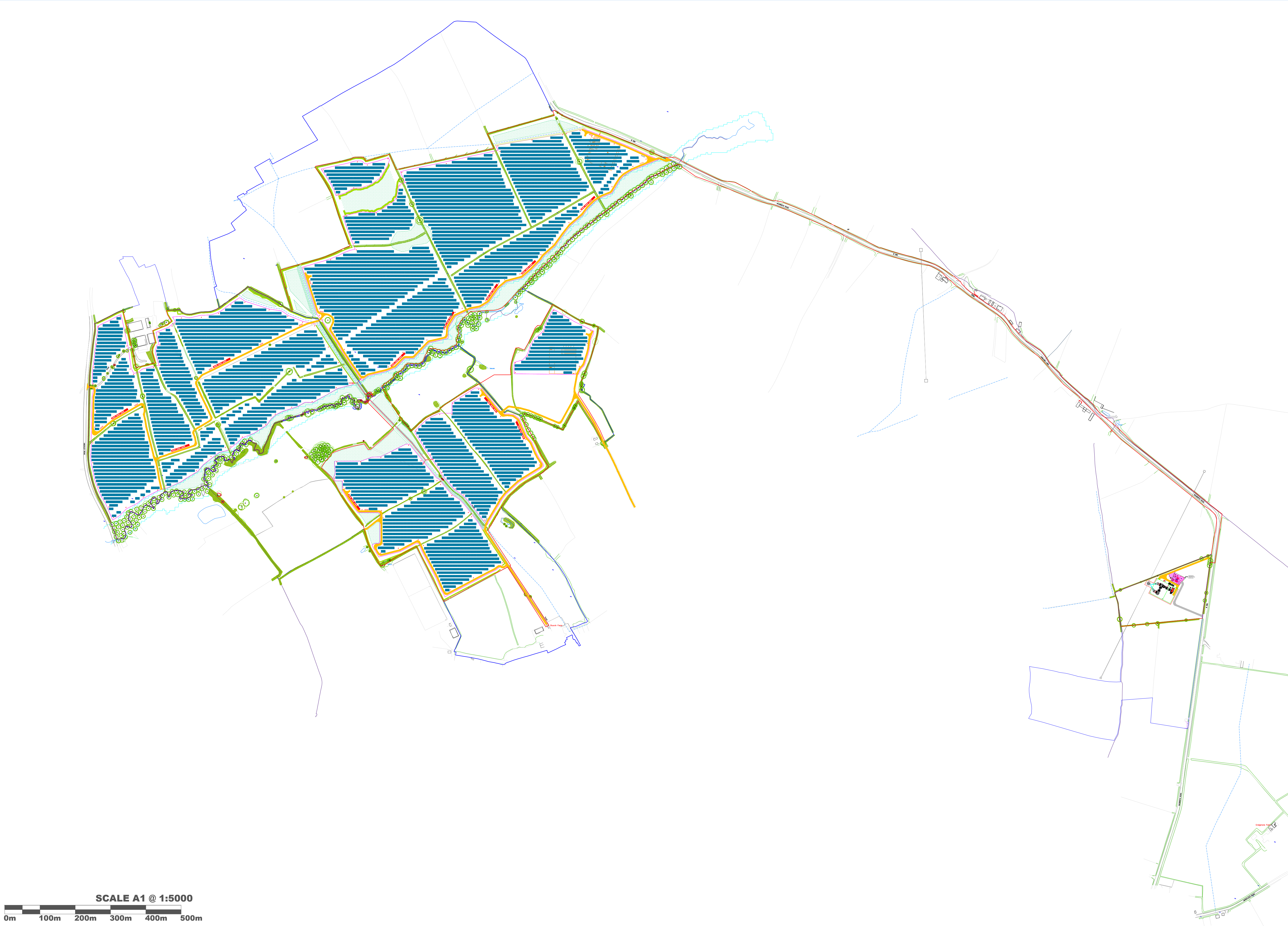
Date when work is intended to start:	
Have all pre-commencement conditions been discharged?	
Signed:	Print Name:

Your contact details (or attach letterhead/business card):

Name:	
Address:	
Telephone:	
Mobile:	
Email:	

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR
TEL: 01455 238141 EMAIL: planning@hinckley-bosworth.gov.uk

Appendix 2 – Consented Site Layout Plan



REVISIONS:

- Initial design

Legend:

- Inverter
- Battery stations
- Spare containers
- Customer switchgear container
- Solar panels
- Deer Fencing
- Water courses and water bodies
- Rights of Way
- Wildlife Enhancement Area
- Construction Compound
- CCTV Cameras
- Cable route
- Access road
- Existing road
- Temporary road
- Landholder's Property
- Access gate
- Tree Root protection areas
- Tree and hedge planting/enhancement
- Banks
- Local Authority Border
- Planning Redline



DATE: 14 October 2021

TITLE:
Stoneshollow PV layout

PROJECT TITLE:
Stoneshollow

LOCATION:
CV13 0EH

CONFIGURATION:
Typical fixed tilt table

49.9 MW

REV:	A
FILENAME: 20210906_A017_3P495.dwg	