

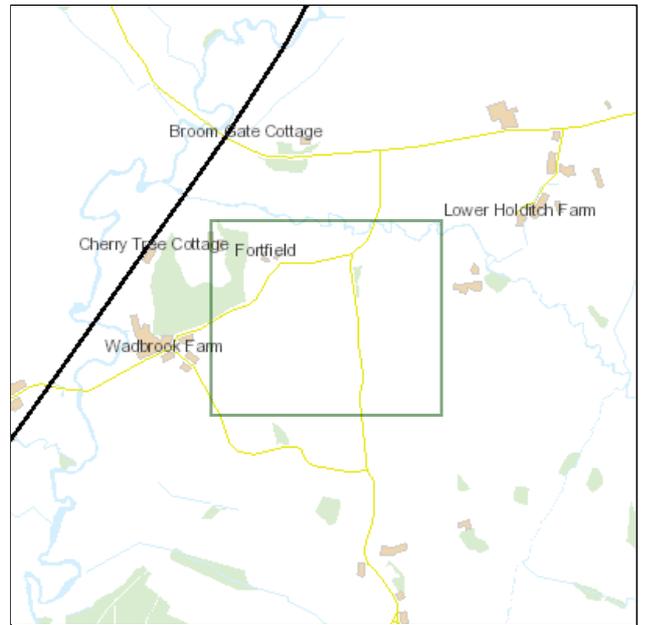
**Ward** Yarty

**Reference** 22/0693/FUL

**Applicant** NextEnergy Solar Holdings VI Limited

**Location** Axe View Solar Farm Wadbrook EX13 7AS

**Proposal** Battery energy storage scheme and associated development.



**RECOMMENDATION: Approval with conditions**



		<b>Committee Date: 30.08.22</b>
<b>Yarty (Hawkchurch)</b>	<b>22/0693/FUL</b>	<b>Target Date: 26.05.2022</b>
<b>Applicant:</b>	<b>NextEnergy Solar Holdings VI Limited</b>	
<b>Location:</b>	<b>Axe View Solar Farm Wadbrook</b>	
<b>Proposal:</b>	<b>Battery energy storage scheme and associated development.</b>	

**RECOMMENDATION: Approval with conditions**

### **EXECUTIVE SUMMARY**

**This application is being considered by the Planning Committee because the recommendation is contrary to the views of the Ward Member.**

**The application seeks permission for a Battery Energy Storage System (BESS) and associated equipment (substations, inverters etc.) on an existing solar farm. The site is located in the open countryside but is considered to meet the definition of ‘low carbon technology’ as defined in the Local Plan. As such it is acceptable in principle under Strategy 39 (Renewable and Low Carbon Energy Projects) subject to other considerations.**

**The development would include a number of different plant and equipment being installed in a rural area. However, this would be sited in and amongst an existing solar farm and therefore the effect on the character and appearance of the area (which has no landscape designations) would be limited. Previous landscaping schemes for the solar farm do not appear to have established well and as this proposal introduces more equipment on the site it is considered appropriate for another landscaping scheme to be required via planning condition.**

**There are a number of objections to the scheme but it is considered that the proposal is acceptable and that many of these concerns can be addressed through appropriate planning conditions.**

## **CONSULTATIONS**

### **Local Consultations**

**Yarty - Cllr Paul Hayward**

**15/04/22 - Unable to support as the harm from the development far outweighs any potential benefits (which I struggle to find any).**

Clerk To Hawkchurch Parish Council

04/05/22 - It is the decision of Hawkchurch Parish Council to OBJECT to this application and we respectfully request that it is refused at determination for the reasons set out below:

Impact on the community and environment:

While we note and welcome the fact that this proposed installation is, in comparison to previous applications, for a much smaller battery energy storage system (BESS), this proposal as it stands still represents a significant risk to both public health and the environment as it is predicated on the use of Lithium-ion batteries. This type of battery has resulted in a growing number of fires and explosive events in BESS installations. In some cases, these have resulted in the loss of life. While the probability of occurrence is low, the hazard is major and can have catastrophic results.

Lithium-ion battery fires are not normal fires . The process of thermal runaway is believed to result in self-generated oxygen and the fires are deep-seated in nature. They can re-ignite many hours or days later having seemingly been controlled or extinguished. See the referenced article for a full explanation of the risks, prevention, containment, and cooling options.

Once thermal runaway occurs, the only options are to allow it to burn out (risking spread of fire, explosion, release of toxic gases) or to cool it continuously while it 'burns' with copious amounts of water (generating toxic acids such as hydrofluoric acid from the electrolyte and water mix). The fire in Liverpool required 59 hours of water cooling.

We note that the proposal is to use some of the latest technology to prevent fires - the proposed containers (in the noise report) use remote management of the whole unit, off gas detection and clean gas fire-suppression. The specified systems have been tested using the UL9540A protocol to suppress fire for 1 hour. However, as the referenced article explains you cannot guarantee that the battery management system will shut down power in time or that a damaged battery cell will not continue to increase in temperature to the point of thermal runaway. In this case you must have water for cooling and based on the fires that have occurred, very large volumes of it.

If a fire occurred in a BESS container sited as proposed we believe this would lead to an unacceptable risk to both the local population, firefighters, and the environment. This site drains directly into the River Axe and toxic run-off would be extremely damaging.

We note there is a significant issue with phosphate levels in the River Axe which is having a detrimental impact on wildlife within the river. Natural England has now advised that EDDC should no longer grant planning permission for development that would increase the discharge of phosphates into the river.

There are at least 9 homes within 500m, the fire service would have difficulty accessing the site, there is no obvious source of water and response times would be

prolonged, especially with summer tourist traffic. There are also campsites within a relatively short distance as well as livestock.

We object strongly to proposals to use large scale deployment of lithium-ion batteries but would consider more favourably safer and greener energy storage systems such as flow batteries based on iron, salt and water.

#### Noise:

We note the environmental health officer has accepted the report and made no objection; however, the noise report simply doesn't mention the substations and we request that this be addressed.

#### Impact on the character of the landscape:

The original application was approved on condition that planting screened the site and hedgerows were allowed to increase to 2m in height. Not only have there been historic failures in the planting (cited in the 20/2551/VAR committee report by the landscape architect) but inclusion of eight substantial buildings, three meters in height, together with two 3.3m high substations will totally transform the site and screening will be very difficult to achieve without affecting the character of the local landscape. The application claims there will be no impact because it is within the solar site and will be screened by the solar panels so does not provide for any additional screening. This seems optimistic.

The application states that 'the quality of the soil below the Proposals will not be adversely impacted'. Most of the buildings proposed (totalling nearly 150m<sup>2</sup>) are proposed to be placed on sunk concrete foundations and it is difficult to see how this would not adversely impact the quality of soil below. This site has been permitted on the basis that it is a temporary installation, but the proposals will make it difficult to return to its original condition.

## **Technical Consultations**

### Environmental Health

I have considered the application together with the noise data and do not anticipate any environmental health concerns.

I have considered the application and in order to alleviate environmental health concerns I recommend approval with conditions:

1. A Construction and Environment Management Plan (CEMP) must be submitted and approved by the Local Planning Authority (LPA) prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters: Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Any equipment, plant, process or procedure provided or undertaken in pursuance of this development shall be operated and retained in compliance with the approved CEMP. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site and no high frequency audible reversing alarms used on the site.

Reason: To protect the amenities of existing residents in the vicinity of the site from noise, air, water and light pollution.

An effective lithium-ion risk-prevention system is of a paramount importance in order to minimise the risks from any environmental pollution from any incidents connected with the proposed development. The applicant has indicated that an off-site safety management system will be in place but no safety management system has been submitted with this application.

2. A Risk Prevention & Fire Safety Management Plan which sets out the design and mitigation measures in place to prevent, detect, suppress and mitigate any potential fire risk at the energy storage facility should be submitted to the LPA.

Reason: To protect the amenities of existing residents in the vicinity of the site from, air and water pollution.

Given the proximity of the development to local surface water and groundwater supplies, I recommend the use of containment mitigation to minimise the risks in the event of a battery leak.

3. A scheme to provide secondary containment should be submitted to, and approved in writing by, the LPA. The scheme shall be implemented as approved. The secondary containment must be impermeable to the specific chemicals within the batteries. The minimum volume of the secondary containment should be at least equivalent to the capacity of the batteries plus 10% and have no opening used to drain the system.

Reason: To protect the amenities of existing residents in the vicinity of the site from water pollution.

#### Natural England

22/04/22 – No objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

#### **European sites**

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

#### **Sites of Special Scientific Interest**

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

## **Protected Landscapes – Dorset AONB**

The proposed development is for a site within or close to a nationally designated landscape, namely Dorset AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 176 and 177 of the National Planning Policy

Framework which gives the highest status of protection for the ‘landscape and scenic beauty’ of AONBs and National Parks. For major development proposals paragraph 177 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB’s statutory management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape’s sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purpose of the AONB is to conserve and enhance the area’s natural beauty. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to ‘have regard’ for that statutory purpose in carrying out their functions (S85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

## **Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](https://data.gov.uk) website.

## Other Representations

44 letters of objection, including Devon CPRE & Monarch’s Way Association, raising the following issues:

- Inappropriate in this area which is already full of solar panels.
- A battery fire would be catastrophic and mark the entire Axe Valley for generations

- Contrary to S7 – creeping industrialisation.
- Contrary to S39 – BESS is not a low carbon energy project as batteries have their own considerable carbon footprint. Would not service the solar farm but take electricity from the grid and sell it back at a profit.
- Contrary to E4 – would cause ecological devastation for miles.
- Contrary to EN6 & EN7 – the area is rich in archaeological sites. A standard survey is insufficient to prevent the risk of damage.
- Contrary to EN14 & EN18 – Leakages and fires would contaminate the soil and water supplies for a huge area, poisoning vast swathes of wildlife livestock, crops and springs. Batteries contain phosphates which would harm the river Axe.
- Structures are significantly taller than anything in the solar farm (3.3m tall) making negative visual impact.
- Screening of existing solar farm is inadequate already.
- No large supply of water locally to deal with fires. Thermal run-away fires are extremely difficult to extinguish.
- Detrimental to tourism which is important to the area.
- Batteries use precious metals derived from child labour.
- Will create extra road traffic.
- Recycling of batteries not currently well developed.
- Damage to ambience of village.
- Loss of farmland which should be preserved for food security.
- No enforcement of landscape or archaeology condition from solar farm approval.

## **PLANNING HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
15/0645/MFUL	Installation of ground mounted photovoltaic solar arrays with transformer stations, internal access track, biodiversity enhancement, landscaping, fencing, security measures, access gate and ancillary infrastructure	Refusal	05.11.2015
17/1378/VAR	Variation of condition 16 (site restoration) of planning permission 15/0645/MFUL (for installation of solar PV arrays and associated infrastructure) to extend the generating period from 25 to 30 years	Approval with conditions	01.08.2017

19/1056/VAR	Installation of ground mounted photovoltaic solar arrays with transformer stations; internal access track; biodiversity enhancement; landscaping; fencing; security measures; access gate and ancillary infrastructure (without complying with Condition 16 of planning permission 17/1378/VAR, to extend the operational lifespan of solar farm to 40 years).	Approval with conditions	30.07.2019
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20/2551/VAR	Variation of conditions 2 (Approved Plans) and 8 (Inverter station and CCTV details) of application 19/1056/VAR (Installation of ground mounted photovoltaic solar arrays with transformer stations; internal access track; biodiversity enhancement; landscaping; fencing; security measures; access gate and ancillary infrastructure (without complying with Condition 16 of planning permission 17/1378/VAR, to extend the operational lifespan of solar farm to 40 years) to reflect changes to layout, fencing, infrastructure specification and appearance, and to allow siting of an additional storage container.	Approval with conditions	12.03.2021
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## **POLICIES**

Adopted East Devon Local Plan 2013-2031 Policies  
Strategy 3 (Sustainable Development)

Strategy 7 (Development in the Countryside)

Strategy 39 (Renewable and Low Carbon Energy Projects)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D1 (Design and Local Distinctiveness)

D3 (Trees and Development Sites)

EN5 (Wildlife Habitats and Features)

EN13 (Development on High Quality Agricultural Land)

EN14 (Control of Pollution)

EN18 (Maintenance of Water Quality and Quantity)

EN21 (River and Coastal Flooding)

EN22 (Surface Run-Off Implications of New Development)

E4 (Rural Diversification)

E5 (Small Scale Economic Development in Rural Areas)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

### Site Location and Description

The site lies in the middle of an existing solar farm installation (application 15/0645/MFUL – allowed on appeal). The site is not in an AONB (though the Dorset AONB lies 400m to the north) and occupies Grade 3 (undifferentiated) agricultural land.

### **ANALYSIS**

#### The principle of development

There is no made Neighbourhood Plan for Hawkchurch despite the parish being designated as a neighbourhood area in April 2015. The relevant development plan for determining the application therefore is the EDDC Local Plan.

Strategy 7 does not permit development outside of Built-Up Area Boundaries unless permitted by some other policy in the LP. One such policy is Strategy 39 and this permits such developments in the open countryside subject to criteria.

Strategy 39 of the Local Plan states that:

*Renewable or low-carbon energy projects in either domestic or commercial development will in principle be supported and encouraged subject to them following current best practice guidance and the adverse impacts on features of environmental and heritage sensitivity, including any cumulative landscape and visual impacts, being satisfactorily addressed. Applicants will need to demonstrate that they have;*

- 1. taken appropriate steps in considering the options in relation to location, scale and design, for firstly avoiding harm;*
- 2. and then reducing and mitigating any unavoidable harm, to ensure an acceptable balance between harm and benefit.*

*Where schemes are in open countryside there will be a requirement to remove all equipment from the site and restore land to its former, or better, condition if the project ceases in the future. Wind turbines will only be permitted where they are in accordance with a Neighbourhood Plan or Development Plan Document.*

The Council has previously accepted that such installations are ‘low carbon energy’ projects as this is defined in the Local Plan as including technologies ‘that can help reduce emissions (compared to conventional use of fossil fuels)’. In simple terms, such energy storage facilities can be used to store energy from the grid when renewable generation (not necessarily from the solar farm at the site) is in excess of demand. Prices during this time will be lower (supply exceeding demand) and can be used later when prices are higher, which typically is when renewable generation is low. The power fed back to the grid will reduce the amount of non-renewable generation required during such times and in this way is considered to reduce emissions that otherwise would have been generated. The comments of the objectors regarding emissions generated to make the BESS equipment is noted but are not specified as a consideration in Strategy 39. Of course, anything which is manufactured will likely generate emissions but this will be offset in due course by the savings in emissions a BESS (or for that matter solar panels or wind turbines) facilitates. As the electricity grid becomes greener (as it has over the last two decades) this payback period becomes even shorter. The same can never be said of fossil fuel derived energy.

The principle of development is therefore considered to be acceptable.

### Landscape and visual impacts

The site does not lie within any designated landscape but the Dorset AONB lies 200m to the north of the site. It falls within landscape character type 3B “Lower rolling farmed and settled valley slopes”.

The site lies within an existing solar farm that was permitted in an appeal decision letter on 15 March 2016. Visual effects will be seen in this context. Condition 12 of the appeal permission required a landscaping scheme to be implemented. A committee report on application 20/2551/VAR (variation of plans for the site) noted concerns regarding the maintenance of the planting related to this scheme and repeated the requirement for landscaping under condition 11. In addition, as noted

by some of the objectors, the proposal now being considered includes some structures which are taller than the existing equipment on site (3.25m).

The equipment granted on appeal in relation to application 15/0645/MFUL included:

- solar arrays measuring 2.27m tall
- 2 substations measuring 4m tall
- 6 cabins measuring 2.75m tall
- A number of CCTV cameras mounted on 5m high poles around the periphery

The current proposals include:

- 2 Substations 3.25m tall
- 4 BESS units 2.89m tall
- 1 Transformer 2.89m tall
- 4 Invertor racks 1.75m tall
- 1 Storage/Comms/Switchgear building 2.7m tall

Only one of the proposed substations would be sited near the edge of the site, on the eastern side near the entrance and situated behind existing plant. The remainder of the equipment would be sited quite centrally in the solar farm. In this context it is not considered that the equipment would make a discernible difference to the appearance of the site.

That said, while the plant proposed is relatively modest in proportion to the overall solar farm installation (which is 9.5 hectares), given it is additional development, given the height difference and the apparent failure of previous landscaping schemes to establish well it is considered appropriate and reasonable to require a fresh landscaping scheme via a suitable planning condition. This will alleviate the modest effects of the additional equipment.

### Pollution

In response to concerns regarding potential pollution raised by third parties, either as a result of fire or not, the applicant has submitted further information.

Firstly it confirms that the first two conditions suggested by Environmental Health are considered reasonable. These address construction management and a 'Risk Prevention and Fire Safety Management Plan'. These details can be agreed post decision and will address these matters.

The third condition suggested by the EHO is not considered necessary by the applicant. It explains that:

"The last condition has led to considerable deliberation, the conclusion of which is that the condition is not considered necessary for the nature of the Proposals. Within each BESS solution there is a nominal volume of 'liquid', and it is unable to leak out of the existing containment solution during day-to-day operation. The electrolyte solution which assists in converting chemical energy into electrical energy is contained, as a minimum, within a sealed battery module, which is stored within a rack, and then within the shipping container itself. As such, there are a number of secondary and tertiary

containment solutions built into the BESS container itself to prevent any leakage. The batteries in the Proposals are entirely sealed and contained, and do not pose a material risk of chemical leakage or water pollution during day-to-day operations.”

“Any further chemicals within the container would comprise a gaseous fire suppressant, such as the Novec 1230 fire suppression (zero-ozone depletion potential), and a nominal volume of refrigerant within the air conditioning unit, such as the R134a (zero-ozone depletion potential) which is contained within the air conditioning system, and stored within the air conditioning cabinet.”

“The fire suppressant gas works to starve the fire of oxygen, and prevent a chemical reaction which would otherwise allow a fire to burn. For it to be effective, airways are closed off through automatic shutdown systems, the electrics to that module / container are disconnected, and therefore the battery module / container would then be sealed and isolated. The affected module(s) / container(s) would then be removed in their entirety and replaced, and as such any chemicals would be contained within the container(s). As such, it is considered that a further external bund / secondary containment solution is not necessary.”

This is considered to be a reasonable explanation but in the event a further condition is considered necessary the applicant has suggested the following instead:

“Details of chemical containment should be submitted to, and approved in writing by, the Local Planning Authority. The containment must be impermeable to the specific chemicals within the batteries.”

Subject to some particular wording changes this is considered acceptable and is recommended as condition 5.

### Highways

There is no response from DCC to the application. However, the proposed development would not bring in a significant amount of equipment compared to the solar farm installation and significant effects on the highway are not anticipated. Construction would be for a limited period.

### Biodiversity

There is one designated area near to the site noted for its biodiversity interests; the River Axe (SSSI, SAC) which lies approximately 460m away at its closest point. Broom Gravel Pits (SSSI) which lies 140m away is noted for its geological interest. An extended phase 1 ecological survey of the site has been carried out. The report concludes that there are some limited risks to ecological receptors but that no further surveys are recommended.

There are opportunities for enhancement of the site including:

- Design of wildlife friendly lighting
- Erection of bird and bat boxes

- Installation of insect hotel/tower within a hedgerow on site
- Inclusion of plant species of known value to wildlife in any landscape design proposals.

Net Gain of 32% is proposed as part of the proposals, through the sowing of a wildflower mix along the northern boundary access track and management of the area.

### Heritage

The nearest asset to the site is the Wadbrook Grade II listed building to the east of Wadbrook. There is no intervisibility with the site and it would not be affected by the proposals.

The works only involve shallow works on an already developed site and effects on archaeology are therefore not anticipated. There are no designated archaeological sites on or near the site.

### Agricultural Land Quality

The Best and Most Versatile Agricultural Land (BMV) is classed as grade 1 - 3a. The site is Grade 3 agricultural land but it is not known if it is grade 3a or 3b (the latter not being BMV land). However, the area of land occupied by the proposed development is relatively modest in scale and the site is primarily not in use for agriculture anyway. Grade 3 land is the most common in Devon and proportionally the development would result in very modest loss. Accordingly, it is not considered that this loss would carry much weight in the planning balance.

## **CONCLUSION**

The proposal is for a battery storage scheme and associated infrastructure. The proposed location for the development is in the open-countryside and on an existing solar farm development. The site has no landscape designations.

The development meets the definition of 'low-carbon energy projects' as defined in the Local Plan and is therefore permissible in principle in a rural location. The development will assist in maximising benefits from existing renewable energy schemes by providing a means of storing excess power that is generated from renewable sources at times when otherwise such generation would be curtailed (i.e. switching off wind turbines). It would also enable (along with other storage schemes nationally) the deployment of more renewables as part of the energy mix, which would further reduce the carbon footprint of the economy, a key Government objective.

The location of the site provides some screening in the summer and while more extensive views of the development would be possible in winter, the views would be of plant and equipment on a site already in use as a solar farm. Further landscaping is conditioned to mitigate what limited visual impacts there are.

The risk of pollution from the construction and operation of the installation is minimal and any residual risks can be minimised by engineering solutions.

The site is of little biodiversity interest but the proposal offers some modest enhancements through the planting.

Equally there are no impacts on heritage assets associated with the development.

On balance, the proposal is considered to be acceptable. Strategy 39 requires a condition that all equipment be removed from the site and the land restored to its former condition if the project ceases in the future. Although the visual impact upon the landscape interests identified above is considered to be limited, it is considered appropriate to use such a condition to remove the proposal when there is no longer a requirement for the installation.

## **RECOMMENDATION**

APPROVE 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 and shall be carried out as approved.  
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.  
(Reason - For the avoidance of doubt.)
3. A Construction and Environment Management Plan (CEMP) must be submitted and approved by the Local Planning Authority (LPA) prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters: Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Any equipment, plant, process or procedure provided or undertaken in pursuance of this development shall be operated and retained in compliance with the approved CEMP. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site and no high frequency audible reversing alarms used on the site.  
(Reason - To protect the amenities of existing residents in the vicinity of the site from noise, air, water and light pollution in accordance with policy EN14 (Control of Pollution) of the East Devon District Local Plan 2013-2031.
4. A Risk Prevention & Fire Safety Management Plan which sets out the design and mitigation measures in place to prevent, detect, suppress and mitigate any potential fire risk at the energy storage facility should be submitted to the LPA.

(Reason - To protect the amenities of existing residents in the vicinity of the site from, air and water pollution in accordance with policy EN14 (Control of Pollution) of the East Devon District Local Plan 2013-2031.

5. Details of chemical containment must be submitted to, and approved in writing by, the Local Planning Authority, prior to the first installation of the battery plant on site. The containment must be impermeable to the specific chemicals within the batteries. Such containment as approved shall be provided for the duration of the presence of the batteries on site. Should a new type of battery be installed on site during the life of the development the same details shall be submitted for approval again the Local Planning Authority in the same manner. (Reason - To ensure the facility minimises risks of pollution from escaping chemicals in accordance with policy EN14 (Control of Pollution) of the East Devon Local Plan 2013 -2031).
6. No external artificial lighting shall be installed during the operation of the site without the prior written agreement of the local planning authority. (Reason - To minimise the potential for pollution and disturbance to local amenity and wildlife in accordance with policies D1 (Design and Local Distinctiveness), D2 (Landscape Requirements) and EN5 (Wildlife Habitats and Features) of the East Devon Local Plan 2013 to 2031.)
7. Within six months following a permanent cessation of power storage and transfer, or the removal of the associated solar farm on which it is sited, whichever is the sooner, the development hereby approved shall be dismantled and removed from the site. The owner shall notify the local planning authority in writing no later than five working days following cessation of power storage and transfer, or the removal of the solar farm. The site shall subsequently be restored in accordance with a scheme, the details of which shall be submitted and approved in writing by the local planning authority no later than three months following the cessation of power storage and transfer, or the removal of the solar farm. (Reason - To ensure the achievement of satisfactory site restoration in accordance with Strategy 39 (Renewable and Low Carbon Energy Projects) of the East Devon Local Plan 2013 to 2031.)
8. No development shall take place until a landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The scheme shall also give details of any hardsurfacing, proposed walls, fences and other boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority. (Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local

Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)

9. The development hereby permitted shall be carried out in accordance with the recommendations set out on in section 4 of the Ecological Appraisal by Quantock Ecology dated 22 March 2022 (Version 001).  
(Reason - In the interests of biodiversity in accordance with policy EN5 of the East Devon Local Plan 2013 to 2031.)

#### NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email [cil@eastdevon.gov.uk](mailto:cil@eastdevon.gov.uk).

#### Plans relating to this application:

D1	Block Plan	31.03.22
	Location Plan	29.03.22
A1 33KV SUBSTATION	Proposed Combined Plans	29.03.22
A1 BATTERY CONTAINER	Proposed Combined Plans	29.03.22
A1 BESS TRANSFORMER	Proposed Combined Plans	29.03.22
A1 INVERTER RACK	Proposed Combined Plans	29.03.22
A1 STORAGE/COM MS/SWITCHGE AR BUILDING	Proposed Combined Plans	29.03.22

#### List of Background Papers

Application file, consultations and policy documents referred to in the report.