



LAND AT THE BEECHES, SKERNE, DRIFFIELD, YO25 9HP

S73 Application to amend layout of approved
Solar Farm (ref. 20/01962/STPLF)

PLANNING STATEMENT – ADDENDUM

August 2021



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APPENDIX 1 – CORRESPONDENCE WITH LPA

/1 INTRODUCTION

- 1.1. PWA Planning is retained by Harmony Energy Storage Ltd ('the applicant') to apply under Section 73 of the Town and Country Planning Act 1990 to vary conditions on planning permission ref. 20/01962/STPLF (the existing consent), granted on 23rd October 2020. This permission relates to land at The Beeches, Skerne, Driffield (the application site) at which consent was granted for:

"Installation and operation of a solar farm with associated infrastructure, including photovoltaic panels, mounting frames, transformers/inverters, substation, access tracks, pole mounted CCTV cameras and fencing."

- 1.2. The purpose of this s.73 application is to vary the layout of the approved solar farm and allow for the incorporation of battery storage units within the site. The approved substation has also been replaced with an open-air transformer. Condition 3 on the decision notice lists the approved plans. It is therefore proposed to vary this condition. It is also proposed to vary Condition 9, which requires details of the cable route between the solar farm and the national grid network to be submitted and approved in writing by the Local Planning Authority prior to commencement of development. This condition has recently been discharged (application ref. 21/30204/CONDET, approved 03.08.2021). It is therefore proposed to amend the wording of Condition 9 to reference the approved details.
- 1.3. This Planning Statement Addendum provides details of the proposed amendments and the updated assessments which have been undertaken to assess the amended scheme. The principle of solar development is not revisited since it has already been established that this technology is acceptable in this location by virtue of the existing consent. However, the introduction of the battery storage element and the impacts of the amendments are assessed against the relevant policies and relevant material considerations.

1.4. The site extends to approximately 59ha. The red line application boundary shown in the Location Plan (ref. SK_Loc_Plan_01) is as per that of the existing consent.

1.5. This Planning Statement Addendum should be read in conjunction with the submitted application package, which includes the following documents:

- 1 APP form, relevant certificates and notices;
- Drawn Information:
 - General:
 - SK_Location Plan 25k
 - BWre21_DLD_PD-01_module layout 1_2500-ref.1
 - BWre21_DLD_PD-01_module layout 1_1250 (1)_ref.2
 - BWre21_DLD_PD-01_module layout 1_1250 (2)_ref.3
 - BWre21_DLD_PD-01_Site location plan_ref.4
 - BWre21_DLD_PD_04_detail container – spare part storage 1_100_ref.7
 - BWre21_DLD_PD_04_detail gravel road 1_50_ref.8
 - BWre21_DLD_PD_10_detail fence and gate 1_100_ref. 9
 - Solar:
 - BWre21_DLD_PD_02_detail modul_mounting_1_100_ref.5
 - BWre21_DLD_PD_04_detail_transformer station_1_100_ref.6
 - BWre21_DLD_PD_12_detail_inverter pack – general_ref.14
 - Battery Energy Storage System:
 - BWre21_DLD_PD_EXT_detail_Batteriecontainer_ref.10
 - BWre21_DLD_PD_EXT_detail_SKID_PCS_ref.11
 - BWre21_DLD_PD_EXT_detail_Trafostation 6MVA_V2_ref.12
 - Substation:
 - BWre21_DLD_PD_details substation_ref.13
- Landscape and Visual Appraisal Addendum
- Landscape Masterplan
- Heritage Assessment Addendum
- Flood Risk Assessment and Drainage Impact Assessment Addendum

PLANNING STATEMENT

LAND AT THE BEECHES, SKERNE – S73 APPLICATION TO AMEND
LAYOUT OF APPROVED SOLAR FARM



- Transport Statement Addendum
- Construction Traffic Management Plan
- Ecological Assessment Addendum (including Biodiversity Management and Enhancement Plan)
- Arboricultural Impact Assessment Addendum

/2 PROPOSED AMENDMENTS

- 2.1. The existing consent granted approval for a solar farm with the capacity to generate up to 30MW of electricity. The consent allows for development comprising of rows of solar panels arranged across the site, together with ancillary equipment, including transformers, inverters, substation, access tracks, CCTV and fencing. A comprehensive landscaping scheme and biodiversity enhancement measures also formed part of the approval. The layout of the existing consent was designed to make the most efficient use of the site, whilst avoiding any necessary site constraints. This included the existing vegetation features, predominantly around field boundaries, and the overhead power lines in the northeast portion of the site.
- 2.2. Since the existing consent was granted, the applicants have been working with their preferred solar development partner to bring the site forward. This has involved optimisation of the layout using the latest panel technology. They have also secured grid consent from the district network operator, Northern Powergrid, for additional capacity which will allow battery storage units to be incorporated into the scheme. The battery element will improve the efficiency of the solar farm since energy can be stored at the site and released as needed. The benefits surrounding this type of technology are explored further in Section 5.
- 2.3. The LPA was contacted in February 2021 to confirm that the changes sought herein could be dealt with via a Section 73 application. It was confirmed in the email trail attached as Appendix 1 that this was the case.
- 2.4. In further correspondence in June 2021 the validation requirements for this s.73 application were confirmed, again as per the email trail in Appendix 1.

Condition 3

- 2.5. It is proposed to vary Condition 3 of the existing consent to allow for amendments to the layout of the scheme. The various elements of the development (panels, transformers, inverters, etc.) are also proposed to be amended in line with the

preferred technology to be utilised. It is also proposed to include battery storage within with the site and replace the approved substation with open air transformer equipment.

2.6. The wording of condition 3 is currently as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Reference	Title	Date
<i>SK-LOC_PLAN 01</i>	<i>Location Plan</i>	<i>24.06.2020</i>
<i>SK-EX_PLAN 02 Rev C</i>	<i>Existing Site Plan</i>	<i>24.06.2020</i>
	<i>Internal Road Cross Section Plan</i>	<i>24.06.2020</i>
	<i>Typical Perimeter Fence Section Plan</i>	<i>24.06.2020</i>
	<i>Landscape Master Plan</i>	<i>24.06.2020</i>
	<i>Proposed Site Layout Plan</i>	<i>24.06.2020</i>
	<i>Solar Panel Mounting System Plan</i>	<i>24.06.2020</i>
	<i>Substation Elevation Plan</i>	<i>24.06.2020</i>
	<i>Inverter Transformer Switchgear Station Elevation Plan</i>	<i>24.06.2020</i>
	<i>CCTV Column Elevation and Layout Plan</i>	<i>10.07.2020</i>
	<i>Proposed Substation Floor Layout Plan</i>	<i>10.07.2020</i>

2.7. It is proposed to vary Condition 3 to list the following revised plans. A description of each plan has been provided for ease of reference:

Reference	Description
SK-LOC_PLAN 01	Location Plan – as per existing consent
SK-EX_PLAN 02 Rev C	Existing Site Plan – as per existing consent
BWre21_DLD_PD-01_module layout 1_2500-ref.1	Revised layout of whole site

BWre21_DLD_PD-01_module layout 1_1250 (1)_ref.2	Revised layout of northern portion of site
BWre21_DLD_PD-01_module layout 1_1250 (2)_ref.3	Revised layout of southern portion of site
BWre21_DLD_PD-01_Site location plan_ref.4	Existing site location plan at scale 1:2500
BWre21_DLD_PD_02_detail modul_mounting_1_100_ref.5	Solar panel mounting system
BWre21_DLD_PD_04_detail_transformer station_1_100_ref.6	Solar transformer station
BWre21_DLD_PD_04_detail container – spare part storage 1_100_ref.7	Storage container (to be used for spare parts)
BWre21_DLD_PD_04_detail_gravel road 1_50_ref.8	Internal access road cross section
BWre21_DLD_PD_10_detail_fence and gate 1_100_ref. 9	Fence and gate detail
BWre21_DLD_PD_EXT_detail_Batteriecontainer_ref.10	Battery storage container
BWre21_DLD_PD_EXT_detail_SKID_PCS_ref .11	Battery power conversion units
BWre21_DLD_PD_EXT_detail_Trafostation 6MVA_V2_ref.12	Battery transformer station
BWre21_DLD_PD_details substation_ref.13	Substation for whole site
BWre21_DLD_PD_12_detail_inverter rack – general_ref.14	Solar inverter rack
	Landscape Master Plan

2.8. The layout of the panels is not vastly different from the existing consent; the layout has been designed to make best use of the site, whilst avoiding known constraints. As with the approved layout, it is proposed to retain the majority of existing vegetation around the site perimeter and between individual fields. The revised landscape masterplan for the site proposes that existing hedgerows would be reinforced and managed at height, in addition to new sections of hedgerow planted to assist in screening the proposals and to increase biodiversity opportunities. Additional tree and shrub planting is proposed close to the transformer on the northern boundary of the site to soften views from that direction. Areas of species rich grassland are proposed to further improve biodiversity.

- 2.9. The proposed solar equipment still comprises of rows of panels. Whereas the maximum height of the approved panels was 2.45m, the revised height is up to 2.6m, representing a marginal increase. Transformers are proposed at various locations around the solar site with a height of 2.6m replacing the approved 3.42m inverter/transformer units which were approved, with inverters to sit behind the solar panels in the new arrangement.
- 2.10. The main changes to the layout are the incorporation of battery energy storage containers adjacent to the north-west boundary of the site, and changes to the substation equipment.
- 2.11. The battery storage containers will sit in an area of the site where panels have previously been approved. The battery containers are 2.9m in height. Also proposed in this part of the site are transformer stations (2.9m high) and battery power conversion units (1.9m high). The battery containers will be arranged in two rows with access tracks between.
- 2.12. The main substation is proposed on the northern boundary of the site, in a similar location to the approved substation. The existing consent allowed for the substation equipment to be housed within a brick building, 8.73m in height, 45m in length and 20m in width. It is now proposed that a substation compound will replace this building. The footprint of the compound will be 40.1m x 20.6m and will include a small building (4.62m in height, 14.1m in length, 8m width), and additional equipment of various heights. The tallest equipment will be a mast at 14.2m, although this is a very slim piece of equipment. The remainder of the equipment will sit below the 8.73m height of the previously approved building which would have occupied this area of the site under the existing consent.

Condition 9

- 2.13. It is also proposed to vary Condition 9 of the existing consent which required details of the connection between the solar farm and Northern Powergrid substation to the north to be submitted to and approved by the LPA. This condition has recently been

discharged and it is therefore proposed to amend the wording of this condition to reflect this. The existing and proposed wording of Condition 9 is provided below:

Condition 9 – Existing Wording	Proposed Wording
The development hereby approved shall not be brought into operation until the cable route from the solar farm to the national grid network has been submitted to and approved in writing with the Local Planning Authority.	The cable route from the solar farm to the national grid network shall be in line with the details approved by application ref. 21/30204/CONDET.

/3 TECHNICAL CONSIDERATIONS

- 3.1. The submission of application ref. 20/0193/STPLF was supported with a number of technical assessments which considered the impacts of the proposed development. It was concluded in the officer's report for the existing consent that there were no technical reasons which would preclude the grant of planning permission.
- 3.2. The s.73 application submitted herein is supported with addendums to a number of these assessments. The addendums take into account the inclusion of the battery energy storage scheme, the revised substation/transformer equipment and changes to the overall revised layout of the site.
- 3.3. It remains the case that the proposed development can be implemented without significant adverse impacts arising from any site constraints or environmental issues as detailed below:

Ecology

- 3.4. An Addendum Ecological Appraisal has been provided which considers the ecological effects of the revised proposals. All surveys which supported the existing consent remain valid and there has been no change to baseline conditions.
- 3.5. With regards to designated sites, potential effects remain unchanged from the existing consent, with no direct impacts predicted. The adoption of standard good practice pollution prevention and site runoff control measures ensure that indirect adverse impacts are unlikely.
- 3.6. Impacts on habitats are expected to be as per the existing consent, with those directly impacted by construction works restricted to arable fields and improved grassland strips. Negative impacts would be largely temporary, and the ecological effects are considered to be low. Habitat enhancement measures are proposed as shown in the Landscape Masterplan. This, together with the installation of bat, bird and two barn owl boxes within the site would improve biodiversity across the site.

- 3.7. With regards to protected species, there would be a small amount of permanent loss of arable land as a result of the batteries and a small section of hedgerow removal above the existing consent. No significant adverse impacts on protected species were identified for the existing consent, and that remains the case.
- 3.8. The Biodiversity Management and Enhancement Plan (BMEP) has been updated and includes full details of mitigation measures and biodiversity enhancements. Additional measures above those proposed for the existing consent include a greater amount of tree and shrub planting in the areas around the proposed batteries and transformer. As is the case with the existing consent, the creation of a new floristically diverse grassland habitat throughout the fields once intensively managed as arable farmland will support the achievement of net biodiversity gain.

Landscape and Visual Impact

- 3.9. An update to the Landscape and Visual Appraisal (LVA) of the proposed development has been undertaken. This takes into account the amended design of the scheme, changes that have arisen to the baseline environment, planning policy, and guidance since the development was consented, and reports changes to the previously reported landscape and visual effects as a result of the development as now proposed.
- 3.10. There have been no changes to the baseline landscape character and views since the existing consent; there have however been changes to guidance on the sensitivity of the host landscape, which has increased the sensitivity of the landscape from low/medium to medium. This, combined with the changes to the design has been assessed. Within the LVA update, these changes are summarised as follows:
- amending the appearance, but not the location, of the proposed substation and transformer equipment;
 - adding battery storage to the northern area of the site, which would be 0.35m taller than the panels previously proposed in that area; and
 - slightly altering the distribution of the solar panels and proposed species rich grassland within the remainder of the site.

- 3.11. It is found in the LVA update that the new battery storage element would remain screened by existing and proposed hedges, whilst changes to the overall panel layout would be barely perceptible. Neither of these changes give rise to changes to the previously reported effects.
- 3.12. With regards to the substation, this element would give rise to effects given the change in design from a building, to openly seen infrastructure including a 14.2m mast. Additional landscape planting has been provided in this area to filter views of these taller elements. Although the substation now includes elements taller than previously approved, the overall bulk of the substation has decreased, such that there would be a marginal reduction in landscape and visual effects from the existing consent.
- 3.13. Overall, impacts on landscape character are as per those for the existing consent; with moderate/minor adverse impacts on the LCA 18a: River Hull corridor area that includes the site, and minor/negligible adverse impacts on the LCA 18e: Kelck Beck Farmland located to the north. There has been a marginal reduction in visual effects given the overall bulk of the substation has decreased, with minor/negligible adverse impacts experienced from all viewpoints assessed in the LVA.

Highways and Transport

- 3.14. A Transport Statement (TS) was submitted with the application for the existing consent which proposed a route to site via Main Street and the B1249. During the course of that application, a Construction Traffic Management Plan (CTMP) was requested to take account of an alternative route to site since one to the bridges on Main Street had been damaged. The CTMP therefore assessed an alternative route through Hutton Cranswick via Meggisons Turnpike, West End and Main Street, Skerne. This route was deemed acceptable, and it is this route which is assessed in the updated TS and CTMP.
- 3.15. The construction period for the proposed development is anticipated to be 25 weeks; an increase from the 20 weeks associated with the existing consent. Vehicle movement numbers associated with the construction period have also increased to take account

of the additional equipment proposed. Following construction, the operation of the proposed development would result in between 10 and 20 vehicle trips per year to support operation and maintenance activities. These trips will be made by car/light vans. This level of movements would have a negligible, if not imperceptible impact, on the operation of the local highway network.

- 3.16. Swept path analysis has been re-run and presented in the TS and CTMP to take account of the largest vehicles associated with the proposed development; the results of this analysis show that an Abnormal Indivisible Load Vehicle (AILV) can adequately manoeuvre the proposed traffic route and existing access junction.
- 3.17. The TS concludes that the proposed development would not be expected to have a detrimental impact in terms of road safety and traffic impact.
- 3.18. It is noted that the Council's Highway Development Management team raised no objection to the existing consent, subject to conditions, which it is expected will be repeated on any new consent.

Flood Risk and Drainage

- 3.19. The Flood Risk Assessment and Drainage Impact Assessment submitted with the application for the existing consent has been updated to take account of the revised proposals, and with regards to consultation responses received during the course of the original application.
- 3.20. The proposed development is located within Flood Zone 1, which has the lowest risk of flooding. A very small area of Flood Zone 2 is located in the north eastern corner of the site, which will be avoided. As such, and subject to the suitable assessment of flood risk, the development would be considered sequentially preferable in this location.

- 3.21. The FRA for the site has found that although the Environment Agency Risk of Flooding from Surface Water map indicates a high risk, the nature of the proposed development means that it would be unaffected by these small local areas of surface water flooding. The risk of flooding from canals, reservoirs and other artificial sources is low.
- 3.22. Whilst the site lies within a Groundwater Emergence Zone, the risk to this type of development is considered to be low and acceptable. Furthermore, the risk from sewer flooding and development drainage is low.
- 3.23. A drainage strategy and impact assessment has been prepared which demonstrates that the proposals need not incorporate any positive drainage, since there will be no formal runoff from the installation. Surface water run-off from the site will therefore behave as it currently does, and the surface water regime of the site will not be altered.
- 3.24. It is anticipated that the conditions imposed on the existing consent will be repeated on any new consent.

Historic Environment

- 3.25. An Addendum to the original Heritage Statement (AHS) has been provided to assess the predicted impacts of the construction and operation of the proposed development on cultural heritage interests. It is noted that no objections were raised with regards to heritage for the existing consent. The Council's Conservation team agreed with the conclusion of the assessment that there would be no negative impact on above ground heritage assets surrounding the development. With regards to archaeology, trial trenching secured by condition was deemed appropriate given the archaeological potential of the site was considered to be high.
- 3.26. The AHS finds that there would be no significant effects upon the setting of cultural heritage assets within the wider area as a result of the inclusion of the battery storage element, differing substation design or redesign of the layout of the solar panels.

- 3.27. With regards to archaeology, it is considered that the condition relating to the need for a programme of evaluation by trial trenching and further mitigation measures if needed remains relevant and would suffice to protect any undesignated heritage assets associated with the site.

Trees and Hedgerows

- 3.28. A Tree Survey of the site was undertaken to identify the location and quality of on-site hedgerows and trees and to guide the design process for the existing consent and has been used in formulating the revised layout subject of this application. The Arboricultural Impact Assessment submitted with the existing consent has been updated to take account of the new layout.
- 3.29. Three individual trees, four groups of trees and fourteen hedgerows were surveyed in total, all of which are located along the field boundaries either within the site itself, or on immediately adjacent land. In all cases, the trees and hedgerows surveyed were considered to be Category C, meaning they are of generally low quality.
- 3.30. It is proposed that all trees associated with the site would be retained. It is however recommended that a risk assessment of tree group G4 is undertaken, with remedial works as required to reduce the risk of damage to the proposed solar panels from tree failure. Any pruned stems and branches should be left in situ where possible for habitat enhancement purposes.
- 3.31. In general, it is proposed to retain and enhance the existing hedgerows associated with the site. It is however possible that some sections of hedgerows H1, H7 and H10 will need to have some small sections removed in order to widen or create new access gaps as proposed. This was the case for the existing consent. In addition, the removal of a small section of hedge H9 may also be required in order to install the new connection from the onsite substation to the National Grid substation to the north. This is the connection which has been approved by virtue of the recent discharge of condition application ref. 21/30204/CONDET. The loss of this hedgerow would be

mitigated for by additional planting along the field boundaries between hedgerows H8 and H9.

- 3.32. During construction, trees and hedgerows to be retained would normally be protected by erecting protective fencing around their root protection zones. Given that a perimeter fence is proposed around the site, it is recommended that this is erected prior to other works commencing, and that this would suffice to protect trees, avoiding the need for temporary tree protection fencing. A condition requiring these measures was added to the existing consent and it is expected this will be repeated on any new consent.

/4 PLANNING POLICY CONTEXT

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise "

4.2 The Development Plan for the area comprises the **East Riding Local Plan**, made up of the **Strategy Document** and the **Allocations Document**, both adopted 2016. The Bridlington Town Centre Area Action Plan is also part of the Development Plan but is not considered relevant to this planning application. Material considerations include the *NPPF* (2019), *National Planning Policy Guidance, EN-1: Overarching National Policy Statement for Energy* (2011), and any local SPDs and SPGs.

East Riding Local Plan

4.3 The following policies are considered relevant to this proposal:

- Policy S1: Presumption in favour of sustainable development
- Policy S2: Addressing climate change;
- Policy S4: Supporting development in Villages and the Countryside;
- Policy EC1: Supporting growth and diversification in the East Riding economy;
- Policy EC5: Supporting the energy sector;
- Policy EC6: Protecting mineral resources;
- Policy ENV2: Promoting a high quality landscape;
- Policy ENV3: Valuing our heritage;
- Policy ENV4: Conserving and enhancing biodiversity and geodiversity; and
- Policy ENV6: Managing environmental hazards.

4.4 An extract is provided below from the local plan policies map, with the application site located in the open countryside:

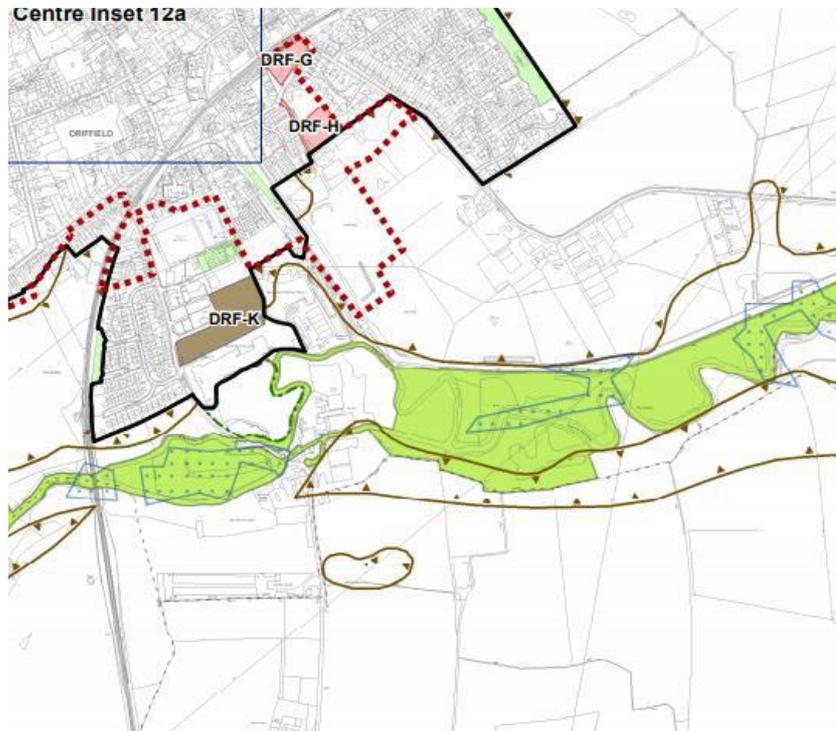


Figure 3: Extract from Adopted Policy Map Driffield Insert 12

- 4.5 **Policy S1: Presumption in favour of sustainable development** – reflects the NPPF’s stance on sustainable development, stating that the LPA will work proactively with applicants to find solutions so that schemes can be approved where possible.
- 4.6 **Policy S2: Addressing Climate Change** – states that development decisions will support a reduction in greenhouse gas emissions and adaptation to the expected impacts of climate change. This will be achieved through a number of means. Relevant to this scheme is that the Council will promote renewable and decentralised energy generation in appropriate locations.
- 4.7 **Policy S4: Supporting Development in Villages and the Countryside** – directs that outside of a development limit, land will be regarded as the Countryside where only certain forms of development will be supported. These include energy development and associated infrastructure.

4.8 ***Policy EC1: Supporting the growth and diversification of the East Riding economy*** – seeks to boost the local economy and requires that development be of an appropriate scale to its location, whilst respecting the character of the surrounding landscape.

4.9 ***Policy EC5: Supporting the Energy Sector*** – provides support for the energy sector, where any significant adverse impacts are addressed satisfactorily, and the residual harm is outweighed by the wider benefits of the proposal. Developments and their associated infrastructure should be acceptable in terms of:

1. *The cumulative impact of the proposal with other existing and proposed energy sector developments;*
2. *The character and sensitivity of landscapes to accommodate energy development, with particular consideration to the identified Important Landscape Areas;*
3. *The effects of development on:*
 - i. *Local amenity, including noise, air and water quality, traffic, vibration, dust and visual impact;*
 - ii. *Biodiversity, geodiversity and nature, particularly in relation to designations, displacement, disturbance and collision and the impact of emissions/contamination;*
 - iii. *The historic environment, including individual and groups of heritage assets above and below ground;*
 - iv. *Telecommunications and other networks; including the need for additional cabling to connect to the National Grid, electromagnetic production and interference, and aeronautical impacts such as on radar systems;*
 - v. *Transport, including the opportunity to use waterways and rail for transportation of materials and fuel, and the capacity of the road network to accommodate development;*
 - vi. *Increasing the risk of flooding; and*
 - vii. *The land, including land stability, contamination and soil resources.*

- 4.10 Where appropriate, proposals should include provision for decommissioning at the end of their operational life. Where decommissioning is necessary, the site should be restored, with minimal adverse impact on amenity, landscape and biodiversity, and opportunities taken for enhancement of these features.
- 4.11 **Policy EC6: Protecting mineral resources** – states that within or adjacent to Mineral Safeguarding Areas, non-mineral development, which would adversely affect the viability of exploiting the underlying or adjacent deposit in the future, will only be supported where it can demonstrate certain criteria. These are:
1. *Underlying or adjacent mineral is of limited economic value;*
 2. *Need for the development outweighs the need to safeguard the mineral deposit;*
 3. *Non-mineral development can take place without preventing the mineral resource from being extracted in the future;*
 4. *Non-mineral development is temporary in nature; or*
 5. *Underlying or adjacent mineral deposit can be extracted prior to the non-mineral development proceeding, or prior extraction of the deposit is not possible*
- 4.12 **Policy ENV2: Promoting a high-quality landscape** – requires that development proposals be sensitively integrated into the existing landscape, demonstrate an understanding of the intrinsic qualities of the landscape setting and, where possible, seek to make the most of the opportunities to protect and enhance landscape characteristics and features.
- 4.13 **Policy ENV3: Valuing our heritage** - the significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved.
- 4.14 Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm.

- 4.15 ***Policy ENV4: Conserving and enhancing biodiversity and geodiversity*** - development resulting in loss or significant harm to a Local Site, or habitats or species supported by Local Sites, whether directly or indirectly, will only be supported if it can be demonstrated there is a need for the development in that location and the benefit of the development outweighs the loss or harm.
- 4.16 ***Policy ENV5: Strengthening Green Infrastructure*** – seeks new development to incorporate existing and / or new green infrastructure features, and to capitalise on opportunities to enhance and create links between green infrastructure features.
- 4.17 ***Policy ENV6: Managing environmental hazards*** – requires that new development does not have an unacceptable impact on the user, wider community and the environment from hazards such as flood risk and ground water pollution.

Material Considerations

National Planning Policy Framework (2021)

- 4.18 The National Planning Policy Framework sets out the presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.19 With regards to low carbon and renewable energy, the NPPF states at paragraph 152 that the planning system should:
"...support the transition to a low carbon future in a changing climate...contribute to radical reductions in greenhouse gas emissions and... support renewable and low carbon energy and associated infrastructure."
- 4.20 With specific regard to renewable energy, paragraph 158 states that LPAs should not require applicants to demonstrate the overall need for such proposals, and that they should look to approve the application if its impacts are (or can be made) acceptable.

Overarching National Policy Statement for Energy (EN-1) (July 2011)

- 4.21 Although the primary purpose of this document is for use in decisions for Nationally Significant Infrastructure Projects (which does not include solar), it provides some useful background information about the UK's direction of travel in terms of energy infrastructure delivery.
- 4.22 This NPS sets out the importance of energy for economic prosperity and social well-being and recognises the need for the UK to ensure that it has secure and affordable energy. Producing the energy the UK requires, it states, and getting it to where it is needed, necessitates a significant amount of infrastructure, both large and small scale.
- 4.23 This document is from 2011 and sets out the Government's legally binding greenhouse gas emissions targets from that time which were to reduce emissions by 80% by 2050. These targets have since been revised-up to zero net emissions by 2050.
- 4.24 With specific regard to renewable energy, this NPS provides the UK commitment at that time to sourcing 15% of energy from renewables by 2020, stating that to hit this target, and largely decarbonise the energy sector by 2030, it is necessary to bring forward new renewable energy projects urgently. This target has since been increased in 20% since the NPS was published.
- 4.25 National Policy Statement for Renewable Energy (EN-3) (July 2011) specifically deals with the potential effects and assessment of renewable energy projects over 50MW and does not cover solar development. It is therefore not considered relevant here.

/5 PLANNING POLICY ASSESSMENT

Principle of Development

- 5.1 The UK is a member of the United Nations Framework Convention on Climate Change (UNFCCC). The UNFCCC is the key forum which oversees international action to tackle climate change. The UNFCCC led the development and adoption of The Paris Agreement in 2015. A total of 160 countries have pledged to cut their emissions as part of this process, although more action is needed in order to meet the Paris Agreement's aims of holding the increase in global average temperature rise to well below 2°C above pre-industrial levels and to pursue efforts to limit warming to 1.5°C.
- 5.2 The UK's pledge to reduce its emissions under the Paris Agreement was made as part of a joint pledge by members of the European Union (EU). EU Member States jointly agreed to a 2030 target of at least a 40% reduction in emissions below 1990 levels, supported by an EU-wide climate and energy package. This follows on from the 2020 package which aims to achieve a 20% reduction in emissions relative to 1990, a 20% energy efficiency improvement and a 20% share of renewables in energy consumption by 2020.
- 5.3 Through the 2008 Climate Change Act, the UK was the first country to introduce long-term, legally-binding national legislation to tackle climate change. The Act provides the UK with a legal framework including a 2050 target for emissions reductions, five-yearly 'carbon budgets' (limits on emissions over a set time period which act as stepping stones towards the 2050 target), and the development of a climate change adaptation plan.
- 5.4 According to the Committee on Climate Change, leaving the EU would change how UK carbon budgets are delivered; where policies previously agreed at EU level no longer apply or are weakened, new UK policies will need to replace them. But leaving the EU does not change the need to cut greenhouse gas emissions, the level of carbon budgets

(which are set in UK law), or the duty on the UK Government to act to tackle climate change.

- 5.5 A review of the UK's 2050 target (previously set at 80% reduction) by the Committee on Climate Change prompted the Government to set a target of **zero net emissions by 2050**, which was legislated for in 2019. This was followed in December 2020 by the UK Government announcing a new ambitious target to **reduce UK emissions by a least 68% by 2030, compared with 1990 levels**. Recognising the urgency to go further to tackle climate change, the UK's new target to reduce greenhouse gas emissions – our Nationally Determined Contribution (NDC) under the Paris Climate Agreement – is among the highest in the world and commits the UK to cutting emissions at the fastest rate of any major economy so far.
- 5.6 At a national policy level, the NPPF recognises the need to meet the challenge of climate change as set out in Chapter 14 of the Framework. As referred to in Section 6, the NPPF recognises that radical reductions in greenhouse gas emissions are essential and looks to support renewable energy development where its impacts are, or can be made, acceptable.
- 5.7 It is therefore clear that there is overwhelming support at a national level for this type of development, and a demonstrable need for the UK to continue to deliver renewable energy and low carbon projects. The LPA agreed this was the case in the approval for the existing consent.
- 5.8 With specific regard to the battery energy storage element of the proposed development, this will significantly improve the efficiency of the solar farm. Renewable energy production can be intermittent as it depends largely on weather and conditions. The batteries will store excess energy at times of low demand, and release it back to the National Grid when demand rises – which often does not correlate with when the energy is produced. The batteries are considered a facilitator to renewable energy generation, which is a position confirmed by an Inspector's decision (ref

APP/R1010/W/17/3172633) for a battery energy storage facility in Hilcote, Derbyshire, where it was stated:

"...the appellant indicates that flexible peaking power generation capacity specifically forms part of the renewable energy infrastructure being developed to meet the UK's obligations under the EU Renewable Energy Directive, because renewable sources are supplies that are dependent on the time of day and weather conditions. Moreover, the Council accepts that in so far as the appeal proposal is required to provide greater capacity and flexibility in the energy generation network the proposed generators could be described as 'associated infrastructure' that would support the move towards low carbon energy supplied increasingly by renewable energy developments. It seems to me therefore that on balance it is not unreasonable to conclude that the proposed development would constitute development required for the exploitation of sources of renewable energy".

- 5.9 Given the above, relevant policies regarding renewable energy should be considered. The NPPF establishes the requirement to promote renewable energy use and one of the core principles of the framework is to support the transition to a low carbon future, encouraging the use of renewable resources. Paragraph 158 states that in determining planning applications for low carbon energy, that local planning authorities should approve the application if its impacts are (or can be made) acceptable.
- 5.10 Turning then to the Development Plan, this comprises the East Riding Local Plan (ERLP) (Strategy Document (SD) and Allocations Document (AD)), adopted in 2016. The Development Plan is considered up to date.
- 5.11 **SP1** reflects the NPPF's stance on sustainable development, whilst **SP2** deals with climate change, providing support for renewable energy generation in appropriate locations. **EC5** offers specific support for the energy sector, providing significant adverse impacts are addressed satisfactorily, and that any residual harm is outweighed by the wider benefits associated with the proposals.

- 5.12 The site is located in the open countryside where policy **S4** directs that only certain forms of development will be supported. Amongst these, energy development and associated infrastructure are listed, provided that proposals respect the intrinsic character of their surroundings.
- 5.13 In addition to the obvious environmental benefits, it is also considered that the proposed development would be in line with the aims of policy **EC1** which supports the growth and diversity of the East Riding economy, providing new development of an appropriate scale to its location, and that it respects the character of the surrounding landscape.
- 5.14 Given the above, it is clear that the relevant policies of the Development Plan offer support for this type of scheme in this location. Subject to there being no significant adverse effects, and where any residual harm is outweighed by the benefits of the proposals, the principle of the proposed development is considered acceptable. This position was agreed in the granting of approval of the original consent.

Minerals Safeguarding Statement

- 5.15 The proposed development site is situated within a Minerals Safeguarding Area. Policy **EC6** confirms that non-mineral development, which would adversely affect the viability of exploiting the underlying or adjacent deposit in the future, will only be supported where it can demonstrate certain criteria. Of these, it is considered that the proposals accord with two of the exceptions, namely that the proposed development is temporary in nature, and that the proposals can take place without preventing the mineral resource from being extracted in the future, that is, after the development is decommissioned at the end of its life. This position was agreed in the officer's report for the existing consent

Technical Considerations

Landscape and Visual Impact

- 5.16 Policy **ENV2** seeks to promote a high-quality landscape, whilst **EC5** provides support for energy development where the character and sensitivity of landscapes are judged to be able to accommodate such developments.
- 5.17 It is considered that, as with the existing consent, whilst some inevitable adverse impacts have been identified, the proposed development accords with the aims of ENV2 and EC6. Furthermore, impacts are marginally reduced below those of the existing consent by virtue of the change in substation equipment. The limited adverse impacts of the development will be considered further in the Planning Balance at the end of Section 5.
- 5.18 It is also found that the proposals accord with **ENV5** which seeks to strengthen green infrastructure, given the planting proposed in the Landscape Masterplan.

Design

- 5.19 The layout of the proposed development has been designed to make the most efficient use of the site, whilst respecting existing features; including hedgerows and trees which sit on field boundaries. The Landscaping Masterplan has sought to enhance the green infrastructure of the site, proposing new hedgerow planting and filling in gaps, to aid in the screening of the development and promote biodiversity. Accordingly, it is considered that the proposed development complies with the principles of the **National Design Guide**.

Residential Amenity

- 5.20 Policy **EC6** requires that new energy developments should be acceptable in terms of local amenity including issues relating to noise, air, water quality, traffic, vibration, dust and visual impact. This policy also seeks to ensure that there would be no unacceptable impacts in terms of land contamination.
- 5.21 Given the nature of the proposed development, there are no issues in terms of noise and air quality, vibration or dust. Likewise, there are no issues in terms of water quality.

- 5.22 The impacts in terms of traffic have been addressed in Section 4. Impacts on local amenity in this respect will be largely limited to the construction phase, where mitigation measures will ensure there are no unacceptable impacts on the local and wider highway network. During operation, impacts would be negligible given the low-level of vehicle movements involved with this stage.
- 5.23 The Council's Public Protection team raised no objections to the existing consent given the findings of the land contamination assessment provided with that application and those findings remain relevant.
- 5.24 No additional impacts on residential amenity or living conditions have been identified as a result of the revised proposals and it is considered that the proposed development complies with EC6.

Heritage

- 5.25 Policy **ENV3** deals with heritage and seeks to ensure that the significance, views, setting, character and appearance of both designated and non-designated heritage assets should be conserved. This policy states that any development likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. **EC5**, dealing specifically with energy development, reinforces this view.
- 5.26 The existing consent was found to comply with the relevant Development Plan policies in respect of heritage, as set out in the Officer's Report for that application. The Addendum Heritage Statement finds that there would be no significant impacts on designated heritage assets in the wider area as a result of the changes proposed by this S.73 application. As such, the proposals are in line with ENV3 and EC5 and would conserve significance, views, setting, character and appearance. Mitigation measures in the form of a programme of evaluation works as outlined in section 4 and in the addendum would ensure that any unknown cultural heritage assets would be conserved appropriately, in line with ENV3, EC5 and the NPPF.

Biodiversity

- 5.27 The site comprises of predominantly agricultural fields which are considered of low ecological value. Field boundaries comprises mainly hedgerows, with some individual trees and groups of trees present. With the exception of some small sections of hedgerow where gaps need to be widened to facilitate access around the site, all boundary vegetation would be retained. In addition, a comprehensive landscaping scheme is proposed which will promote biodiversity within the site.
- 5.28 As set out in Section 4 of this Planning Statement and in the supporting ecological addendum, no impacts on designated sites as a result of the revised proposals have been identified and any additional impacts on habitats or protected species are considered negligible.
- 5.29 The proposed development is considered to be in line with **EN4** which seeks to protect important local sites, habitats and species, and with **EC5** which reflects these aims. The proposed development would result in a net gain in biodiversity, which the NPPF sees as essential to enhancing the natural and local environment. It is noted that Natural England and the Council's Biodiversity Officer had no objections to the existing consent.

Best and Most Versatile Land

- 5.30 It was established during the application for the existing consent that the site is Grade 3b and of limited agricultural quality. A condition requiring the restoration of the land back to agriculture at the end of the life of the development (40 years) was imposed on the existing consent and is expected to be repeated on any new consent.

Highways

- 5.31 Policy **EC5** seeks to ensure that the local highway network has the capacity to accommodate new development. As set out in the updated Transport Statement and CTMP and Section 5, the route to site is considered safe and acceptable and vehicle movements during operation would be imperceptible on the local highway network

once the site is operational. Conditions were imposed which the applicant is happy to accept on any new consent.

5.32 With regards to glint and glare, a monitoring condition was imposed on the existing consent which it is expected will be repeated.

5.33 It is therefore considered that the proposals accord with **EC4** and **EC5**, and that in line with paragraph 109 of the NPPF, there would be no grounds for refusal based on highway impacts.

Flood Risk and Drainage

5.34 The site sits predominantly in Flood Zone 1 where new development is directed towards. Given the scale of the development, a Flood Risk Assessment and Drainage Impact Assessment have been undertaken. The FRA concludes that the site has a low risk of flooding, and since the proposals fall within the 'less vulnerable' category of development, they are acceptable in this location. Given the nature of the proposals, surface water run-off from the site would behave as it currently does and there would be no adverse impacts in this respect. It was established as part of the existing consent and set out in the officer's report for that approval that the development would manage surface water without increasing flood risk elsewhere and was deemed acceptable.

5.35 Accordingly, the proposals accord with **EC5**, **ENV6**, and the relevant parts of the NPPF which seek to ensure that new energy developments do not increase the risk of flooding.

The Planning Balance

5.36 The proposed development comprises a 30MW solar scheme, which is capable of providing energy for the equivalent of nearly 8,000 homes. As set out at the beginning of this Section, the UK has ambitious targets for reducing greenhouse gas emissions and moving towards a low carbon society. In reality, the only way these aims can be achieved is if a huge amount of renewable energy is deployed. At present, the UK is

- falling behind on its obligations in this respect, which makes the need for new renewable energy to be deployed all the more urgent. The battery energy storage system will increase the efficiency of the solar farm, ensuring that less losses are experienced. This type of technology is a facilitator to renewable energy development and should be supported as such.
- 5.37 The principle of the proposals is considered acceptable in line with the relevant policies of the Development Plan which allows for energy development in the open countryside, provided that impacts are, or can be made, acceptable, and where the benefits of the development outweigh any harm.
- 5.38 The existing consent demonstrates that the LPA were happy that the benefits of the scheme outweighed any harm as a result of the proposed development, which was limited to some moderate/minor landscape and visual impacts, which although long-term, are reversible. Harm arising from the development proposed by this s.73 application for revised proposals is considered to be no greater than that of the existing consent.
- 5.39 Weighed against this limited harm are the numerous benefits of the scheme, most notably the huge carbon savings associated with the production of energy equivalent to power 7,907 homes¹, amounting to 12,438 tonnes of CO₂ per year², and the associated environmental benefits of such savings, which are material benefits weighing heavily in favour of the proposals.
- 5.40 The proposed development is considered to accord with the core aims of the Development Plan and NPPF, to promote sustainable development. From an economic point of view, the scheme would provide a boost to the local economy during construction, and to local and wider supply chains, together with contributing to a shift

¹ Estimate based on an average electricity consumption per household of 3,794 kWh based on Department for Business, Energy and Industrial Strategy 2019 data (the most recent available) for East Riding of Yorkshire. <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics> (accessed 20th July 2021).

² Annual CO₂ offset based on an estimated saving of 430g of CO₂ per kWh generated.

towards a low carbon economy. With regards to the environmental aims of sustainable development, the proposed development would have direct positive environmental impacts with regards to the carbon savings associated with this type of energy development, and the associated wider environmental benefits which flow from this. As demonstrated in this submission, there would be no unacceptable harm to the environment as a result of the proposals.

- 5.41 Skerne and Wansford Parish Council were supportive of the development approved by the existing consent. Since the application was approved, the applicants have been in discussions with the parish council and the parties have agreed terms for an annual payment to a community fund. It is noted that 5 letters of support were received by the LPA during the course of the planning application, with no objections received.
- 5.42 The proposed development accords with the Development Plan. There are no technical reasons which suggest planning permission should not be granted and furthermore there are important materials considerations which weigh heavily in favour of the scheme. As such, the proposals should be approved without delay.

/6 CONCLUSIONS

- 6.1 PWA Planning has been retained by Harmony Energy Ltd to apply under Section 73 of the Town and Country Planning Act 1990 to vary conditions on planning permission ref. 20/01962/STPLF, granted on 23rd October 2020 on land at The Beeches, Skerne, Driffield. The solar farm would produce 30MW of renewable energy, powering the equivalent of 7,907 homes, resulting in CO₂ savings of 12,438 tonnes per year, whilst the battery energy storage element would improve the efficiency of the solar development and contribute to further carbon savings.
- 6.2 The principle of the development is considered acceptable and fully accords with the Development Plan, the NPPF and other material considerations. Furthermore, the scheme is in accordance with the UK Government's aim to move towards a low carbon economy and reduce greenhouse gas emissions in line with their legally binding targets. These points were accepted during the course of the previous application for the existing consent.
- 6.3 The supporting information submitted with this application demonstrates that, as with the existing consent, there are no unacceptable harmful effects associated with the revised proposals. Any limited impacts are overwhelmingly outweighed by the benefits related to the development, most notably the positive environmental impacts associated with renewable energy deployment and at a local level by the biodiversity enhancements delivered by the scheme.
- 6.4 The proposed development represents sustainable development which accords with the Development Plan. There are no technical reasons which suggest planning permission should not be granted and furthermore there are important materials considerations which weigh heavily in favour of the scheme. As such, the proposals should be approved without delay.

APPENDIX 1 – CORRESPONDANCE WITH LPA

From: Matthew M. Sunman <Matthew.Sunman@eastriding.gov.uk>
Sent: 23 June 2021 16:30
To: Louise Leyland <Louise.Leyland@pwaplanning.co.uk>
Cc: James Chatfield <james.chatfield@eastriding.gov.uk>
Subject: Re: 20/01962/STPLF - Installation and operation of a solar farm with associated infrastructure - Back Lane, Skerne

Good Afternoon

Thank you for your email.

In my opinion, and without seeing the amended plans, I would agree with the supporting documents for the proposed S73 application.

Kind Regards

Matthew Sunman
Principal Development Management Officer - Minerals and Waste
01482 393735
Matthew.Sunman@eastriding.gov.uk
CertHE, MPhysGeog (Hons), MSc Urban and Regional Planning,
MRTPI

From: Louise Leyland <Louise.Leyland@pwaplanning.co.uk>
Sent: Wednesday, June 23, 2021 12:07 PM
To: Matthew M. Sunman <Matthew.Sunman@eastriding.gov.uk>
Cc: James Chatfield <james.chatfield@eastriding.gov.uk>
Subject: RE: 20/01962/STPLF - Installation and operation of a solar farm with associated infrastructure - Back Lane, Skerne

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Good afternoon Matthew

I hope you are well.

I contacted you earlier this year to confirm the process for dealing with amendments to the above application, and it was agreed that a S73 application would be appropriate. As a reminder, the changes involve amendments to the layout of the solar panels and incorporation of battery energy storage units. We now have a revised layout and are in the process of preparing the submission.

I wanted to confirm the validation requirements for the S73 application please.

In addition to revised plans, I would suggest that updates/addendums to the following assessments are provided:

PLANNING STATEMENT

LAND AT THE BEECHES, SKERNE – S73 APPLICATION TO AMEND
LAYOUT OF APPROVED SOLAR FARM



- Landscape and Visual Appraisal
- Landscape Masterplan
- Heritage Assessment
- FRA and Drainage Impact Assessment
- Transport Statement
- Ecology Assessment and BMP
- Tree Survey and AIA.

The Planning and Design and Access Statements will also be updated.

I would appreciate if you could confirm your agreement to the above please. For your information, the only report from the original submission we propose not to update is the Phase 1 Geotech report, since the site area is the same as previously and this report was not layout dependant.

I look forward to hearing from you.

Kind regards

Louise

Louise Leyland MRTPI | Associate

01772 369 669 | 07809 210551

2 Lockside Office Park, Lockside Road, Preston, PR2 2YS



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Covid-19 Coronavirus Emergency

Please note that as of 18/03/2020, the practice will heed current government advice and we will, for the most part, be working remotely and avoiding unnecessary social contact. As such staff will not routinely be in the office and will be unable to attend group meetings or similar. Given the nature of much of our work, it is possible for us to continue to operate via email, telephone and video conferencing. We will continue to handle telephone calls and will in turn ensure that our staff respond as promptly as possible by return call or email as necessary. Please then continue to use the office telephone number (01772) 369 669 or email / phone the individual with whom you have been dealing.

From: Matthew M. Sunman <Matthew.Sunman@eastriding.gov.uk>
Sent: 16 February 2021 18:04
To: Louise Leyland <Louise.Leyland@pwaplanning.co.uk>
Cc: James Chatfield <james.chatfield@eastriding.gov.uk>
Subject: Fw: 20/01962/STPLF - Installation and operation of a solar farm with associated infrastructure - Back Lane, Skerne

Good Evening

Thank you for your email and attached plans.

In my opinion it could be considered as a section 73. I would suggest siting them away from public vantage points and as you point out in your email increase the height of soft landscaping.

With regards the example provided in that case the nonmat reference 20/40009/NONMAT was to vary battery type specified in the planning permission (reference 17/01993/STPLF).

In this case the proposed batteries were not included with the initial planning proposal and therefore suggest this should be variation of condition application because it would be a material change to the planning proposal 20/01962/STPLF.

Kind Regards

Matthew Sunman
Principal Development Management Officer - Minerals and Waste
01482 393735
Matthew.Sunman@eastriding.gov.uk
MPhysGeog (Hons), MSc Urban and Regional Planning,
MRTPI

From: Louise Leyland <Louise.Leyland@pwaplanning.co.uk>
Sent: Tuesday, February 16, 2021 5:44 PM
To: Matthew M. Sunman <Matthew.Sunman@eastriding.gov.uk>
Cc: James Chatfield <james.chatfield@eastriding.gov.uk>
Subject: RE: 20/01962/STPLF - Installation and operation of a solar farm with associated infrastructure - Back Lane, Skerne

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Hi Matthew

Thank you for the quick response.

It is proposed that the batteries would be located in the area shown in the plan ref. Canadian Solar Layout I attached earlier – apologies I should have pointed out in my previous email, this area is labelled as ‘provision of BESS Station’. This ‘blank’ area is larger than would be required - the area required for the battery storage would be between 0.5 -1ha (the site area in total is 59ha). The Canadian Layout is draft at present, and once the battery location has been determined, additional panels would likely fill in some of this space (as per the approved layout where panels are located across this area). If you have a view on where the batteries would be best located within this part of the site, that would be very helpful.

The battery packs would be similar in appearance to those shown in the image below. These are the same as the batteries approved at another of the applicant’s sites in East Riding (Land SE of Lawns Farm, Cottingham, ref. 17/01993/STPLF, amended by application ref. 20/40009/NONMAT). I have attached the approved plans for that site, although please note those batteries are on a raised platform due to that site’s location in Flood Zone 3, and cover a larger area than proposed at Skerne - but this should give you an idea of how they would be arranged on site. If a specific layout of the batteries is required for you to confirm if a S73 is appropriate, then I can ask for this to be provided.

The approved landscaping scheme for the solar site is attached. Along the boundary to the east of the proposed area for the batteries, new planting has been approved to a height of 3-4m which would screen the batteries and panels in this area.



Kind regards

Louise

Louise Leyland MRTPI | Associate
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2 Lockside Office Park, Lockside Road, Preston, PR2 2YS



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From: Matthew M. Sunman <Matthew.Sunman@eastriding.gov.uk>

Sent: 16 February 2021 16:36

To: Louise Leyland <Louise.Leyland@pwaplanning.co.uk>

Cc: James Chatfield <james.chatfield@eastriding.gov.uk>

Subject: Fw: 20/01962/STPLF - Installation and operation of a solar farm with associated infrastructure
- Back Lane, Skerne

Good Afternoon

Thank you for your email.

It maybe possible to consider the proposed amendments as a S73 application bearing in mind the size and nature of the proposed development. In my opinion batteries could be considered ancillary.

However, could you provide more information about the batteries for example are they external or internal (such as in a shipping container)? what is the footprint of the battery storage area? Appreciate you suggest towards the north of the site but do you have any idea where? Do you have any more details on the battery storage area design/appearance?

Kind Regards

Matthew Sunman
Principal Development Management Officer - Minerals and Waste
01482 393735
Matthew.Sunman@eastriding.gov.uk
MPhysGeog (Hons), MSc Urban and Regional Planning,
MRTPI

From: Louise Leyland <Louise.Leyland@pwaplanning.co.uk>
Sent: Tuesday, February 16, 2021 4:24 PM
To: Matthew M. Sunman <Matthew.Sunman@eastriding.gov.uk>
Subject: 20/01962/STPLF - Installation and operation of a solar farm with associated infrastructure - Back Lane, Skerne

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Dear Matthew

I hope you are well.

You dealt with the above application last year, approved in October. Prior to submission, the applicants secured the relevant Grid connection offer for the solar farm. Since that time, the applicants have also secured Grid connection for battery storage on the site. These types of batteries would store the energy produced by the solar panels at times of peak production, and release to the Grid as required. This process improves the efficiency of solar farms significantly given solar farms only produce energy during daylight hours – which may not necessarily be when the energy is needed.

It is proposed that the batteries would be located towards the north of the site, in an area where solar panels have already been approved. The layout of the solar panels is therefore also proposed to be amended to accommodate this, as well as some other minor layout changes across the site. Attached

PLANNING STATEMENT

LAND AT THE BEECHES, SKERNE – S73 APPLICATION TO AMEND
LAYOUT OF APPROVED SOLAR FARM



is the approved layout and a draft proposed layout, with room set aside for the batteries (Canadian Solar Layout). The battery packs would be arranged in rows and are approx. 2.2m in height.

I wonder if you could confirm that inclusion of the batteries within site can be dealt with via a S73 application to amend Condition 3 which refers to the approved plans? I appreciate that S73 applications should not look to make amendments to proposals that materially alter the nature of the approved development, however in this instance it is considered that the batteries would be ancillary to the development as a whole in the same way that the substation, inverters, etc. are. I note that the description of development on the Decision Notice (attached) is *Installation and operation of a solar farm with associated infrastructure, including photovoltaic panels, mounting frames, transformers/inverters, substation, access tracks, pole mounted CCTV cameras and fencing*. I do not however consider that this description would preclude the inclusion of other ancillary development within the scheme via a S73 application, since it does not provide an exhaustive list of all of the elements of the approved development.

I hope you can advise as this is something the applicant is keen to progress with soon.

Kind regards

Louise

Louise Leyland MRTPI | Associate

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