

Draft Conditions – Appeal Scheme

Condition	Agreed or In Dispute?
<p>1. The development must be begun not later than the expiration of three years beginning with the date of this permission.</p> <p><i>[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].</i></p>	Agreed
<p>2. The development hereby permitted must be carried out in general accordance with the following approved plan(s)/drawings/documents:</p> <ul style="list-style-type: none"> • Revised Layout Plan – WLL02A-EXG-04-00-D-K001-P07 replacing WLL02A-EXG-04-00- D-K001-P05. • • Enhanced Landscape Strategy Plan P25-1631_EN_02F replacing P21-2533_EN_06E. • • Water Tank Elevations Plan - WLL02A-EXG-05-ZZ-D-K014-P01. • Updated Ecological Impact Assessment with updated Biodiversity Net Gain Assessment – Clarkson and Woods, October 2025. • Updated Flood Risk Assessment and Surface Water Drainage Strategy – Pegasus, October 2025. • • National Fire Chief Councils (NFCC) Compliance Report, ARC, February 2026 ref ARC-1283-002-R2. • Revised Landscape & Visual Impact Assessment by Pegasus Ref. p21-2533eN received 4th November 2024 • WLL02A-EXG-05-ZZ-D-K010-P02 SOLAR PANEL cross section solar panel received 5th March 2024 • P21-2533 OLD WOOD ENERGY PARK Revised Design and Access Statement received 5th March 2024 • P21-2533 OLD WOOD ENERGY PARK Revised Planning Statement received 5th March 2024 • WLL02A-EXG-05-ZZ-D-K001-P01 Battery Unit received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K002-P01 MV Inverter received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K003-P01 Substation Building received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K005-P01 RMU and Control Enclosures received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K006-P01 Aux Transformers received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K007-P01 Palisade Fencing received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K008-P01 BESS CCTV and Lighting received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K009-P02 132KV Switchgear received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K011-P01 Solar Fence and CCTV received 12th February 2024 	Agreed.

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<ul style="list-style-type: none"> • WLL02A-EXG-05-ZZ-D-K012-P01 33KV Cable Connection and Control room received 12th February 2024 • WLL02A-EXG-05-ZZ-D-K013-P01 Typical 33KV Transformer received 12th February 2024 • CTMP updated to reflect Local Highways Authority comments - R02-CTMP2024-12-05 - Motion • Revised Transport Technical Note - TN03 - 2024-12-04 - Motion • Revised Arboricultural Impact Assessment - BHA_5598_AIA_Old Wood Energy Park_IH_Dec_2024_Rev B - Barton Hyett Associates • ALC Report, Davis Meade, November 2021 • Breeding Bird Survey Report, Clarkson and Woods, September 2023 • Glint and Glare Assessment, Pager Power, November 2023 • Heritage Assessment, Pegasus, January 2024 • Noise Impact Assessment, Metrica, November 2023 • Outline Battery Safety Management Plan, Exagen, December 2023 • Attenuation Basin Statement, Exagen, February 2024. <p><i>[For the avoidance of doubt having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies 2019).]</i></p>	
<p>3. The site operator shall notify the Local Planning Authority in writing of the date of the first export of electricity. Such notification shall be made no later than four weeks after the first export of electricity. The development hereby approved is for a period of 40 years from the date of first export of electricity, after which the electricity generation and storage operations shall cease, and all solar panels, battery storage and ancillary infrastructure are to be removed from the site and the land is to be restored to its former condition. No less than 6 months before the end of the 40 year operational period, a Decommissioning Method Statement including any relevant ecological survey information shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include the timing for decommissioning to secure the removal of solar panels, battery storage and associated equipment. The subsequent decommissioning of the site shall be carried out in accordance with the agreed details within 6 months of the expiry of the period of 40 years from the date of first exportation of electricity , unless otherwise agreed with the Local Planning Authority. If the Development is not in operational use for a consecutive period of more than 6 months within the 40 year operational period then it shall be decommissioned using the approach set out above.</p> <p><i>[In the interests of the character and appearance of the area and to comply with Policies 16 (Renewable Energy) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.]</i></p>	<p>Agree</p>
<p>4. Prior to the commencement of development details about hard and soft landscaping (the Landscape Scheme) shall be submitted to and approved in writing by the local planning authority. The Landscape Scheme shall be in general accordance with the Enhanced Landscape Strategy Plan – P25-1631_EN_02F. The Landscape Scheme shall include the following:</p>	<p>Agree</p>

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<p>(a) Plans showing the proposed finished land levels/contours of landscaped areas.</p> <p>(b) Details of the protection measures to be used for any existing landscape features to be retained.</p> <p>(c) Soft landscape works including planting plans with specific schedules of plant species mix, plant sizes, numbers and densities.</p> <p>(d) A timetable for implementation.</p> <p>(e) On-going management plan to ensure maintenance of any approved landscaping, including who will be responsible for the continuing implementation and any phasing arrangements.</p> <p>The approved Landscape Scheme shall be carried out and completed in accordance with the approved details and timetable for implementation and thereafter retained. If, during the first five years of the implementation of the Landscape Scheme, any tree or shrub planted as part of the approved Landscape Scheme is removed, uprooted, destroyed, dies or becomes diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.</p> <p><i>[To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects on the landscape character of the area having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapter 12 (Achieving Well-designed Places) of the National Planning Policy Framework.]</i></p>	
<p>5. No development shall commence until a pre-construction condition survey of the highway has been carried out along the proposed HGV routes, the extent illustrated on Figure 7.1 of the Revised CTMP (R02- CTMP- 2024-12-05, Motion, dated November 2024), and submitted to and approved in writing by the Local Planning Authority. A post construction condition survey, with provision for appropriate reinstatement of affected areas associated with the construction phase of the development and timescale for implementation of any remedial works, should be submitted to and approved by the LPA within 6 months of the export date secured by Condition 3.</p> <p><i>[This is a pre-commencement condition as precise details have not been provided and this element of the proposed development is required to be carried out before the site is operational. In the interests of highway safety having regard to Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>Agree</p>
<p>6. The development shall not be brought into use until the accesses have been surfaced in a bound material for a minimum distance of 10m to the rear of the highway boundary, have been suitably drained to prevent the discharge of surface water from the site to the public highway and the visibility splays provided in accordance with the approved plans. The</p>	<p>Agree</p>

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<p>bound surfacing, measures to prevent the discharge of surface water and visibility splays shall thereafter be retained for the life of the development.</p> <p><i>[In the interests of highway safety having regard to Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	
<p>7. No part of any on site works accessed from Bradmore Road shall commence until works to implement appropriate passing bay facilities in the adopted highway on Bradmore Road (CTMP Appendix H drawings 2303076 – 06, 2303076 - TK26, 2303076 - TK27, 2303076 - TK28 and 2303076 - TK29) have been provided in accordance with details to be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.</p> <p><i>[In the interests of Highway safety having regard to Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>Agree</p>
<p>8. Prior to any external flood/security lighting being brought into first use, a lighting assessment (together with a lux plot of the estimated illuminance) shall be submitted to and approved in writing by the Local Planning Authority. Any such assessment shall consider the potential for light spill and/or glare, in accordance with the Institute of Lighting Professionals (ILP) Guidance Note for the Reduction of Obtrusive Light 01/21). The lighting shall be installed in accordance with the approved details and be retained and maintained as such for the life of the development.</p> <p><i>[In order to protect the amenities of the area having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>Agree</p>
<p>9. Prior to the commencement of development, including any enabling works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall have regard to the principles and mitigation measures set out within the Ecological Impact Assessment dated October 2025 and the Ecology Response Note dated March 2026 both prepared by Clarkson & Woods, the CTMP required by Condition XX, the Landscape Scheme required by Condition XX and LEMP required by Condition XX. The CEMP shall include details for the following:</p> <ul style="list-style-type: none"> (a) Areas for loading and unloading of plant and materials. (b) Storage of plant and materials used in constructing the development. (c) The location and appearance of any site compound/material storage areas, including heights of any cabins to be sited and details of any external lighting. (d) Measures to control the emission of dust, dirt, noise and vibration during construction. (e) On-site waste management measures for the storage, recycling and disposal of waste resulting from the construction works. 	<p>Agree</p>

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<p>(f) Physical measures and sensitive working practices to avoid or reduce impacts on ecology during construction.</p> <p>(g) The location and identification of biodiversity protection zones and the timing of sensitive works to avoid harm to biodiversity features.</p> <p>(h) The times during the construction period when specialist ecologists need to be present on site to oversee works.</p> <p>(i) The role and responsibilities on site, including an ecological clerk of works or similar competent person.</p> <p>(j) The use of protective fences, exclusion barriers and warning signs.</p> <p>(k) Soil management across the site during the construction period.</p> <p>(l) The routing of deliveries and construction vehicles to the site and the means of enforcement.</p> <p>(m) Arrangements for co-ordinating and controlling delivery vehicles.</p> <p>(n) Parking arrangements for site operatives and visitors.</p> <p>(o) On-site turning facilities for all vehicles.</p> <p>(p) Wheel washing facilities.</p> <p>(q) Lines of communication, including arrangements for the establishment of a liaison group with representation from the local community.</p> <p>The development shall be implemented in accordance with the approved CEMP throughout the construction period.</p> <p><i>[To ensure the development provides appropriate management of biodiversity on the site having regard to Policy 17 (Biodiversity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) Policy 38 (Non Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) Chapter 15 Conserving and enhancing the natural environment of the National Planning Policy Framework.]</i></p>	
<p>10. Prior to the commencement of any site works (including site clearance) a Landscape and Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority .The LEMP will be prepared in accordance with the recommendations contained within the Ecological Impact Assessment dated October 2025 prepared by Clarkson & Woods.</p> <p>The content of the LEMP shall include the following:</p> <p>(a) Description and evaluation of features to be managed.</p> <p>(b) Ecological trends and constraints on site that might influence management.</p> <p>(c) Aims and objectives of management.</p> <p>(d) Appropriate management options for achieving aims and objectives.</p> <p>(e) Prescriptions for management actions.</p> <p>(f) Preparation of a work schedule, including an annual work plan capable of being rolled forward over a five-year period.</p> <p>(g) Details of the body(ies) or organisation(s) responsible for implementation of the LEMP.</p> <p>(h) Ongoing monitoring and remedial measures.</p> <p>(j) Details of what provisions will be made within any fencing enclosing the site for mammals to cross the site.</p>	<p>Agree</p>

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<p>k) Details of how the site shall be managed to avoid the use of pesticides and minimise the use of herbicides.</p> <p>(l) Details of means of cleaning the panels, which shall exclude the use of chemical cleaners.</p> <p>(m) The biodiversity gain demonstrated in the biodiversity net gain assessment, with the means for biodiversity and habitat implementation, management and monitoring in the for the period of the development.</p> <p>(n) Details of hedgerow management to ensure hedgerows are retained at a height of 3-4 m for the duration of the development.</p> <p>The LEMP shall also include details of the administrative and funding mechanisms by which implementation of the LEMP will be secured by the management body(ies) or organisation(s) responsible for its delivery throughout the duration of the development. The LEMP shall also set out, where the results from monitoring show that conservation aims and objectives of the LEMP are not being met, how contingencies and/or remedial action will be identified, approved in writing by the local planning authority, and implemented, so that the development still delivers the biodiversity objectives of the originally approved scheme. The LEMP shall be implemented prior to the first First Export Date and thereafter continue to be implemented for the duration of the development hereby permitted. The development shall be undertaken in accordance with the approved LEMP.</p> <p><i>[To ensure the development contributes to the enhancements of biodiversity on the site having regard to Policy 17 (Biodiversity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) Policy 38 (Non Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) Chapter 15 Conserving and enhancing the natural environment of the National Planning Policy Framework.]</i></p>	
<p>11. No development shall take place, including any enabling works such as site clearance works, soil moving, temporary access or compound construction, or any operations involving the use of construction machinery, until a programme for archaeological evaluation has been submitted to and approved in writing by the local planning authority. The programme shall detail the scope of proposed evaluation work, its timings, and objectives and be drawn up by and thereafter undertaken by suitably experienced archaeologists from a professionally accredited archaeological organisation. The programme should make provision for the local planning authority's archaeological advisors to be informed of works and to be allowed access to the site. The findings of the evaluation shall thereafter be published and submitted in writing to the local planning authority.</p> <p><i>[To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework].</i></p>	<p>Agree</p>
<p>12. No development shall take place other than in accordance with an Archaeological Mitigation Strategy (AMS) which shall first be submitted to</p>	<p>Agree</p>

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<p>and approved in writing by the local planning authority following the completion of the archaeological evaluation in accordance with Condition 13. The AMS shall include provision for any mitigation or monitoring work as informed by the archaeological evaluation to be carried out by a suitably qualified archaeologist or archaeological organisation, and shall include provision for the excavation/preservation of archaeological features as appropriate to their level of significance, to be approved in writing by the local planning authority. An archaeological management plan will be required for any archaeological features preserved in-situ. A written report detailing the results and post investigation assessments of any archaeological works shall thereafter be submitted to the local planning authority for local publication within a timeframe to be approved in writing by the local planning authority. No development shall take place other than in accordance with the approved AMS.</p> <p><i>[In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.]</i></p>	
<p>13. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and this condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.</p> <p><i>[In order to ensure that satisfactory arrangements are made for the reporting, archiving and dissemination of the results of the investigation in accordance with the National Planning Policy Framework.]</i></p>	<p>Agree</p>
<p>14. Prior to the commencement of each phase of development (Construction, Operational and Decommissioning), a Soil Management Plan shall be submitted to, and approved in writing by, the local planning authority. The plan shall include, but not be limited to, details pertaining to careful soil management during each phase, including consideration of the appropriate time of year for soil handling, planting beneath the panels and return to the former land quality as indicated in the submitted Agricultural Land Classification survey. The Management Plan shall adhere to the guidance set out in the following documents (or any subsequent replacement versions):</p> <ul style="list-style-type: none"> - Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (September 2009); and - The British Society of Soil Science Working with Soil Guidance Note on Benefiting from Soil Management in Development and Construction. <p>The Soil Management Plan as so approved shall be implemented, and adhered to, for each phase of the development.</p>	<p>Agree</p>

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<p><i>[To ensure the land is returned in its current quality for agricultural use in accordance with Policy 1 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and having regard to Policy 17 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	
<p>15. Prior to the decommissioning of the development, a Final Restoration and Agricultural Aftercare Scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include, but not be limited to details pertaining to cultivations, seeding and ongoing management to ensure satisfactory return of the site to the former land quality as indicated in the submitted Agricultural Land Classification survey. The Aftercare Scheme as so approved shall be implemented, and adhered to throughout the decommissioning phase of the development and in accordance with the approved ongoing management set out within.</p> <p><i>[To ensure the land is returned and subsequently retained in its current quality for agricultural use in accordance with Policy 1 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and having regard to Policy 17 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>In Dispute.</p>
<p>16. The development shall be carried out in accordance with the submitted flood risk assessment (R001V6-IN_P21-2533-FRA Flood Risk Assessment and Drainage Strategy Pegasus Ref. P21-212533 October 2025). The mitigation measures contained within this document shall be fully implemented prior to the first export date and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p><i>[To reduce the risk of flooding to the proposed development and future occupants and having regard to Policy 17 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>Agree</p>
<p>17. Prior to the construction of the Battery Energy Storage System (BESS), a Risk Management Plan and Emergency Response Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a detailed operation and maintenance protocol, reflective of the detailed design, and with detail of the observational and testing protocol to be put in place to demonstrate no deleterious discharges to the Kingston Brook will, or have, occurred post fire event. These plans shall be developed in conjunction with Nottinghamshire Rescue Service using the best practice guidance as detailed and required in the published Grid Scale Battery Energy Storage System planning - Guidance for FRS published by NFCC National Fire Chiefs Council (February 2026) and as set out within the consultation response from Nottinghamshire Fire & Rescue Service dated 8 March 2024. Once approved, these plans shall be implemented thereafter and for the duration of the lifetime of the development.</p> <p><i>[In the interests of public safety and ensuring any risks associated with the proposed development are suitably identified and mitigated having regard</i></p>	<p>Agree</p>

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<p>to Policy 40 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).].]</p>	
<p>18. Prior to commencement of the development hereby permitted the Construction Traffic Management Plan (CTMP) dated November 2024 shall be updated and submitted to and approved in writing by the local planning authority. The CTMP shall include:</p> <p>(a) Details of the maintenance and management measures for the Rights of Way over the site for the duration of the construction of the development.</p> <p>(b) Details of passing place(s) within the site.</p> <p>The development shall be implemented in accordance with this approved CTMP throughout the construction period</p> <p><i>[This is a pre-commencement condition as precise details have not been provided and this element of the proposed development is required to be carried before the site is operational in order and to ensure the rights of way remain accessible and free of obstruction in accordance with aims of Policy 1 Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>Agree</p>
<p>19. The development should be undertaken in accordance with the conclusions of report prepared by Metrica Environmental Consulting Ltd 'Noise Impact Assessment Version 3.0 (dated November 2023)' to achieve the noise Rating level (as defined in BS4142:2014+A1:2019) from the operation of the Development shall not exceed 5 dB above the background sound levels during daytime (07:00 - 23:00) or night time periods (23:00-07:00), as measured at the nearest Noise Sensitive Receptors (as existing or consented at the time of this consent).</p> <p><i>[In order to protect the amenities of the area having regard to Policy 10 (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>Agreed,</p>
<p>20. Prior to their erection on site, details of the proposed materials and finish including colour of all solar panels, frames, ancillary buildings, equipment, and enclosures shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details and be maintained as such for the lifetime of the development hereby permitted.</p> <p><i>[In order to protect the amenities of the area having regard to Policy 10 (Design and Enhancing Local Identify) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	<p>Agree</p>
<p>21. The installed electrical generating capacity of the development hereby approved shall not exceed 49.9 megawatts (MW) measured as the aggregated alternating current (AC) export capacity of the inverters, except where required to offset reactive power consumption within the solar farm between the inverters and the grid connection point.</p>	<p>Agreed.</p>

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<p><i>[To limit the generating capacity of the site based on the submitted information and to accord with the National Policy Statement for Renewable Energy Infrastructure (EN3), and for the avoidance of doubt having regard to Rushcliffe Local Plan Part 1: Core Strategy (2014) and Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]</i></p>	
<p>22. Prior to the commencement of any on site activities, full otter surveys in line with survey guidance (The Otter Field Survey and Monitoring Handbook, Findlay & White 2026 shall be undertaken. As per paragraph 2.4.1 of this guidance the survey shall encompass the full zone of influence (suitable habitats within the site and within 200m radius from any proposed works). A report on the findings including limitations, survey areas, survey dates and all ecological findings shall be submitted to and approved in writing with the LPA prior to the commencement of the development. The report shall contain recommendations and timescales for further survey, mitigation and/or licensing, as required, based on the survey findings.</p> <p>Any mitigation/licensing measures identified shall be agreed in writing with the LPA and carried out ahead of works, in line with the report recommendations or relevant Natural England Licence to avoid impacts to this protected species.</p> <p>Records of the otter surveys shall be submitted to the Local Biological Record Centre within 6 months of the survey date.</p> <p><i>[To ensure the development provides appropriate management of biodiversity on the site having regard to Policy 17 (Biodiversity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) Policy 38 (Non Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) Chapter 15 Conserving and enhancing the natural environment of the National Planning Policy Framework.]</i></p>	<p>In Dispute</p>