

Strategic and Technical Planning Committee
Tuesday 26th November
Decision List

Application: P/FUL/2023/02819

Application Site: Land at Post Farm, Lytchett Minster, Dorset, BH16 6AB

Proposal: The installation of a battery energy storage system (BESS), together with associated infrastructure, security fencing, CCTV, cable route, landscaping, on-site Biodiversity Net Gain.

Recommendation: GRANT subject to conditions at Section 20 of this report.

Decision: Approve subject to the following planning conditions:

Officer note: *Written agreement to the pre-commencement condition(s) was received from the applicant on 11 November 2024.*

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

GNL-004-PL-01 08 Location Plan
GNL-004-PL-02 11 Proposed Site Layout Plan
GNL-004-PL-03 02 Proposed Elevation
GNL-004-PL-05 02 Proposed BESS Component Elevations
GNL-004-PL-06 01 Proposed PCS & Transformer Component Elevations
GNL-004-PL-06 00 Private Substation Floor Plans & Elevations
GNL-004-PL-07 00 DNO Substation Floor Plans & Elevations
GNL-004-PL-08 01 CCTV Detail
GNL-004-PL-09 00 Gate Elevation
GNL-004-PL-10 00 20ft Spares Container Floor Plans & Elevations
GNL-004-PL-11 01 Acoustic Fence Detail
1155-006 Two Vans Passing Swept Path
1155-004 E Vehicle Swept Path - Emergency Vehicle
3347-TLP-XX-XX-DR-L-90001 P04 Landscape General Arrangement
ASC.21.036 Topographical Survey

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The planning permission hereby granted shall be limited to a period of 40 years from the date when electrical power is first exported from the batteries to the electricity grid network, excluding electricity exported during initial testing and commissioning. Written confirmation of the first export date shall be provided to the Local Planning Authority no later than one calendar month after the event.

Reason: To define the permission and in the interests of proper planning

4. No later than 6 months prior to the expiry of the planning permission, or within 6 months of the cessation of electricity storage and distribution by this facility, whichever is the sooner, a detailed scheme of works for the removal of the development (excluding the approved landscaping and biodiversity works) shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall include the following details:
 - i) a programme of works, including a timetable for their completion;
 - ii) a method statement for the decommissioning and dismantling of all equipment and surfacing on site;
 - iii) a Decommissioning Traffic Management Plan to address likely traffic impacts associated with the decommissioning;
 - iv) details of any items to be retained on site;
 - v) a method statement for restoring the land to agricultural use.
 - vi) timescale for the decommissioning, removal and reinstatement of the land;
 - vii) a method statement for the disposal/recycling of redundant equipment/structures.

The scheme of works shall be undertaken in accordance with the approved details and timescales. The Local Planning Authority shall be notified in writing of the date of the cessation of electricity storage by or distribution from the development within one calendar month of the event.

Reason: To ensure the satisfactory restoration of the site.

5. The Local Planning Authority shall be notified in writing within one month of the event that the development hereby approved has started to store or distribute electricity to/from the Grid. The installation hereby approved shall be permanently removed from the site and the surface reinstated within 40 years and six months of the date of notification and the local planning authority shall be notified in writing of that removal within one month of the event.

Reason: In the interests of amenity and the character and appearance of the area.

6. Notwithstanding the details shown on the approved plans, no development shall commence on site until details of the materials, colour and finish of any built structures and containers, poles, fencing, gates etc., have been submitted to and

approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use and retained as such for the lifetime of the development.

Reason: To ensure an appropriate visual impact within this rural location.

7. The approved development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan, dated April 2023 setting out how the existing trees are to be protected and managed before, during and after development. No occupation of the approved development shall commence until a signed certificate of compliance by the appointed Arboriculturalist has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals and the approved method statement is complied with for the duration of the development.

8. No development shall commence until a hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority showing details of all trees and other planting to be retained; a planting specification and plan to include numbers, size, species, positions of all new trees and shrubs; details of existing and proposed levels, walls, fences and other boundary treatments and surface treatments of the open parts of the site; and a programme of implementation.

Reason: to ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme prior to the commencement of development.

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the use of the site or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: to ensure that the agreed hard and soft landscape scheme is implemented.

10. Any trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first

approved in writing by the Local Planning Authority. Hard landscape features will be maintained in perpetuity.

Reason: to ensure that the agreed hard and soft landscaping scheme is established and maintained.

11. Unless otherwise agreed by the Local Planning Authority, all new cabling between the Lytchett Substation and the permitted Battery Storage Plant, shall be laid underground.

Reason: In the interests of the visual amenity and landscape character of the area

12. The development hereby permitted shall not be commenced until such time as a final scheme to dispose of surface water for the battery storage areas has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the pollution protection principles set out in the supporting 'Contamination and Containment Drainage Strategy' by Nijhuis Saur Industries (edition 02, dated 5th July 2024) and cross section drawings of the bunded areas. The final drainage design must demonstrate that in the event of a battery fire, all firefighting effluent can be retained on site. The scheme shall be implemented as approved.

Reason: To ensure that any potentially contaminated effluent in the event of a pollution incident does not pose an unacceptable risk to the water environment in line with paragraph 180 of the National Planning Policy Framework.

13. The development hereby permitted shall not be commenced until such time as a detailed method statement and emergency plan for pollution control in the event of, and remediation following, a battery fire incident has been submitted to and approved in writing by the local planning authority. The scheme shall include, but not necessarily be limited to:
 - The pollution control methods used in case of a fire, such as how and when valves will be closed to ensure firewater is stored on site and ensuring there is sufficient capacity within the system if needed.
 - How and where contaminated surface water, site materials and drainage infrastructure will be sampled, managed and remediated/replaced following a fire incident to ensure no contamination enters the environment when normal operation resumes.
 - A verification plan providing details of the data that will be collected and provided in order to demonstrate that the works set out in the remediation strategy are complete.

The scheme shall be implemented as approved in the event of a fire incident and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason: To ensure that the any potentially contaminated effluent does not pose an unacceptable risk to the water environment in line with paragraph 180 of the National Planning Policy Framework.

14. Prior to the any areas affected by a potential pollution incident being brought back into use, a verification report demonstrating the completion of works set out in the approved emergency plan and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved emergency plan have been met, in line with paragraph 180 of the National Planning Policy Framework.

15. No development approved by this permission shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: To prevent pollution of the water environment in line with paragraph 180 of the National Planning Policy Framework.

16. Before the development is occupied or utilised the areas shown on Drawing Number 1155-005 for the manoeuvring, parking, loading and unloading of vehicles must be surfaced, marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

17. Before the development hereby approved commences the submitted Construction Traffic Management Plan (CTMP) must be implemented and adhered to fully for the full length of the construction period.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

18. Before the development commences a scheme showing precise details for the provision of a visibility zone across the frontage of the site, adjacent to the public highway, must be submitted to and approved by the Planning Authority. The approved scheme must be constructed before any part of the development hereby permitted is occupied or is brought into use and will require the visibility zone to be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway and must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

19. Prior to the commencement of development on the site, a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity during the construction phase.

20. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.

- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

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, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP must be implemented in accordance with the approved details.

Reason: To protect the landscape character of the area and to mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

21. The Biodiversity Plan (BP) certified by the Dorset Council Natural Environment Team on 7th July 2023 must be implemented in full in accordance with the specified timetable(s) in the BP.

Reason: To minimise impacts on biodiversity.

22. Noise emissions from the development hereby permitted shall not exceed the levels presented in Technical Note 'Additional Noise Mitigation and Updated Modelling', 25149-HYD-ZZ-XX-TN-Y-1001, 09/10/2024.

A noise validation report demonstrating that the scheme is operating within a rating level of 35dB LAr,Tr at 1.5m aboveground at the closest noise sensitive premises in existence at the time the application was validated, inclusive of applicable tonal penalties, shall be submitted to the LPA within 3 months of first operation and approved by the LPA, unless otherwise agreed in writing. This assessment shall be conducted in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing Industrial and Commercial noise.

Reason: To protect neighbouring amenity.

23. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be

managed during construction, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be fully implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

24. No development shall take place until details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These shall include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding

25. Prior to commencement of development details of the exact route and depth of the underground cable connecting the development with the Lytchett Substation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the underground cable shall be installed as approved.

Reason: To ensure the underground cable is routed appropriately in relation to nearby utilities infrastructure (including SGN high pressure gas pipelines) and the rights of the statutory undertaker are not compromised.

26. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). If any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority and remediation carried out in accordance with the approved scheme. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

27. Prior to the first use of the Battery Energy Storage System a full specification for the proposed 3.5m high acoustic timber fence shall be submitted to and approved in writing by the Local Planning Authority. The details must include the following:

- a) The fire-retardant coating for timber to reach a minimum of 60 minutes fire rating on both sides of acoustic fence
- b) Tested to UKAS Fire Test Standards
- c) Durable, water-resistant and eco friendly

Once approved, the fence must be installed in accordance with the approved Site Layout Plan ref. no. GNL-004-PL-02 Rev 11. The fence shall thereafter be maintained and retained until such time that the use of the site ceases.

Reason: To minimise fire risks and to protect the environmental amenities of the immediate locality.

28. Prior to installation of any battery storage units, a Battery Safety Management (BSMP) Plan, a Risk Management Plan (RMP) and an Emergency Response Plan (ERP) shall be produced in conjunction with Dorset & Wiltshire Fire Rescue Services (DWFRS) and approved in writing by the Planning Authority. The BSMP must detail the risk management of the proposed BESS development, the RMP must provide advice in relation to potential emergency response implications and the ERP must be developed to facilitate effective and safe emergency response as per National Fire Chiefs Council (NFCC) Guidance.

The RMP/ERP shall be reviewed and updated throughout the BESS's lifespan in agreement with the local fire services to ensure it remains fit for purpose. In the event of an emergency the approved RMP and ERP must be complied with.

Reason: To minimise fire risks and to maximise Fire Rescue Services response time and fire management in case of fire.

29. Prior to the installation of battery storage units, the fire hydrants shown on the approved drawing GNL-004-PL-02 11 shall be installed, connected to a Water Company mains and tested to required capacity (1,900 l/min for at least 120 min) before they are made available for use. Thereafter, the fire hydrants shall be maintained and available for use throughout the lifetime of the development and until the battery containers are removed from the site.

Reason: To ensure adequate water supplies in accordance with National Fire Chiefs Council guidance 'Grid Scale Battery Energy Storage System Planning – Guidance for FRS' (2023).

Informative Notes:

1. The submitted CEMP must include safeguarding measures to deal with the following pollution risks:
 - the use of plant and machinery
 - wheel washing and vehicle wash-down and disposal of resultant dirty water
 - oils/chemicals and materials

- the use and routing of heavy plant and vehicles
 - the location and form of work and storage areas and compounds
 - the control and removal of spoil and wastes
 - silt management
2. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
 3. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.
 4. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
 5. The site includes easements associated with high pressure gas pipelines. Before any works is carried out on permanent easements, written approval should be obtained from SGN. This approval must be subject to SGN retaining the right to restrict access to the pipeline at any time in the future. The developer's attention is drawn to SNG's Guidance for Third Parties: Safe Working Near High Pressure Gas Pipelines.
 6. The site includes a high voltage underground cable covered by a Deed of Grant (dated 2 August 1967). Notwithstanding planning conditions, written approval must also be obtained from Scottish and Southern Electricity Networks (SSEN) prior to the diversion of the cable.
 7. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

 - offering a pre-application advice service, and

- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was provided with pre-application advice.