



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

17 October 2024



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 17 October 2024 that was received after the Agenda was published.

Agenda Item 5

S23/2199

Proposal: Construction and operation of a solar photovoltaic farm with battery storage and associated infrastructure

Site Address: Land At High Dike Road, Londonthorpe

Summary of Information Received:

- Additional public representation
- Revised elevations for battery storage units

Additional representation

An additional public representation has been received that points out the battery units shown on the site layout plan PLE-01 show each unit covering an area of 1.7m x 7.8m, as opposed to the stated size of 12.2m x 2.6m on Battery container drawing SD-28. The representation raises concern that this plan therefore misrepresents the impacts of the battery storage units.

Officer comment

This point was raised with the applicants, who have submitted an amended elevational drawing for the battery units ref: TES-HWYLG1118.2kW-0001.

As outlined within the Planning, Design and Access Statement, the planning application is based on the principles of the Rochdale Envelope. That is, the submitted plans are based on an assumed worst-case scenario in respect of parameters and associated impacts. This ensures that the applicant is able to respond to changing technologies and detailed design which would forward in the event the scheme is granted planning permission.

The initially submitted battery container elevation shows a 12.2m (40ft) battery container which is 2.9m in height. As noted in the above representation, the green boxes indicating the BESS units on the site layout are smaller. The applicant has clarified that these are based on a smaller BESS container which is currently

the preferred technology for sites in construction. Updated elevational details for this unit have been submitted which match the dimensions on the submitted layout plan.

Notwithstanding above, it is noted that the submitted layout plan does not form part of the approved plans as part of the officer recommendation. Condition 6 requires submission of the final details of the scheme including the layout and location of the battery storage areas. Condition 7 requires an updated noise assessment and any necessary mitigation based on the final design of the scheme.

As such, to ensure the impacts associated with the battery storage units remain the same as previously assessed, it is recommended to update condition 6 as follows:

Prior to the commencement of the development, full details of the layout and appearance (including the specification and colours of external materials to be agreed) of the development, including the solar arrays, inverters, batteries, DNO substation, access tracks, CCTV cameras, fencing, and other associated infrastructure must be submitted to and approved in writing by the local planning authority. The details must be limited to the extent of the Development Zone Plan (LCS104-DZ-03 Rev 04) and not exceed the maximum dimensions shown on drawing nos. (LCS-SD-01.2) DNO Substation Elevations and Dimensions plan, (LCS-SD-02.1) Customer Substation Elevations and Dimensions, (LCS-SD-14 DNO) Substation Floor Plan, (LCS-SD-15) Customer Substation Floor Plan, (LCS-SD-16) Inverter Floor Plan, (TES-HWYLG1118.2kW-0001) Battery Unit Container, (LCS-SD-04.1) Security/Stock Fence and CCTV Elevation, (LCS-SD-06.2) Access Track, (LCS-SD-32) Gateway Plan, (LCS-SD-33) 20ft Spare parts container, (LCS-SD-36) O&M Building, (LCS-SD-39.4) Solar Panel Elevation 3.0m.

The development must be constructed and operated fully in accordance with the approved details.

Reason: To ensure that the final appearance of the scheme is appropriate and that any necessary mitigation measures required by condition 9 (archaeology) and 7 (noise mitigation) can be taken into account.

As such, the recommendation to Committee is to **authorise the Assistant Director – Planning & Growth to GRANT planning permission subject to the conditions set out within the original report, with the exception of the revised Condition 6 above.**