

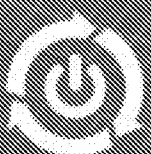
Planning Permission – Green Switch Developments

Solar Park Development:

Land associated to Rookery Farm, Flansham, West Sussex

**Pre-commencement Conditions Discharge Report
Planning Permission Ref. Y/14/14 and M/100/14/NMA**

January 2015



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Content

1	INTRODUCTION	3
2	SUMMARY OF PRE-COMMENCEMENT CONDITIONS	3
3	INFORMATION TO DISCHARGE CONDITIONS	5
3.1	CONDITION 3	5
3.2	CONDITION 7	7
3.3	CONDITION 10	9
3.4	CONDITION 11	9
3.5	CONDITION 12	9
3.6	CONDITION 14	9

APPENDICES A - G

1 Introduction

This report has been prepared in order to discharge the pre-commencement conditions attached to planning permission reference number Y/14/14, which was granted on the 29th May 2014.

A summary of pre-commencement conditions and information required to discharge them is provided in the following chapters, with additional references to further details and supporting documents provided, where appropriate.

2 Summary of Pre-commencement Conditions

Planning permission reference number Y/14/14 was granted on the 29th May 2014 with 14 conditions attached. These are listed in Table 1 below, with those to be discharged prior to commencement of development also highlighted for reference.

Condition Number	Description	Type of Condition
1	The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.	Standard – Construction Phase
2	The development hereby approved shall be carried out in accordance with the following approved plans: • Location Plan (1:2500); • Proposed Layout - Rookery Farm (1:1250) x 2; • Mounting Structure Elevations: 2-Module, 1-Post Row Stack; • Standard Substation Elevations; • Inverter Building (Reference No. GSS100A_002); • Fence (Reference No. GSS100A_003); • CCTV (reference No. GSS100A_001); • Double Swing Gate (Reference GSS 100A_004);	Standard – Construction Phase
3	No development shall commence until full details, including external materials, used for construction of the associated inverter stations, transformers, substation, CCTV (including the pole mountings) and security fencing have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.	Pre-commencement (see section 3 below and Appendices A, B, C and D)
4	The planning permission hereby granted is for a period from the date of this decision until the date occurring 25 years after the date of the first energy production from the panels. Written notification of the date of first energy production shall be given to the Local Planning Authority within 14 days of the first energy production.	Ongoing – Operational Phase
5	No later than 12 months prior to the end of this permission, a site restoration scheme shall be submitted to and approved in writing by the	Decommissioning

Rookery Farm Solar Park - Pre-commencement Conditions Discharge Report

	Local Planning Authority. The scheme shall include a programme of works to remove the solar panels, all related equipment, and any areas of hardstanding and shall be fully implemented within 12 months of the expiry of this permission.	
6	If any of the individual solar panel(s) ceases to export electricity to the grid for a continuous period of 12 months then a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months from the end of the 12 month period for the removal of the solar panel(s) and associated equipment and the restoration of (that part of) the site to agricultural use. The approved scheme of restoration shall then be fully implemented within 6 months of that written approval being given.	Ongoing – Operational Phase
7	Prior to the commencement of development a scheme shall be submitted to the Local Planning Authority for its written approval setting out the precise height of the proposed solar panels throughout the site. The scheme so approved shall be adhered to in the construction of the solar farm.	Pre-commencement (see section 3 below)
8	Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: - Monday-Friday: 08.00hrs-18.00hrs - Saturday: 08.00hrs-13.00hrs - Sundays and Bank Holidays: no work permitted.	Ongoing – Construction Phase
9	The on-going site management of the development shall be carried in accordance with paragraph 4.3.1 of the Planning Statement.	Ongoing – Operational Phase
10	No development shall take place until a landscaping scheme, including details of new hedgerows to be planted and the 'gapping-up' of existing hedgerows in and around the site, as well as a timetable for implementation/planting has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and timetable. Any trees/shrubs or plants which die, are removed or become diseased within 5 years of planting shall be replaced during the next planting season with trees/shrubs/plants of a similar size and species.	Pre-commencement (see section 3 below)
11	An archaeological recording and monitoring exercise shall be carried out at the expense of the developer in accordance with a specification (WSI - written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works.	Pre-commencement (see section 3 below)
12	No development shall commence until such time as temporary arrangements for access for construction traffic has been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.	Pre-commencement (see section 3 below)
13	No decommissioning shall commence until such time as temporary arrangements for access for associated traffic has been provided in accordance with plans and details submitted to and approved in writing by	Decommissioning

	the Local Planning Authority.	
14	No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters, • the anticipated number, frequency and types of vehicles used during construction, • management of arrivals and departures • the method of access, timing and routing of vehicles during construction, • the parking of vehicles by site operatives and visitors, • the loading and unloading of plant, materials and waste, • the storage of plant and materials used in construction of the development, • the erection and maintenance of security hoarding, • the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway, • details of public engagement both prior to and during construction works.	Pre-commencement (see section 3 below)

Table 1: Summary of Conditions

3 Information to Discharge Conditions

3.1 CONDITION 3

Condition 3 states that *“no development shall commence until full details, including external materials, used for construction of the associated inverter stations, transformers, substation, CCTV (including the pole mountings) and security fencing have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details”*.

3.1.1 Inverters and Transformers

The role of the inverters is to convert the DC (direct current) to AC (alternating current).

The electricity grid has circuits at some specific voltage levels. Our site will be connected to the 11kV circuit. The voltage output of the inverters is less than that and we use the transformers to step up the voltage to 11kV.

Green Switch can either opt for string inverters located on the back of the panels with separate transformers housed within an enclosure, or centralised inverters where the inverters and the transformers are housed together in the inverter/transformation cabins. Due to the requirements of the Distribution Network Operator

(DNO) in this case the development contractor will be proceeding on the basis of the centralised inverters originally approved under Y/14/14 as opposed to the string inverters shown in the subsequent Non-Material Amendment. The Inverter/Inverter Station specification can be found in Appendix A to this document. We are proposing to install only two of the three inverter stations approved under Y/14/14, therefore a net decrease in development footprint.

3.1.2 Substation

The Distribution Network Operator (DNO) and Solar Park substations will comprise a 2.8m (w) x 3.1m (l) x 2.3m (h) Glass Reinforced Plastic (GRP) enclosure in RAL 14C39 to minimise visual impact. The substation plan and specification is attached to Appendix B of the report.



Figure 1: Example GRP Substation



3.1.3 CCTV

The CCTV cameras will comprise 3m high galvanised steel posts with a fixed camera mounted in a protective enclosure. A plan of the CCTV camera design/specification and a layout plan showing the CCTV camera locations can be found within Appendix C.

3.1.4 Security Fencing

The security fencing will comprise wooden post and wire deer fencing as shown in Figure 2 below, used for its rural appearance and minimal landscape impact. The fencing specification is attached to Appendix D.

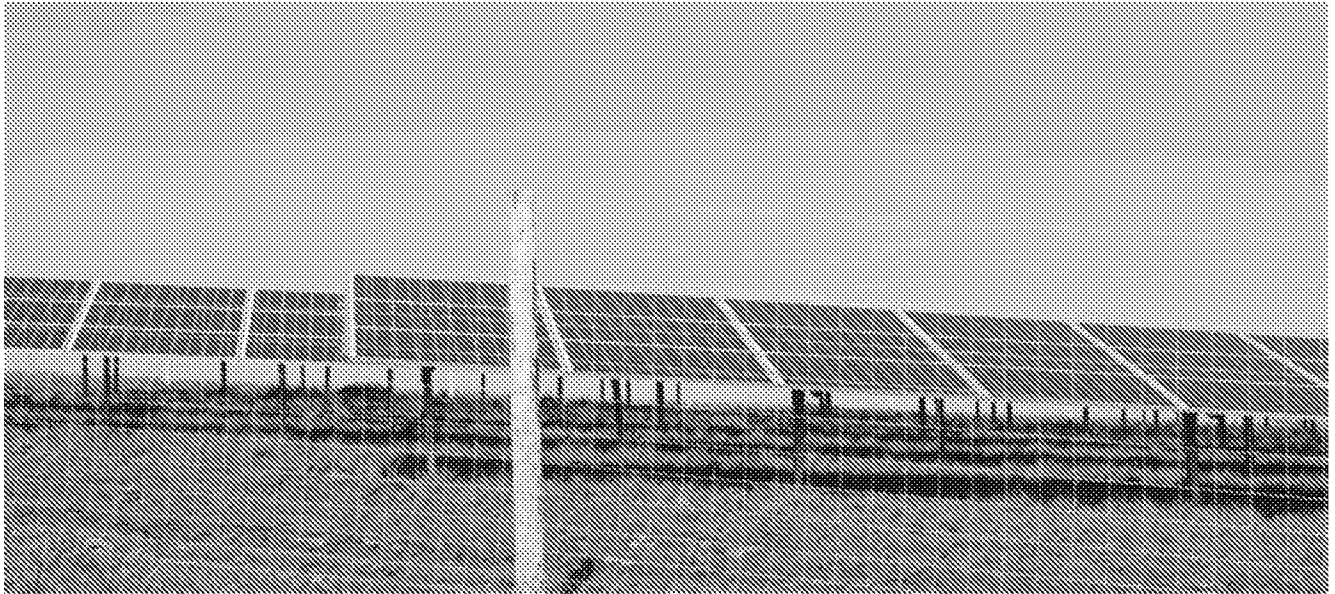


Figure 2: Example solar park security fence (source: www.tornadowire.co.uk)

3.2 CONDITION 7

Condition 7 states that “prior to the commencement of development a scheme shall be submitted to the Local Planning Authority for its written approval setting out the precise height of the proposed solar panels throughout the site. The scheme so approved shall be adhered to in the construction of the solar farm”.

3.2.1 Panel Heights

The detailed panel specification and structure is attached to Appendix E of the report. The solar panels will be mounted on a steel supporting structure, with the top height of the panels being 2.2m. The supporting posts will be at 2.3m spacing. The posts will be 3.6m in length, piled into the ground to a depth of 1.85m. The pile depth will be consistent throughout the site and as such the panels will follow the land topography, as illustrated in figures 3 and 4 below. Only at points between the piles will the panels have potential to be higher or lower than 2.2m in height. Due to the frequency of the pile spacing together the topography of the site, the potential increase in height will not be significant. The maximum panel height is not anticipated to exceed 3 metres in the very few locations affected by changes in land level between the piles.



Figure 3: Example of solar panels following topography at Jordanstone Solar Park



Figure 4: Example of solar panels following topography at Jordanstone Solar Park

3.3 CONDITION 10

Condition 10 states that *“no development shall take place until a landscaping scheme, including details of new hedgerows to be planted and the 'gapping-up' of existing hedgerows in and around the site, as well as a timetable for implementation/planting has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and timetable. Any trees/shrubs or plants which die, are removed or become diseased within 5 years of planting shall be replaced during the next planting season with trees/shrubs/plants of a similar size and species”*.

3.3.1 Landscaping Scheme

A detailed landscaping scheme has been produced taking into account the recommendations of the professional Landscape and Visual Impact Assessment and Ecological Appraisal. The Landscape Enhancement & Management Plan and Planting Layout is attached to Appendix F of this report.

3.4 CONDITION 11

Condition 11 states that *“an archaeological recording and monitoring exercise shall be carried out at the expense of the developer in accordance with a specification (WSI - written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works”*.

3.4.1 Written Scheme of Investigation

A draft written scheme of archaeological investigation has been produced by professional heritage consultants at Wardell Armstrong. This has been forwarded to the County Archaeologist for their feedback. The scheme will be forwarded across immediately upon confirmation of agreement from County Archaeologist regarding the content of this written scheme of investigation.

3.5 CONDITION 12

Condition 12 states that *“no development shall commence until such time as temporary arrangements for access for construction traffic has been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority”*.

As details of the method of access, timing and routing of vehicles during construction is included as part of the Construction Management Plan, it is considered that the above can be discharged at the same time as Condition 14, as outlined below.

3.6 CONDITION 14

Condition 14 states that *“no development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period*.

In accordance with Conditions 12 and 14, and the Construction (Design and Management) Regulations 2007 a Construction Management Plan has been completed for the project, outlining the arrangements for managing health and safety on site during the construction phase. The Construction Management Plan is attached to Appendix G of the report.

APPENDICES

A - G

Appendix A: Inverter / Transformer Detail

Appendix B: Substation Detail

Appendix C: CCTV Detail

Appendix D: Fencing Detail

Appendix E: Panel / Mounting Structure Detail

Appendix F: Landscaping Scheme

Appendix G: Construction Management Plan