

<b>Application</b>	<b>3.</b>
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<b>Application Number:</b>	22/02088/FULM
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<b>Application Type:</b>	Full (major) Planning Application
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<b>Proposal Description:</b>	The installation of a 2.5MW solar PV array, 0.9MW green hydrogen plant and associated landscaping
<b>At:</b>	Croft Farm Askern Road Carcroft Doncaster DN6 8DE.

<b>For:</b>	P H Maxwell
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<b>Third Party Reps:</b>	0 representations	<b>Parish:</b>	N/A
		<b>Ward:</b>	Adwick Le Street and Carcroft

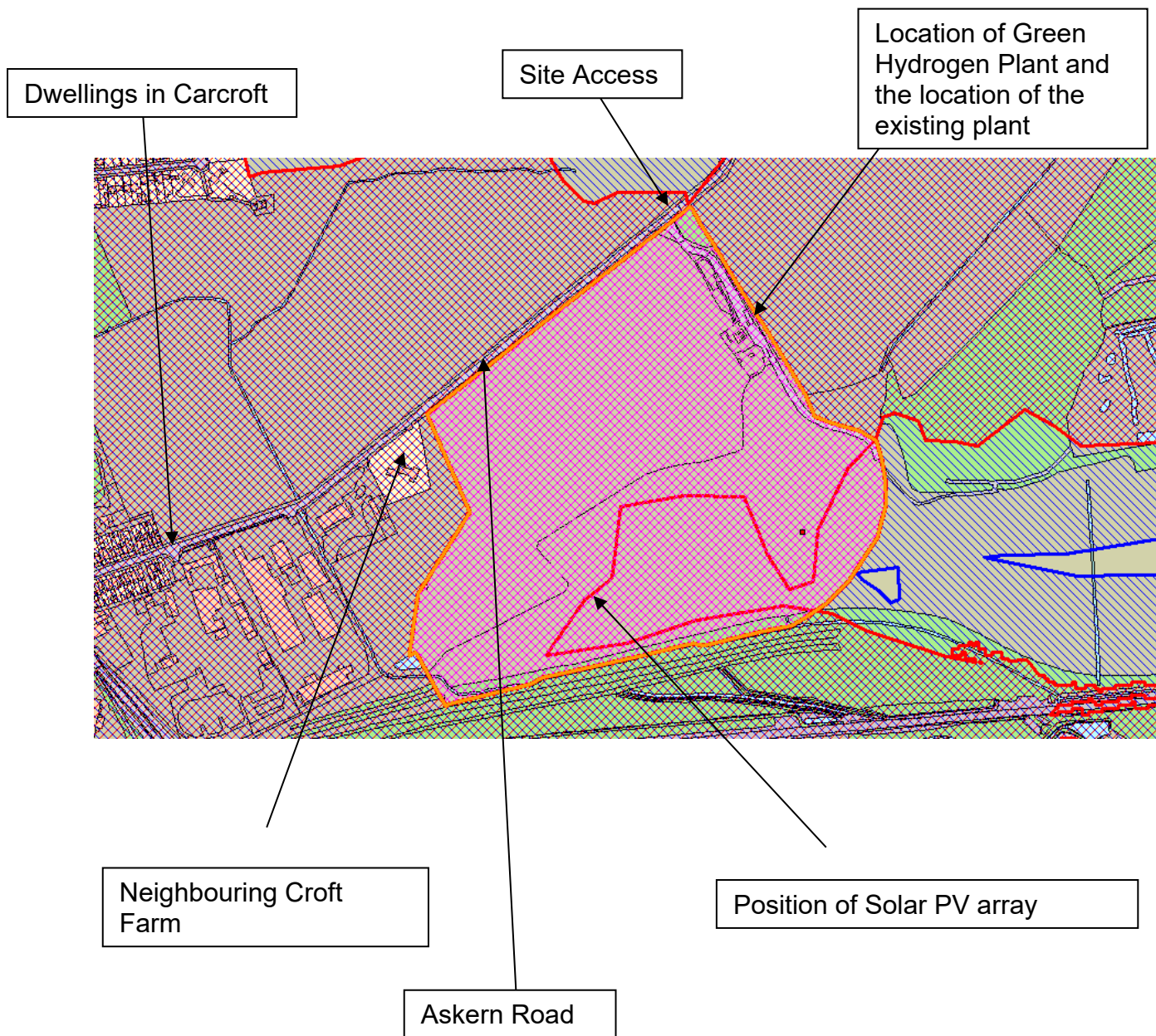
<b>Author of Report:</b>	Alicia Murray
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## SUMMARY

The proposal seeks permission for the creation of a 2.5MW solar PV array and a Green Hydrogen Plant creating 0.9MW of hydrogen to be used within the national utility network. The site is allocated as Green Belt but is on the site of a relatively recently finished landfill use on site. Very special circumstances have been provided, given the fact the proposal would result in renewable energies within the national utilities network and contribute to both Doncaster's and the national green energy targets. The proposal is considered to be acceptable and sustainable form of development in line with paragraph 7 and 8 of the National Planning Policy Framework (NPPF, 2021).

The report demonstrates that there are no material planning considerations that would significantly or demonstrably outweigh the social, economic or environmental benefits of the proposal in this location. The development would not cause undue harm to neighbouring properties, the highway network, flood risk or the wider character of the area.

**RECOMMENDATION: GRANT planning permission subject to conditions**



## 1.0 Reason for Report

1.1 The application is being presented to Members due to the application being a departure from the development plan.

## 2.0 Proposal and Background

2.1 Planning permission is sought for the installation of a solar PV array and green hydrogen plant with associated landscaping, on land at Croft Farm, Askern Road, Carcroft. The solar PV would supply up to 2.5MW and the hydrogen plant would supply 0.9MW.

2.2 The green hydrogen plant will be located adjacent to the existing gas utilisation plant, which is associated with the landfill site. The green hydrogen plant comprises of the installation of an electrolyser which creates the fuel from water. The electricity required for the process would be supplied from the solar PV proposed. The hydrogen produced would be taken off site to provide a sustainable carbon neutral energy source. Any additional electricity will be exported to the grid. The

proposed development includes landscaping and bio diversity enhancements around the perimeter of the site.

### 3.0 Site Description

- 3.1 The site is a former landfill site, the landfill operations ceased and the land is now capped off. The Environment Agency permit deems the site closed as of March 2022. The landfill profile to the south of the site is now grassed. In the northern corner near to the entrance of Askern Road, there is an existing car park, existing gas utilisation plant and areas of hardstanding. The gas utilisation plant captures the methane from the capped landfill and remains operational.
- 3.2 Vehicular access to the site is achieved via an access road from Askern Road. Askern Road defines the northern boundary of the site, to the east of the site lies agricultural fields, and mature woodlands (Owston Common and Randall Croft Wood).
- 3.3 The site is situated within the Green Belt and has an agricultural land classification grade of 4 (poor). The site is within flood zones 2 and 3.

### 4.0 Relevant Planning History

Application Reference	Proposal	Decision
08/00958/WCC:	Continued use of the site (with variation of condition 7 of appeal reference APP/F4410/A/01/1056729).	Planning permission granted 27.06.2008
15/01340/WCCC	Comprehensive reclamation of colliery spoil heaps to create woodland, wetland, and agricultural land by re-engineering the spoil, creation of a landfill site for the deposit of solid household, commercial, and industrial waste, with associated recycling facilities, site facilities including the production of energy from landfill gas, new access to highway and landscaping and aftercare works.	Planning permission granted 22.09.2016

### 5.0 Site Allocation

- 5.1 The site is identified within the Local Plan as Green Belt as defined by the Doncaster Local Plan. The site is also located within Flood Zone 2 and 3.

### 5.2 National Planning Policy Framework (NPPF 2021)

- 5.3 The National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:

- 5.4 Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.5 Paragraphs 7 – 11 establish that all decisions should be based on the principles of a presumption of sustainable development.
- 5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.7 Paragraph 47 reiterates that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.8 Paragraphs 55 and 56 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning conditions should be kept to a minimum and only be imposed where necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects
- 5.9 Paragraph 57 states planning obligations must only be sought where they meet all of the following test:
  - (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.
- 5.10 Paragraph 84 states that development should enable the sustainable growth of rural businesses, enable the diversification of agricultural and other land based rural businesses, allow for sustainable rural tourism and retain/develop local services.
- 5.11 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.12 Paragraph 138 states that the green belt serves 5 purposes including controlling urban sprawl, prevent neighbouring towns merging, safeguarding the countryside, preserving the character of historic towns, and assist urban regeneration.
- 5.13 Paragraph 147 states inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.14 Paragraph 148 states when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt and very special

circumstances will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations.

- 5.15 Paragraph 151 states when located in the Green Belt elements of renewable energy projects will comprise inappropriate development and developers would need to demonstrate very special circumstances. The very special circumstances may include wider environmental benefits associated with increased energy production from renewable sources.
- 5.16 Paragraph 158 states when determining planning applications for renewable and low carbon development, LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.
- 5.17 Paragraph 174 states planning policies and decisions should contribute to and enhance the natural and local environment, including preventing new and existing development from being put at unacceptable risk from land instability.
- 5.18 Paragraph 183 states planning policies and decisions should ensure that a site is suitable taking account of ground conditions and any risks arising from land instability and contamination.
- 5.19 Paragraph 184 states where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

### **Local Plan**

- 5.20 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Doncaster consists of the Doncaster Local Plan (adopted 23 September 2021). The following Local Plan policies are relevant in this case:
- 5.21 Policy 1 sets out the Settlement Hierarchy for the Borough. It seeks to concentrate growth at the larger settlements of the Borough with remaining growth delivered elsewhere to support the function of other sustainable settlements and to help meet more local needs taking account of existing settlement size, demography, accessibility, facilities, issues and opportunities.
- 5.22 Policy 13 relates to sustainable transport within new developments. Part A.6 states that proposals must ensure that the development does not result in an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network. Developments must consider the impact of new development on the existing highway and transport infrastructure.
- 5.23 Policy 29 states proposals will only be supported which deliver a net gain for biodiversity and protect, create, maintain and enhance the Borough's ecological networks.
- 5.24 Policy 30 deals with the need to value biodiversity and assets will be protected through the following principles:

A) All proposals shall be considered in light of the mitigation hierarchy in accordance with National Policy.

B) Proposals which may harm designated Local Wildlife Sites, Local Geological Sites, Priority Habitats, Priority Species, protected species or non-designated sites or features of biodiversity interest, will only be supported where:

1. they use the DEFRA biodiversity metric to demonstrate that a proposal will deliver a minimum 10% net gain for biodiversity;
2. they protect, restore, enhance and provide appropriate buffers around wildlife and geological features and bridge gaps to link these to the wider ecological network;
3. they produce and deliver appropriate long term management plans for local wildlife and geological sites as well as newly created or restored habitats;
4. they can demonstrate that the need for a proposal outweighs the value of any features to be lost; and
5. if the permanent loss of a geological site is unavoidable, then provision will be made for the site to first be recorded by a suitably qualified expert.

C) Proposals which may impact Special Areas of Conservation, Special Protection Areas or RAMSAR Sites will only be supported where it can be demonstrated that there will be no likely significant effects and no adverse effects on the integrity of European sites.

D) Proposals that may either directly or indirectly negatively impact Sites of Special Scientific Interest will not normally be supported.

5.25 Policy 32 states that proposals will be supported where it can be demonstrated that woodlands, trees and hedgerows have been adequately considered during the design process, so that a significant adverse impact upon public amenity or ecological interest has been avoided.

5.26 Policy 33 states proposals will be supported that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features. Development will not be permitted where there is significant harm to the distinctive setting of, and relationship between, settlements and buildings and the landscape including important views.

5.27 Policy 39 refers to development affecting archaeology.

5.28 Policy 41 relates to character and local distinctiveness and states that development proposals will be supported where they recognise and reinforce the character of local landscapes and building traditions; respond positively to their context, setting and existing site features as well as respecting and enhancing the character of the locality. Developments should integrate visually and functionally with the immediate and surrounding area at a street and plot scale.

5.29 Policy 42 requires proposals to reflect and respect character and local distinctiveness. In all cases, the components of a development must be designed

and assessed to ensure that, amongst other things, it provides safe and secure private property, public areas and the adoptable highway ensuring access points.

- 5.30 Policy 48 states that development will be supported which protects landscape character, protects and enhances existing landscape features, and provides a high quality, comprehensive hard and soft landscape scheme.
- 5.31 Policy 55 deals with the need to mitigate any contamination on site.
- 5.32 Policy 56 requires the need for satisfactory drainage including the use of SuDS whilst Policy 57 relates to flood risk management.
- 5.33 Policy 58 deals with low carbon and renewable energy within new developments.

### **Other material planning considerations and guidance**

- 5.34 Doncaster Council's previous suite of adopted Supplementary Planning Documents (SPDs) have been formally revoked in line with Regulation 15 of the Town and Country Planning (Local Planning) (England) Regulations 2012, following the adoption of the Local Plan. The Council adopted its first SPD under the Local Plan in September 2022 with respect to Biodiversity Net Gain.
- 5.35 The Transitional Developer Guidance (April 2022) provides guidance on certain elements, including design, during the interim period, whilst further new SPDs to support the adopted Local Plan are progressed and adopted. This guidance is attached limited weight.
- 5.36 Other material considerations include:
  - National Planning Practice Guidance (ongoing)
  - National Design Guide (2019)
- 5.37 Other Council initiatives include:
  - Doncaster Green Infrastructure Strategy 2014 – 2028
  - Doncaster Masterplan
  - Doncaster Delivering Together
- 5.38 Launched in September 2021, Doncaster Delivering Together (DDT) is the Council's new 10 year Borough Strategy. DDT is about everyone being able to thrive and contribute to thriving communities and a thriving planet. This strategy does not form part of the adopted development plan but it is important that the policies of the Doncaster Local Plan achieve the aims and objectives of DDT strategy. The DDT has identified 8 priorities to deliver for Doncaster over the next ten years.

1. Tackling Climate Change
2. Developing the skills to thrive in life and work
3. Making Doncaster the best place to do business and create good jobs
4. Building opportunities for healthier, happier and longer lives for all
5. Creating safer, stronger, greener and cleaner communities where everyone belongs
6. Nurturing a child and family - friendly borough
7. Building transport and digital connections fit for the future

8. Promoting the borough and its cultural, sporting and heritage opportunities

## **6.0 Representations**

6.1 This application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 by means of site notice, council website, press advertisement and neighbour notification.

6.2 No representations have been received.

## **7.0 Town/Parish Council**

7.1 No Town or Parish Council for this site.

## **8.0 Relevant Consultations**

**8.1 CDC Minerals Policy Officer** – The technicalities for re-use of the site for solar PV should be discussed with the Environmental Health Team and the EA to ensure the 'landfill cap' is not disturbed.

**8.2 HSE** – No comments to make.

**8.3 Environment Agency** – Objected to the application on the grounds of insufficient Flood Risk Assessment (FRA) and requested the Green Hydrogen Plant be placed outside of Flood Zone 3. Following receipt of an amended FRA the Environment Agency no longer object to the application, subject to a condition relating to the finished floor levels of the green hydrogen plant.

**8.4 Yorkshire Water** – No objections.

**8.5 CDC Ecology** – No objections to the surveys and outcomes but requested the DEFRA 3.1 metric be submitted along with a bio-diversity net gain report. This was submitted and reviewed by the Ecology Officer, who offers no objections subject to conditions.

**8.6 CDC Tree Officer** – No objections subject to conditions.

**8.7 CDC Internal Drainage** – Requested further details be submitted in order for the development to be fully assessed. This further information has been received and the drainage officer re-consulted, the drainage team no longer object to the application and have requested conditions regarding the onsite drainage and its maintenance.

**8.8 CDC Flood Risk Policy Officer** – A sequential test is not required due to the development being essential infrastructure, but a flood risk assessment is required and an exceptions test must be passed. Having considered the flood risk areas against the proposed plans the majority of the actual development lies in flood zone 2, thereby not requiring an exceptions test for the panels. As stipulated, as the associated infrastructure lies in flood zone 3, an exceptions test must be passed. The FRA does not fully address this. An amended FRA was submitted and it has been demonstrated that the development can be made safe as per the EA response.



- 8.9 **CDC Public Rights of Way** – No objections.
- 8.10 **CDC Environmental Health** - No comments.
- 8.11 **CDC Highways Development Control** – Requested some points for clarification and requested conditions. The points raised have been clarified and the highways officer raises no objections with the proposal.
- 8.12 **CDC Transportation** – No objections
- 8.13 **CDC Design Officer** – Requested a technical design to further support the sites integration into the existing character and enhance the existing environment, as well as views would be highly advised and required to fully support this application. This has been submitted and reviewed by the Urban Design Officer, who considers the proposal to successfully integrate into the existing environment and would not provide any negative impact to the surrounding area.
- 8.14 **Trans Pennine Trail** – Requested funding for their 22 projects in Doncaster if there is an opportunity and requested that care must be taken during construction to not impede the TPT users, but it is noted that the TPT is not located near the site. The TPT suggested that the statement of community involvement was not available to view, this was sent to the TPT directly and no further response was received.
- 8.15 **CDC Pollution Control** – The 1.5m landfill cap remains unaffected by this proposal and given the green hydrogen plant is on an area of existing hardstanding, there are no objections and no conditions are required.
- 8.16 **CDC Waste and Recycling** – May be a requirement for a commercial waste contract, there would be no issues in accommodating this.
- 8.17 **CDC Air Quality** – No objections.
- 8.18 **Police Designing out Crime Officer** - Requested a 2.4m pale fence be used along with other security measures such as CCTV. It is noted by the agent that the type of fence proposed due to it being the same as what is currently on site for the gas utilisation plant. There has been no security risks with this current fencing, hence the proposal to have the same.
- 8.19 **Network Rail** – Requested conditions related to glint and glare.
- 8.20 **Ward Members** – No comments received.
- 8.21 **Natural England** – No objections.
- 8.22 **Yorkshire and Humber Drainage Board** – Requested full drainage details be submitted and no fencing placed within 9m of existing watercourse.
- 8.23 **CDC Highway Network Management** – do not wish to comment further based on CDC Highways comments.
- 8.24 **Airport Safeguarding** – No objections.
- 8.25 **Yorkshire Wildlife Trust** – No comments received.

**8.26 National Grid** – No comments received.

**8.27 Danvm Drainage Board** – No objections.

## **9.0 Assessment**

9.1 The proposal seeks permission for the installation of a 2.5MW solar PV array, 0.9MW green hydrogen plant and associated landscaping. In considering the proposal the main material planning considerations are outlined below:

- The Principle of Development
- Landscape/Visual Impact
- Agricultural Land
- Glint and Glare
- Ecology and Biodiversity
- Highways
- Flooding and Drainage issues
- Contamination/Former Landfill
- Financial contributions

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little
- No

### Principle of Development

9.3 The application site comprises of land totalling approximately 20ha, and predominantly rural in character, and is wholly within the Green Belt as defined by the Local Plan. In terms of judging the principle of development, Policy 58 deals with Low Carbon and Renewable Energy. The Local Plan defers to national guidance laid out in the NPPF in terms of development within Green Belt Areas.

9.4 In terms of national policies, Section 6 of the NPPF refers to the economy and paragraph 84 in particular states that in supporting a prosperous rural economy planning decisions should enable the development and diversification of agricultural and other land based rural business. Paragraph 158 sets out that when determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and approve the application if its impacts are (or can be made) acceptable.

At a national level, the UK's renewable energy policies are in line with international policy objectives, namely to ensure that the global economy will need to be zero-carbon by the second half of the 21st Century. Nationally, the policies seek;

- The reduction of CO2 emissions to tackle climate change;
  - The promotion of competitive energy markets in the UK;
  - Affordability to customers; and
  - Security of decentralised energy supplies.
- 9.5 To help to achieve the net zero target, the government is seeking to transition from dependence on fossil fuels to increasing the amounts of secure, renewable and low carbon energy, which of course includes solar and hydrogen.
- 9.6 Announcements by the Government in 'The Ten Point Plan for a Green Industrial Revolution' (November 2020), the 'National Infrastructure Strategy' (November 2020), Energy White Paper (December 2020), hosting of the international climate summit, COP26 in Glasgow in 2021, and changes in law to reduce carbon emissions by 78% by 2035 further reinforce the requirement for change.
- 9.7 In addition to this the Energy White Paper of December 2020 puts net zero and the UK Governments effort to fight climate change at its core. Whilst the report does not target a particular generation mix for 2050, the report goes on to state that a low-cost, net zero consistent system is likely to be composed predominantly of wind and solar.
- 9.8 In planning policy terms, the NPPF states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 9.9 At a local level, in September 2019 CDC joined a growing number of local authorities who have declared a climate and biodiversity emergency. Doncaster Council has pledged to become carbon neutral by 2040. An Environment & Sustainability Strategy 2020 - 2030 has been developed by Team Doncaster having the backing of the Council and builds on the work of the Councils Climate and Biodiversity Commission. Importantly, this strategy provides a priority for Doncaster to increase energy production for sustainable sources and to "maximise the large-scale and small-scale renewable energy generation". The strategy also seeks to increase the proportion of land given over to wildflower grassland to support greater biodiversity and improve soils.
- 9.10 Within the Local Plan, Policy 58 seeks to increase the supply of low carbon and renewable energy generated in the borough. Amongst others, it states that proposals will be supported which give priority to heat or power generation from light, water, waste and other low carbon sources. The policy sets out criteria to allow such proposals to be supported, including community engagement and demonstrable environmental, social and economic benefits, no adverse effects on amenity and air quality, highways and infrastructure, and the built and natural environment. The applicants have undertaken pre-application community consultation with the local community, and a Statement of Community Involvement has been provided with the application. The other specific points mentioned will be assessed within the report.

- 9.11 On this basis, it is clear that from both a national and local policy position, there is support generally for the form of development proposed. Specifically however, the proposed development site is located on land allocated as Green Belt within the Local Plan, and as such the scheme needs to be assessed in terms of its impact in those terms.

### Green Belt

- 9.12 As a starting point, Policy 1 (Settlement Hierarchy) of the Local Plan sets out the Council's approach to development within the Green Belt. The policy states that; "The openness and permanence of Doncaster's Green Belt (as indicated on the Key Diagram) and defined on the Policies Map will be preserved."

"The general extent of the Green Belt will be retained. Within the Green Belt, national planning policy will be applied including the presumption against inappropriate development except in very special circumstances."

- 9.13 As such, the Local Plan document defers to the NPPF with regards to Green Belt Policy. Para 147 of the NPPF states that "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." Para 148 goes on to state that "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

- 9.14 In terms of inappropriate development, the NPPF states that Authorities should regard the construction of new buildings as inappropriate in the Green Belt, subject to a number of exceptions. It goes on to outline a number of forms of development that are not considered to be inappropriate in the Green Belt (provided they preserved the openness), however none of these exceptions are applicable to the solar PV array part of the proposal. The Green Hydrogen plant however would comply with paragraph 149 (g), as the plant equipment would be positioned immediately adjacent to the existing carbon production equipment on the site, and as the site is former landfill, it does constitute previously developed land.

- 9.15 Paragraph 151 of the NPPF specifically mentions renewable energy development within the Green Belt, and states;

"When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."

- 9.16 On this basis, the Local Planning Authority must consider the impact of the proposal upon the openness of the Green Belt, and whether very special circumstances justify the development in the Green Belt.

- 9.17 The NPPF at para 138 sets out the five purposes of the Green Belt;

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns merging into one another;

- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

9.18 In order to assist the decision making process, Planning Policy Guidance provides advice on the factors that can be taken into account when considering the potential impact of development upon openness of the Green Belt. The guidance advises that the courts have identified a number of matters which may need to be taken into account in making this assessment. These include;

- Openness is capable of having both spatial and visual impacts – in other words, the visual impact of the proposal may be relevant, as could its volume;
- The duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness;
- The degree of activity likely to be generated, such as traffic.

9.19 In terms of this proposal, it is prudent to assess the scheme against the 5 objectives of the Green Belt to guide the judgement of impact upon openness. With regards to checking the unrestricted sprawl of large built up areas, it is not considered that the scheme would result in such sprawl. Solar arrays in fields are not a form of development typically thought of or associated with “urban sprawl”, and increasingly are no longer an unusual feature in rural locations, as it is often only possible to locate solar farms of this type of scale of land which is typically greenfield land in the countryside; however the benefit of this proposal is that the land is brownfield in nature. Furthermore, the proposed solar farm would have a lifespan of 35 years, after which it would be decommissioned and the land restored in an agreed manner, and so any harm would be of a temporary and reversible nature. The plant for the green hydrogen generator would be located close to existing plant and machinery for the carbon production which is existing on site and therefore would not result in “Urban Sprawl”.

9.20 The second objective seeks to prevent neighbouring towns from merging into one another. The application site is located on a former landfill site between the settlements of Carcroft and Adwick Le Street. The field is separated from the settlements, and the existing gaps between the settlements and application boundary will be retained. Furthermore, given the nature of the proposal, with relatively low solar panels (no taller than 3m) and existing field hedgerow boundaries and landfill bund are to be retained and additional to be planted, the scheme will ensure that the settlements will not have visual appearance of merging. Again the green hydrogen facility is close to existing built form and would not be greater in height to that. The applicants have provided a Landscape and Visual Impact Assessment (LVIA), which concludes that there would be no significant changes in views from within any of the settlements.

9.21 The third objective is to assist in safeguarding the countryside from encroachment. It is recognised that the siting of solar panels into vacant fields would change the character of the area, and so would represent encroachment of development within the countryside. The development does however have a lifespan of 35 years after which it will decommissioned, and as such any harm through encroachment will be of a temporary and reversible nature. In terms of the landscape and visual effects of the proposal, the LVIA recognises that there would be negligible to no impact on the wider landscape and the city’s landscape as a whole and minor impact at the

site entrance on Askern Road. However, this is mainly from the Green Hydrogen facility which is clustered within the existing built form. There is no public access on the site. The impacts upon these views would be mitigated slightly by the establishment of proposed landscape enhancements. As such, it is considered that the impact of views is relatively limited and there would be no significant impacts more broadly on landscape character or views in the local area.

- 9.22 The fourth objective is to preserve the setting and special character of historic towns. Given the location and surroundings of the proposed development, it is not considered that the proposals would impact upon the setting special character of any historic towns.
- 9.23 The final objective is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The site is previously developed land, albeit restored. The creation of the Solar Farm and Green Hydrogen Facility would see part of the site reused for nationally and locally important benefit in terms of the transition to a low carbon economy and given the contaminants underground on the site, other forms of development would not be possible.
- 9.24 Having assessed the proposal against the five objectives of the Green Belt, as per Para 147 of the NPPF, it must be demonstrated that very special circumstances exist to permit the granting of what is considered to be inappropriate development within the Green Belt. Case law holds that the decision maker must first decide whether very special circumstances exist, before then determining whether those very special circumstances outweigh the potential harm to the Green Belt.
- 9.25 As previously mentioned, Para 151 of the NPPF does state that “very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources”. The very special circumstances outlined in this application is directly relating to the environmental benefits of the proposal. Renewable energy scheme, providing low carbon, clean energy, the proposed development will make a valuable contribution towards the reduction of carbon emissions and increase the renewable energy capacity in Doncaster. The development contributes towards meeting the targets for renewable energy as set out within the Doncaster environment sustainability strategy and national zero targets for 2050 The proposal would generate 2.5MW of electricity to power 0.9MW green hydrogen plant to produce hydrogen through the process of electrolysis. The hydrogen would be used as an alternative to diesel in equipment like generators; where connections directly to the grid cannot be achieved i.e. building sites and/or remote locations. The benefits of the scheme outweigh the limited harm it would cause.

### Sustainability

- 9.26 The National Planning Policy Framework (NPPF 2021) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs
- 9.27 There are three strands to sustainability, social, environmental and economic. Para.10 of the NPPF states that in order sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

## **SOCIAL SUSTAINABILITY**

### Impact on Residential Amenity

- 9.28 The nearest residential property outside the applicant's ownership are approximately 300m to the west of the site on Askern Road at the start of the settlement of Carcroft. The predominant neighbouring uses are employment/industrial buildings. The applicant's property neighbours the site.
- 9.29 Local Plan Policy 46 states that development will be supported provided that it does not result in unacceptable negative effects on the amenity of neighbouring land uses or the environment.
- 9.30 The substantial planting of a native hedgerow along the western boundary, will help to screen the development from the neighbouring land uses. The neighbouring buildings are relatively low lying meaning they wouldn't be effected by glint and glare from the PV array. The proposed green hydrogen plant is situated 400m away from the applicant's property and 732m away from the residential properties on Askern Road. The Environmental Health Team have not objected to the proposal and it is considered that the Green Hydrogen Plant would not result in harm to the residential amenity of the area.

### **Conclusion on Social Impacts.**

- 9.31 The proposal has been able to adequately demonstrate that residential development can be achieved on the site without adversely affecting the residential amenity of neighbouring properties. The development complies with Policy 46 of the Local Plan and is given moderate weight in the determination of the application.

## **ENVIRONMENTAL SUSTAINABILITY**

### Landscape and Visual Impact

- 9.32 One of the core principles of the NPPF is that the intrinsic character and beauty of the countryside should be recognised. Planning Practice Guidance notes issued by the government states that the deployment of large-scale Solar Farms can have a negative effect on the rural environment, particularly in very undulating landscapes. However, it states that the visual impact of a well-planned and well screened solar farm can be properly addressed within the landscape if planned sensitively. This guidance also stresses that local topography is an important factor in assessing whether a large scale solar farm could have a damaging impact on the landscape.
- 9.33 Policy 58 also states that low carbon and renewable energy proposals will be supported whether they have no unacceptable adverse impacts, including cumulative impacts, on the built and natural environment (including landscape character).
- 9.34 More specifically, Policy 33 of the Local Plan is concerned with Landscape at a strategic level. Proposals will be supported that take account of the quality, local distinctiveness and the sensitivity to change of distinctive landscape character areas and individual landscape features. The Policy goes on to state that where developments will most likely result in a significant impact upon the Borough's

landscape, the proposals should assess the potential impact (including cumulatively) and propose how any negative effects will be minimised.

- 9.35 As part of the application, the applicant has submitted a Landscape and Visual Impact Assessment (LVIA). The assessment takes into account both the alteration the development would introduce to the landscape, and the sensitivity of the site and its current surroundings. The LVIA has concluded that any public views close to Askern Road to the north will have a perceptible change. However, given the change is aligned with the existing urban uses and existing built form associated with the existing gas utilisation plant. There are no highly sensitive receptors in public places i.e. public right of way and medium receptors would mainly be road users, which would primarily be focused on travelling along the road.
- 9.36 The proposal benefits from a good level of containment due to the combination of land cover, landform, and built form. The previously developed nature of this site results in the proposal being integrated successfully in this location. Furthermore the proposal includes the planting of a substantial native hedgerow and existing hedgerow will be gapped up where required (as shown on ASP3 plan).
- 9.37 The LVIA has been reviewed by our Urban Design Officer and they are satisfied that the proposal would not result in a significant harm to the landscape character of the area or harm the wider landscape. In turn resulting in no impact to the openness of the Green Belt. Furthermore, solar PV arrays are now considered a common part of the rural landscape character as the country moves towards renewable energy generation.

#### Agricultural Land

- 9.38 National planning guidance states a preference focussing large scale solar farms on previously developed and non-agricultural land. Where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. Policy 60 of the Local Plan states that proposals on non-allocated sites that involve the significant loss of the best and most versatile agricultural land (grades 1, 2 and 3a) will only be supported where:
1. there are no other suitable alternative locations on lower quality agricultural land (or non-agricultural land) available; or
  2. the land can be reinstated back to its previous state (where possible).
- 9.39 In both cases, there is a clear intention to ensure that proposals avoid the loss of the best and most versatile agricultural land. The site is a former landfill, which although restored is of poor agricultural land value due to its former use; the site is Grade 3b and Grade 4 in quality. Set against this, Doncaster as a whole has a higher proportion of very good agricultural land (Grade 2) in comparison with the England as a whole. Furthermore, although long term, the development is temporary and its impacts fully reversible. The management of the land under the panels over the life of the development can improve soil health, increase biodiversity and improve soil structure. It is proposed that following the decommissioning of the solar farm, the land would revert back to its former use however the Green Hydrogen plant would be permanent (on an existing area of hardstanding, not affecting the grassland). As quoted above, part 2 of Policy 60 of



the Local Plan does make provision for the loss of such land where it can be reinstated back to its previous use.

- 9.40 On this basis, the solar farm would not harm Doncaster's agricultural land capacity. In line with National Planning Guidance and Policy 60 of the Local Plan. The proposal is located on the best possible land as the solar PV array would be on brownfield land of low agricultural quality. Furthermore, the land could be returned to its original state at the end of the development, in accordance with Policy 60. Coupled with the significant benefits the scheme would bring forward, the proposal is considered acceptable in terms of its impacts upon agricultural land.

#### Glint and Glare

- 9.41 Part B of Policy 58 seeks to ensure that in all cases, low carbon and renewable energy proposals allow for the continued safe and efficient operation and growth of Doncaster Sheffield Airport. In order to protect any potential commencement of commercial flights from Doncaster Sheffield Airport, the airport safeguarding team have been consulted. There is no objections to the proposal. Given the proposal is close to an existing rail network, it is considered appropriate to include a condition on the decision to ensure remedial measures can be secured should there be any issues raised by rail drivers of glint and glare from the solar PV array. Given the position of the solar PV array there would be no impact to road users or residential properties.
- 9.42 Furthermore, most panels are made specialist glass, which has a much lower reflectivity than conventional glass, and the strength of reflection is much lower than other features commonly seen such as glasshouses, glass fronted buildings and calm reservoirs. The panels are obviously fixed, and so reflections can only be directed to one area of the sky at any one time. This point slowly moves across the sky as the sun moves during the course of a day. The maximum extent of any glint is only the size of the proposed solar farm and as such an aircraft moving at high speed will cross this point very quickly. The potential for glint will also be reduced where cloud, rain or other weather events obscure the sun from the panels.
- 9.43 It is therefore unlikely that the proposed solar farm will have any significant effect on the impact of the radar system or aviation safety through glint or glare and the proposal is therefore compliant with policy 58 of the Local Plan and the Planning Practice Guidance.

#### Highways/Access

- 9.44 The applicant has submitted a Design and Access Statement together with a Construction Traffic Management Plan with the application. Similarly to the operation of the former landfill, to avoid large vehicles from routing through the centre of Carcroft, all construction and subsequent HGVs required to transport the hydrogen shall follow an access route via the A19 and onwards to the A1.
- 9.45 The access will remain as existing, which was approved for the landfill operation. The access is surfaced and kerbed with sufficient drainage. The highways officer has no objections to the intensification of the access point.
- 9.46 Construction is relatively short 3-4 months, the majority of traffic would be installer vans with an average of 5 vans a day. During the first week of construction there would be 2 to 3 deliveries on an articulated lorry for the mounting systems and the

following week 2 to 3 more for the delivery of the panels. Articulated Lorries would deliver the ancillary equipment e.g. inverters, subs and the electrolyser, once the panels are installed. The construction hours would be 8am to 4:30pm.

- 9.47 Post construction, once the green hydrogen plant is in operation a maximum of 1 tanker collection is required per day. Once the solar array is in operation, solar visits by van would be infrequent for maintenance once or twice a year.
- 9.48 No objections are raised by the Council's Highways Team or by Highways Network Management. Whilst a CTMP has been provided, it is requested that an updated version is provided prior to the commencement of development.

### Flooding and Drainage

- 9.49 The application site lies within an area designated as Flood Risk Zone 2 and 3, which is defined as having a high probability of flooding. The Environment Agency have been consulted as part of the application. They agree with the findings of the amended Flood Risk Assessment (FRA) subject to condition to ensure the measures of the FRA are met (the container will be anchored in such a way that it will not float away in times of flood; and flood resilience and resistance measures shall be incorporated). This will be secured by condition as recommended by the Environment Agency.
- 9.50 NPPF Annex 3: flood risk vulnerability classification, places the use of a Solar Farm as 'essential infrastructure' and the green hydrogen plant and other infrastructure classified as 'highly vulnerable' (although the table also stipulates that where there is a demonstrable need to locate such installations to be located in other high flood risk areas, these installations should be classified as essential infrastructure); Table 2: flood risk vulnerability and food zone incompatibility states that an exception test is required. The Council's Technical Developer Guidance (April 2022) states that if a proposal meets one of the categories set out in Table 9 then it avoids the need for a sequential test. With regards Solar Farms the table says development proposals identified as "essential infrastructure" will not require a sequential test, however a site specific flood risk assessment will be required, and should consider how they can remain operational during times of flooding. As per Table 2 (NPPF), an exceptions test will be required for any development in Flood Zone 3 but in the flood zone 2 'development is acceptable and not required'. Having considered the flood risk areas against the proposed plans the majority of the actual development lies in flood zone 2, thereby not requiring an exceptions test for the panels. As stipulated, the associated infrastructure lies in flood zone 3, and although a sequential test is not required (essential infrastructure), however it concludes that an exceptions test is required.
- 9.51 In order to pass the Exceptions Test Paragraph 164 of the NPPF states that it should be demonstrated that:
- a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
  - b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 9.52 The development will provide essential green energy infrastructure, providing a sustainable form of energy production to feed into the national energy network. The

development would provide wider sustainability benefits and is considered to pass part A of paragraph 164.

- 9.53 It is considered that the proposal will be constructed with floor resilience in mind. The drainage system proposed will ensure no foul water is flowing back from the drainage system to internal drainage points such as toilets, plugs and waste pipes but will allow foul water to leave the property under normal conditions. This will also prevent rodents from being forced through the drainage system into the property during flood. Additionally mains electricity cut off and fuse boxes should be installed at ceiling level if within the ground, and mains electricity to the ground floor will be distributed from ceiling level, with sockets installed at the highest possible position. Finally the container will be anchored to the ground to ensure that during a flood it doesn't float away, this will also decrease the damage experienced on site as the containers won't be able to move potentially damaging surrounding infrastructure. Resulting in the development passing part b of paragraph 164 of the NPPF.
- 9.54 The council's Drainage Team have considered the proposals and raised no objections subject to drainage conditions.
- 9.55 In conclusion, the proposal is considered to pass the Exception Test and no objections have been raised by the Environment Agency or internal drainage teams subject to suitably worded conditions. The proposals are therefore considered to accord with policies 56 and 57 of the Local Plan and Paragraphs 162 and 164 of the NPPF.

#### Ecology and Wildlife

- 9.56 Policy 30 of the Local Plan is concerned with Biodiversity, and seeks to ensure that all proposals are considered in light of the mitigation hierarchy in accordance with National Policy. Furthermore, proposals will only be supported where:
1. They use the DEFRA biodiversity metric to demonstrate that a proposal will deliver a minimum 10% net gain for biodiversity;
  2. They protect, restore, enhance and provide appropriate buffers around wildlife and geological features and bridge gaps to link these to the wider ecological network;
  3. They produce and deliver appropriate long term management plans for local wildlife and geological sites as well as newly created or restored habitats;
  4. They can demonstrate that the need for a proposal outweighs the value of any features to be lost; and
  5. If the permanent loss of a geological site is unavoidable, then provision will be made for the site to first be recorded by a suitably qualified expert.
- 9.57 An Ecology Assessment Report has been submitted with the application which sets out which species may be impacted by the scheme, and the potential impact of the scheme upon nearby protected sites. A biodiversity net gain assessment has also been provided. There are no statutory or non-statutory nature conservation sites within the application site.
- 9.58 The Ecological Impact Assessment (EclA) identified a range of habitats on the proposal site with only: broadleaved semi-natural woodland, hedgerow and running water being ecologically important with almost 90% of the site area being

occupied by predominantly low value grassland and recently planted woodland. The high value habitats were identified as being retained and not impacted by the proposed solar array, thus demonstrating that the mitigation hierarchy is being implemented. The presence or otherwise of protected species was ascertained through a range of surveys providing definitive assessments. Great crested newts were identified as being present but in very small numbers and probably not breeding on or adjacent to the site. As construction and operational phases will have limited land take it is proposed that the very unlikely direct impacts on this species can be managed through a specific method statement within a Construction Ecological Mitigation Plan (CEMP). A Natural England Rapid risk assessment was carried out and confirmed that this approach would not likely cause an offence in respect of protected species legislation. The presence of reptiles was established through desk studies and again a reasonable avoidance strategy would be used to ensure that reptiles (most likely grass snakes) would not be harmed during the construction phase. It was proposed that there would be no long term adverse impacts on reptiles as the grassland and other peripheral habitats will be largely retained. This is acceptable but there should also be ecological enhancements that provide additional favourable conditions for reptiles. Although there are records of water vole in the area around the site no evidence of water vole was found in surveys. Pre- commencement surveys and precautionary measures are proposed within a CEMP. Bats were identified to be using the site at a very low level and there would be no adverse impacts on this group as all of more favourable peripheral habitats would be retained.

9.59 The EclA has been supported by a Net Gain Assessment also. Such habitat enhancement and management measures set out in a Biodiversity Management Plan (BMP), also submitted with the application. At a high level, the enhancements will include;

- Wildflower meadow, a long season meadow mix, to the south of the hedgerow;
- Native tree and hedgerow planting, including infilling of existing hedge gaps and 30 small and 50 medium trees

The Biodiversity Net Gain Assessment details how the Proposed Development can achieve a 10.43% net gain in habitat units and 353.58% net gain in hedgerow units.

9.60 The Council's ecologist has been consulted, and following discussions with the scheme ecologists and some further survey work, no objections are raised as a result of the proposals. It is considered that there are no outstanding ecological issues in respect of protected species or habitats of principal importance and hence these do not pose any constraints on the development.

9.61 On this basis, conditions are recommended to secure Construction Ecological Management Plan, and in respect of delivery of BNG and future management.

9.62 The Council's Trees and Hedgerows Officer has also been consulted, and raises no objections to the scheme. A condition is recommended in respect of hedgerow restoration, enhancement and management.

#### Pollution issues

9.63 As previously outlined the site is located on a former landfill site, which has been capped off and restored. The proposed solar panels are proposed to be anchored to the ground using platypus earth anchoring system to a depth of 1m, to avoid piercing the landfill cap, which lies 1.5m below the surface. The proposed Green

Hydrogen Plant is proposed on an existing area of hardstanding, resulting in no impact to the ground gas infrastructure located on the site for the existing gas transfer facility.

- 9.64 The Council's Contaminated Land Department do not offer any objections to the proposal. Consultation with the Environment Agency has also been carried out, however they have outlined that they no longer provide comments on contamination and defer to the Council's Contaminated Land Department. However, as the closed landfill is regulated by the Environment Agency, separate consultation will be carried out. The development is considered to be in accordance with policy 54 and 55 of the Local Plan.

### **Conclusion on Environmental Issues**

- 9.65 Para. 8 of the NPPF (2021) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 9.66 In conclusion of the environmental issues, it is considered that there has been no significant issues raised which would weigh against the proposal that cannot be mitigated by condition. As such moderate weight attached to this in favour of the development through the achievement of BNG offsetting on site and the provision of renewable energy into utilities network. The position and ground fixing of the solar panels and hydrogen plant have been designed in order to minimise the risk of any impact to the landfill gas and gas utilisation facility. There would be minimal impact to the landscape. The initial concerns from the Environment Agency and Drainage Team have been addressed and the proposal is not considered to result in an increased risk of flooding nor would it result in harm to any person.

### **ECONOMIC SUSTAINABILITY**

- 9.67 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project. Additionally there would be a small number of employees for maintenance of the solar array and for the transport of the hydrogen. However this is restricted to a short period of time and would likely be existing jobs within the existing business network and therefore carries limited weight in favour of the application.

### **Conclusion on Economy Issues**

- 9.68 Para 8 a) of the NPPF (2021) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 9.69 Whilst the economic benefit of the proposal is slight and afforded only limited weight, it does not harm the wider economy of the borough and for that reason weighs in favour of the development.

## **10.0 PLANNING BALANCE & CONCLUSION**

- 10.1 In accordance with Paragraph 11 of the NPPF (2021) the proposal is considered in the context of the presumption in favour of sustainable development. Whilst the development would be inappropriate development within the Green Belt, very special circumstances have been provided to justify the development. Furthermore, the LVIA submitted explains that there would be minimal impact to the landscape and in turn the openness of the Green Belt. It is considered that the scheme delivers, namely a significant contribution towards the delivery of sustainable, renewable energy, weighs heavily in its favour. Coupled with this, the scheme is temporary (although a significant period) in nature, and the land can be returned to its original use at the end of its life. The scheme is also considered to be acceptable in terms of ecology, and will deliver a substantial net gain on site. The scheme will also ensure further planting across the site, as well as the retention of existing hedgerows. The proposal is considered to be located within a sustainable location close to major road networks and the neighbouring settlement of Carcroft and this weighs considerably in favour of the application.
- 10.2 Limited weight in favour of the application has been afforded to the potential economic benefits generated by the proposal.

## **11.0 RECOMMENDATION**

### **11.1 MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO THE FOLLOWING CONDITIONS:**

#### **Conditions / Reasons**

01. 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**

Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.

02. The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:

129889-202A [H]

129889-201A [H]

29889-102A [S]

29889-101C [S]

29889-003C

29889-001B

7815/CSD

Flood Evacuation Plan

#### **REASON**

To ensure that the development is carried out in accordance with the application as approved.

03. Within 18 months of the 35th anniversary of the date of first commercial export from the solar PV (as defined in condition 4 below), or within 6 months of the cessation

of the generation of renewable energy from the solar PV, whichever is the sooner, all solar panels, associated equipment, fencing and other infrastructure shall be removed and the ground re-instated in accordance with details to be approved in writing by the local planning authority.

REASON

To ensure that the site is appropriately restored.

04. Within 6 months of the 35th anniversary of the date of the first commercial export of electricity from the solar farm or within 6 months of the cessation of the generation of renewable energy, whichever is the sooner, all solar panels, associated equipment, fencing and other infrastructure shall be removed and the ground re-instated in accordance with the approved restoration scheme.

REASON

To ensure that the site is appropriately restored.

05. Within one month of the date of first commercial export of electricity from the solar PV array, the local planning authority shall be notified in writing of that date.

REASON

To establish a date of commencement for the development and to assist in the effective monitoring of the site.

06. The development hereby granted shall not be commenced until a detailed proposal of hedgerow restoration and new planting work, including timescales for facilitation works and implementation, together with details of planting/ground preparation, species, density/staggering, guarding from pests and a detailed aftercare schedule with clear responsibilities has been submitted to and approved in writing by the Local Planning Authority. Any new planting that dies, is damaged or is removed within 5 years shall be replaced as per the approved details during the next available planting season. Following the completion of the hedgerow restoration works, new planting and maintenance/aftercare in accordance with the approved proposal the Local Planning Authority shall be notified in writing within 7 days to allow for inspection. The development shall be carried out in accordance with the approved details.

REASON: To ensure that all tree work is carried out to the appropriate high standard, help any new planting be more established prior to the site being occupied and compliance with Policy 48: Landscaping of New Developments section C and F and Policy 29: Ecological Networks (Strategic Policy) section B and C of the adopted Doncaster Local Plan 2015 -2035.

07. The vehicle turning space as shown on the approved plans shall be constructed before the development is brought into use and shall thereafter be maintained as such.

REASON

To avoid the necessity of vehicles reversing on to or from the highway and creating a highway hazard.

08. Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

REASON

To ensure that adequate parking provision is retained on site.

09. Prior to commencement of development in any part of the site the Planning Authority shall have received and approved a Construction Traffic Management Plan (CTMP) including:
- (a) the timetable of the works;
  - (b) daily hours of construction;
  - (c) any road closure;
  - (d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;
  - (e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;
  - (f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;
  - (g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;
  - (h) hours during which no construction traffic will be present at the site;
  - (i) the means of enclosure of the site during construction works;
  - (j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site;
  - (k) details of wheel washing facilities and obligations;
  - (l) The proposed route of all construction traffic exceeding 7.5 tonnes;
  - (m) Details of the amount and location of construction worker parking;
  - (n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;
  - (o) no mud, stones, water or debris shall be deposited on the public highway at any time.

The development shall be carried out in accordance with the approved CTMP.

**REASON**

In the interests of protecting residential amenity from noise and disturbance and to ensure the safe operation of the highway for the duration of the construction phase of the development as required by Policy 42 A.2 of the Doncaster Local Plan. This condition is required to be discharged prior to commencement as the approved detail may have an impact on construction arrangements.

10. During the operational period of the development, in the event of a complaint to the Local Planning Authority from Network Rail relating to signal sighting safety or driver distraction, the operator of the solar farm shall by no later than 28 days following notification from the Local Planning Authority, submit for approval to the Local Planning Authority details of a scheme of remedial measures to address the concerns along with a timescale for implementation of the works. The works shall be carried out in full accordance with the approved details and timetable.

**REASON**

The safety, operational needs and integrity of the railway.

11. On commencement of development the Construction and Ecological Management Plan (Ramm Sanderson RSE\_4770\_R2\_V1\_CEMP January 2023) shall be implemented in accordance with the approved details therein.

**REASON:**



To ensure the ecological interests of the site are maintained in accordance with Local Plan policy 29 and Protected Species Legislation

12. Prior to the commencement of development a Management and Monitoring Plan for proposed onsite habitats shall be submitted to the Local Planning Authority for approval in writing. The Management Plan shall be based on the following:

- o The baseline biodiversity assessment against which an uplift in biodiversity unit value will be monitored.

- o The project's biodiversity unit targets.

- o A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for a minimum of 30 years.

- o The details of when target condition will be achieved and how it shall be maintained.

- o A detailed monitoring plan that will be used to inform any potential changes to the ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports. Monitoring reports will be provided to the Local Planning Authority by the end of years 1,2,5,10,20, and 30 of the monitoring period.

- o The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the biodiversity net gain delivery.

- o Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management.

Once approved the Management and Monitoring Plan shall be implemented in full and any subsequent changes to management as a result of findings from the monitoring agreed in writing with the Local Planning Authority.

REASON

To fulfil specifically the requirements of Local Plan policy 30B and enhance local ecological networks in accordance with Local Plan policy 29.

13. The development shall be carried out in accordance with the submitted flood risk assessment by Ramm Sanderson (referenced RSE\_4770\_01\_V3 and dated 17 February 2023) and the following mitigation measures it details:

- the container will be anchored in such a way that it will not float away in times of flood.

- Flood resilience and resistance measures shall be incorporated into the development as detailed in Section 7 of the submitted FRA.

These mitigation measures shall be fully implemented prior to occupation 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.

REASONS

To reduce the risk of flooding to the proposed development and future occupants.

14. The development hereby granted shall not be begun until details of the surface water systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be complete and operational prior to the development being brought into use.

REASON:

To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

15. No building shall be erected within 10 metres of the watercourse or culvert, which passes through/runs adjacent to the site.

REASON:

To ensure adequate access at all times and to protect the culvert from damage.

16. Prior to the development being brought into use, details of the drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The drainage system for foul and surface water drainage shall be retained, managed and maintained for the lifetime of the development in accordance with the approved drainage management and maintenance plan.

REASON:

To ensure the drainage apparatus of the site is adequately maintained for the lifetime of the development and to accord with Para. 169 c) of the NPPF (2021).

### **INFORMATIVES**

01. The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.
02. Drainage strategy for the proposed hydrogen plant/building does not show how the swale will get to the outfall at Wellsdike. Detailed drainage design will need to be submitted.  
What flow control devices will be used to achieve the proposed discharge rate of 4.2l/s? Doncaster Council do not accept orifices of less than 100mm diameter.  
Overland flow paths have not been submitted.  
Any alteration to existing watercourse/ditches (to create swales etc.) will require consent from the relevant Land Drainage Authority, which in this instance would be the IDB.  
Maintenance information needs to cover the grass/ground conditions of the solar farm, to ensure water runoff will not create channelling etc.  
Micro drainage calculations will need to be submitted and it is advised that the applicant review the final comments from the Drainage Engineers on the Council's Public Access.

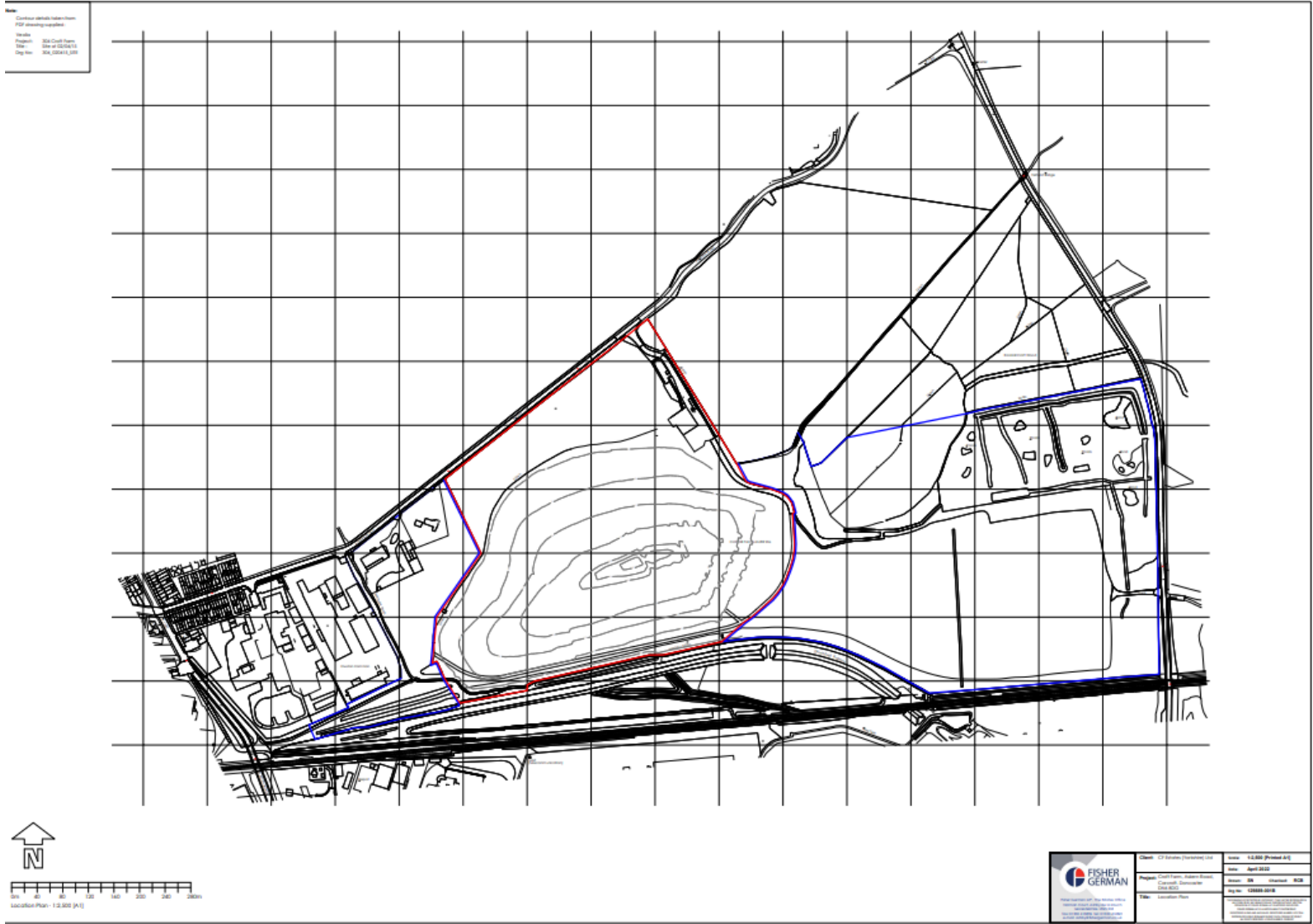
### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

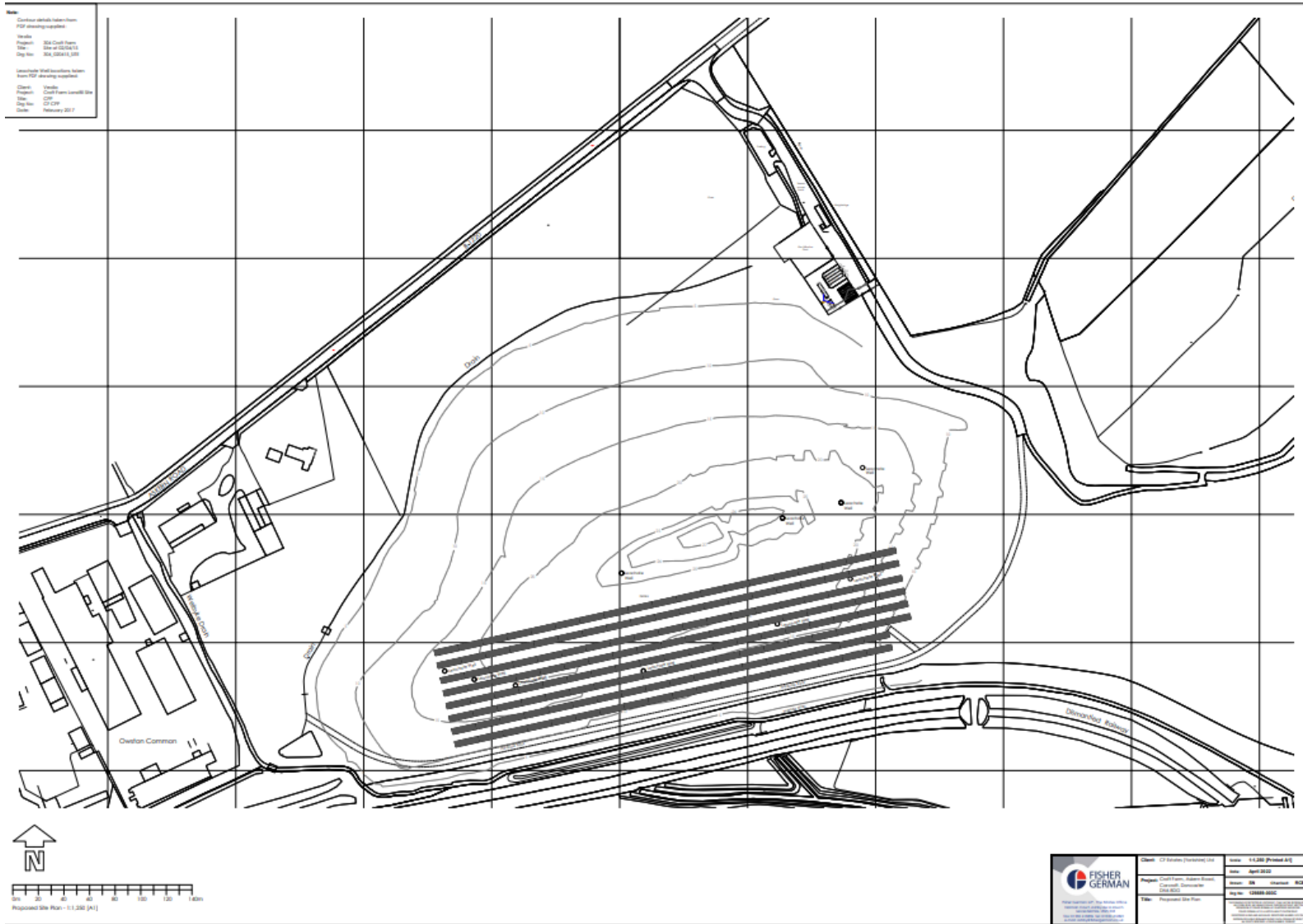
- Additional information in relation to Highways, Ecology, and Drainage.

**The above objections, consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence**

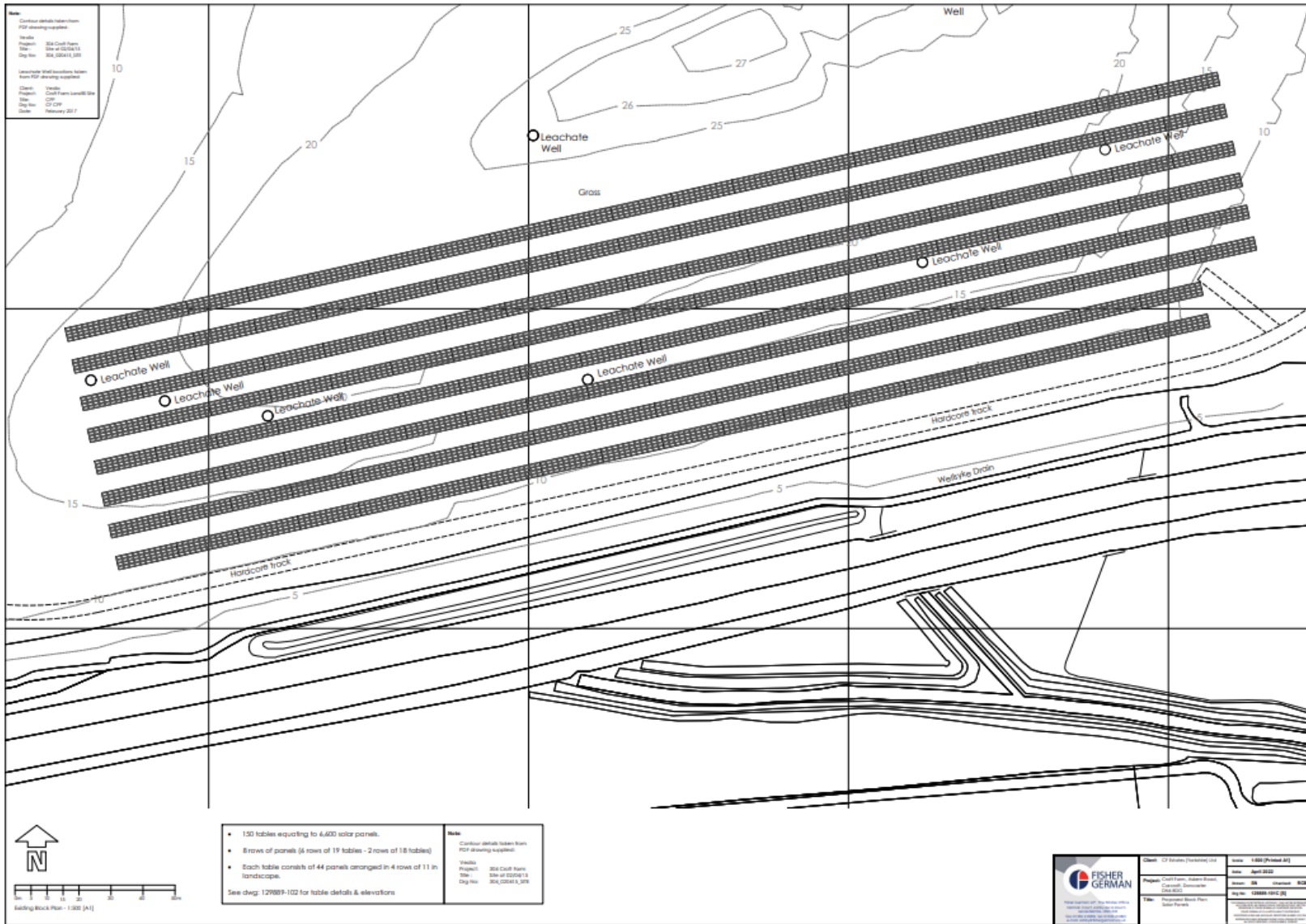
# Appendix 1: Location Plan



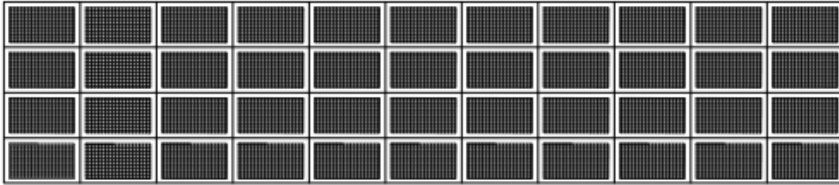
# Appendix 2: Site Plan



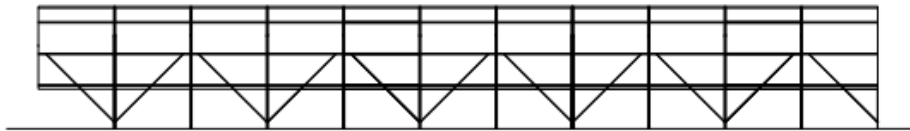
# Appendix 3: Proposed Solar Array



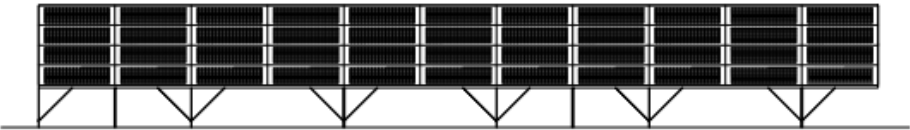
# Appendix 4: Solar Panel Details



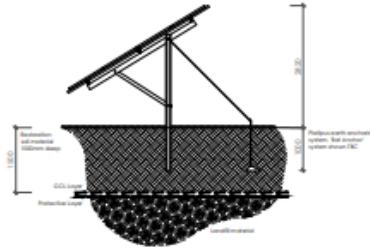
Plan View - 1 no. table



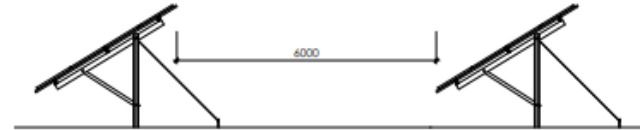
Rear Elevation - 1 no table



Front Elevation - 1 no table

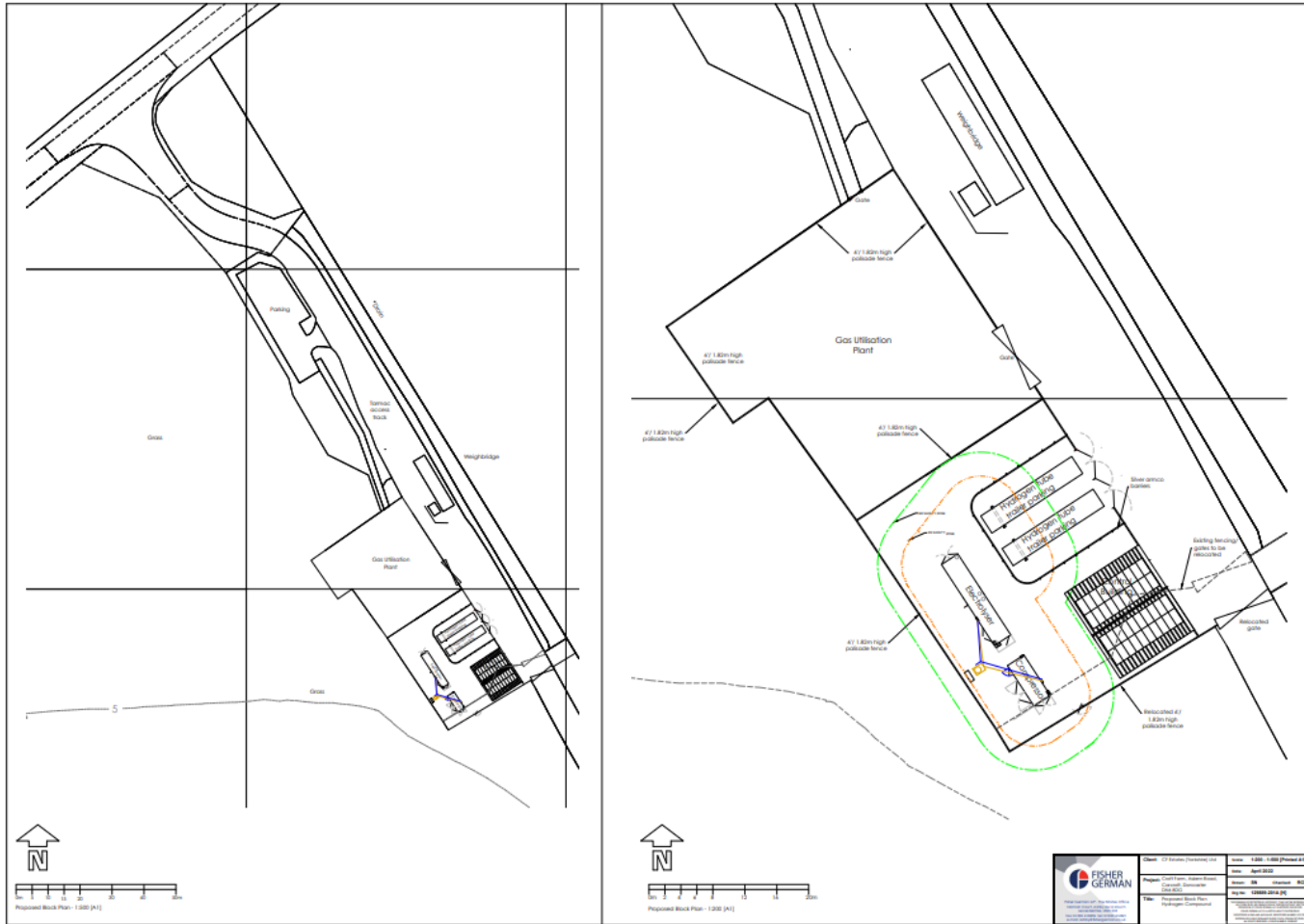


- 150 tables equating to 6,600 solar panels.
  - 8 rows of panels (6 rows of 19 tables - 2 rows of 18 tables)
  - Each table consists of 44 panels arranged in 4 rows of 11 in landscape.
- See dwg: 129889-101 for layout of the above



<p><b>FISHER GERMAN</b> Fisher German LLP, The British Office Wetherby Court, 10000, 20th Street, London SE10 2TL Tel: 020 412891, Fax: 020 412892 Email: info@fishergerman.co.uk</p>	<b>Client:</b> CF Estates (Torkshire) Ltd	<b>Scale:</b> 1:100 (Printed A3)
	<b>Project:</b> Cliff Farm, Asken Road, Carcroft, Doncaster DN10 8DG	<b>Date:</b> April 2022
	<b>Title:</b> Details Solar Panels	<b>Drawn:</b> SN <b>Checked:</b> RCB
		<b>Dwg No:</b> 129889-102A [5]

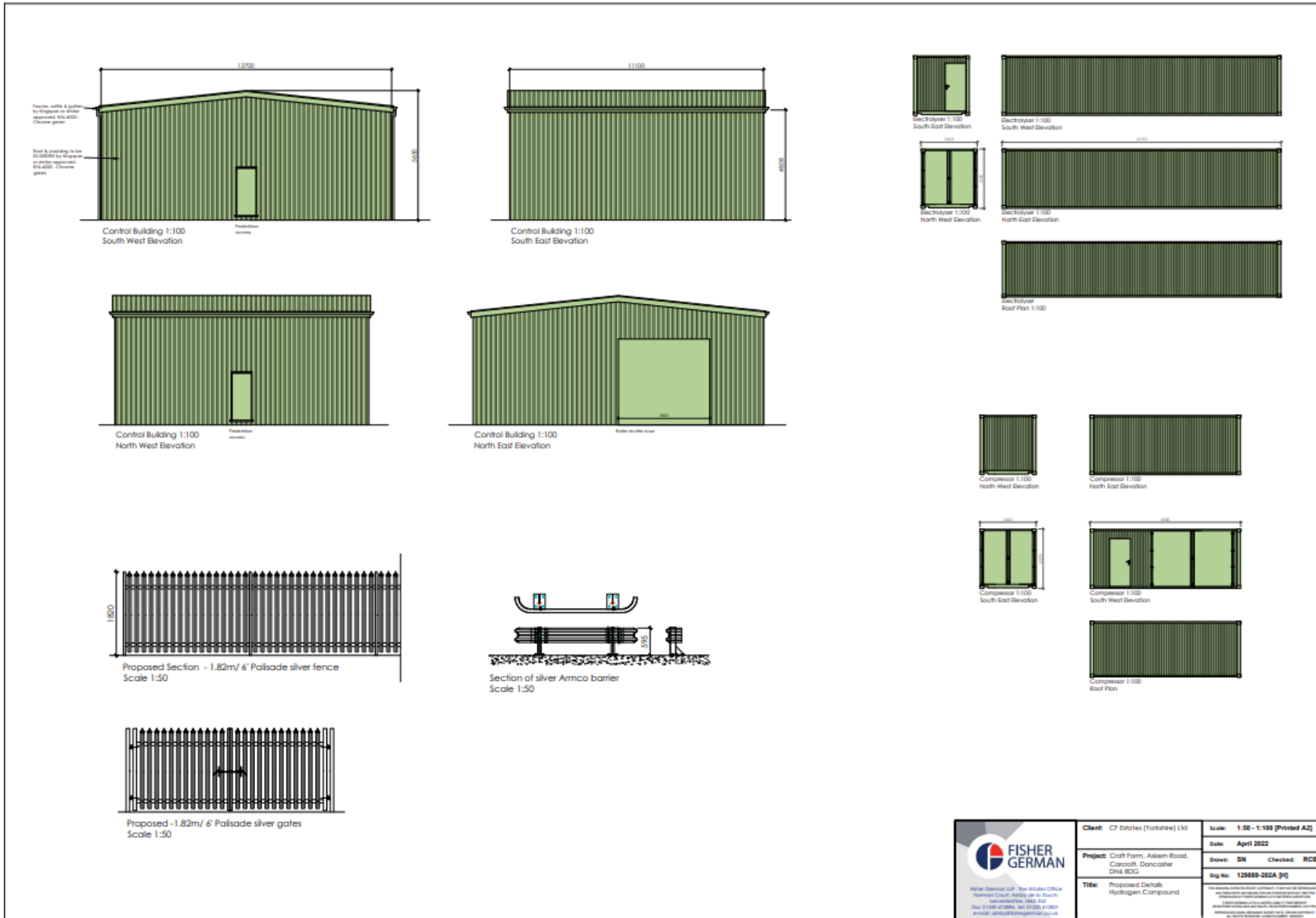
# Appendix 5: Proposed Block Plan, Green Hydrogen Plant



	Date: 17 November 2023 Project: Green Hydrogen Plant Client: H2 Energy Site: Green Hydrogen Plant Drawing: 01 - Proposed Block Plan - 1:200 [A1]	Issue: 1.000 - 1:500 Proposed A1 Date: 16/11/2023 Author: [Name] Checked: [Name] Approved: [Name]
	Scale: 1:500 (A1) Drawing: 01 - Proposed Block Plan - 1:200 [A1]	



# Appendix 6: Green Hydrogen Plant



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	<b>Project:</b> Croft Farm, Aikem Road, Carcroft, Doncaster DN4 8DG	<b>Date:</b> April 2022
	<b>Title:</b> Proposed Details Hydrogen Compound	<b>Drawn:</b> SN <b>Checked:</b> RCB
		<b>Doc No:</b> 12988-262A [P]