

Planning Conditions Matrix.

Condition Wording Proposed in Committee Report (Core Document 3.1)	Agreed Wording Between Appellant and LPA	Appellant Considerations	Local Planning Authority Considerations
<p>1. The development shall be begun before the expiration of three years from the date of this permission</p>	<p>As original</p>	<p>Agreed.</p>	
<p>2. The permission hereby granted shall expire 40 years from the date when electrical power is first exported from the solar farm to the electricity grid network, excluding electricity exported during initial testing and commissioning. Written confirmation of the first export date shall be provided to the Local Planning Authority no later than one calendar month after the event.</p>	<p>The permission hereby granted shall be limited to a period of 40 years from the date when electricity is first commercially exported from the solar panels to the electricity network (The First Export Date), with the exception of the DNO substation which is to remain in perpetuity. Written notification of the First Export Date shall be given to the Local Planning Authority within 14 days of the event occurring.</p>	<p>The Appellant notes at para 3.29 of the SoCG it is agreed between the parties that <i>“At the end of the 40 year operational lifespan of the proposal, the Site would be restored back to full agricultural use with all equipment and below ground connections removed (with the exception of the DNO substation)...”</i> Para 1.13.12 of the Environment Statement (CD 1.31) also confirms that the substation has been sought to remain in place after the 40 year time limit.</p> <p>The Appellant requests if the LPA suggested new wording can refer to ‘commercial export’ for clarity, to read as follows:</p> <p><i>“The permission hereby granted shall be limited to a period of 40 years from the date when electricity is first commercially exported from the solar panels to the electricity network (The First Export Date), with the exception of the DNO substation which is to remain in perpetuity. Written notification of the First Export Date shall be given to the Local Planning Authority within 14 days of the event occurring.”</i></p>	<p>Suggested new wording:</p> <p>The permission hereby granted shall be limited to a period of 40 years from the date when electricity is first exported from the solar panels to the electricity network (The First Export Date). Written notification of the First Export Date shall be given to the Local Planning Authority within 14 days of the event occurring.</p> <p>Yes, happy with that</p>
<p>3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details as follows:</p> <ul style="list-style-type: none"> • Site Location Plan P19-2022_03 Rev E • Site Layout and Landscape Strategy P19-2022_10 Rev Q • Typical Single Axis Tracker Table Details Rev A, dated 20th October 2021 • Fence, Track and CCTV Details Rev A, dated 20th October 2021 • Trench Sections Details Rev A, dated 20th October 2021 • Inverter Station Details Rev A, dated 20th October 2021 • Spares Container Details Rev A, dated 20th October 2021 • Customer Switchgear Details Rev A, dated 20th October 2021 • Access Gate Rev A, dated 20th October 2021 • Indicative Construction Compound Rev A, dated 20th October 2021 	<p>The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details as follows:</p> <ul style="list-style-type: none"> • Site Location Plan P19-2022_03 Rev F, dated 14/02/2024 • Site Layout and Landscape P19-2022_24 Revision C, dated 29/02/2024 • Indicative Landscape Sections, drawing number P19-2022_25 Revision B, dated 29/02/2024 • Typical Single Axis Tracker Table Details Rev A, dated 20th October 2021 • Fence, Track and CCTV Details Rev A, dated 20th October 2021 • Trench Sections Details Rev A, dated 20th October 2021 • Inverter Station Details Rev A, dated 20th October 2021 • Spares Container Details Rev A, dated 20th October 2021 	<p>Agreed.</p> <p>The Appellant notes the following Holborn Scheme plans to be added/updated within the condition wording:</p> <ul style="list-style-type: none"> • Site Location Plan, drawing number P19-2022_03 Rev F, dated 14/02/2024, prepared by Pegasus Group. • Amended Scheme Site Layout and Landscape Strategy, drawing number P19-2022_24 Revision C, dated 29/02/2024, prepared by Pegasus Group. • Indicative Landscape Sections, drawing number P19-2022_25 Revision B, dated 29/02/2024, prepared by Pegasus Group. 	<p>Agreed</p>

<ul style="list-style-type: none"> • Comms and Weather Station Mast Rev A, dated 20th October 2021 • Compound Details Rev A, dated 20th October 2021 	<ul style="list-style-type: none"> • Customer Switchgear Details Rev A, dated 20th October 2021 • Access Gate Rev A, dated 20th October 2021 • Indicative Construction Compound Rev A, dated 20th October 2021 • Comms and Weather Station Mast Rev A, dated 20th October 2021 • Compound Details Rev A, dated 20th October 2021 		
<p>4. Development must not commence until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The construction method statement shall set out details of all on-site construction works together with details of their timetabling. It shall include details of, and measures to secure:</p> <ul style="list-style-type: none"> • the phasing of construction works; • the formation and position of the temporary construction compounds; • dust management and suppression; • cleaning of site entrance, facilities for wheel washing and cleaning the adjacent public highway; • pollution control, including the protection of water courses and ground water; subsoil surface water drainage; bunding and siting of fuel storage areas; sewage and foul water drainage and disposal; and emergency procedures and pollution response plans; • temporary site illumination during the construction period; • the methods to be adopted to reduce the effects of noise occurring during the construction period to the lowest practicable levels and in accordance with B.S. 5228: Noise control on construction and open sites; • storage of materials and disposal of surplus materials; • the construction of the accesses into the site, the erection of any entrance gates and the creation and maintenance of associated visibility splays; • method of working cable trenches, including soil storage and back-filling; and details of cable boring methodologies below roads, water courses and hedges; • general soil storage and handling; • post-construction restoration/reinstatement of the working areas, including cable trenches and area covered by any matting or other areas where the soil has been disturbed or compressed; • the sheeting of all heavy goods vehicles construction materials to, or spoil from, the site to prevent spillage or deposit of any materials on the highway; • details of control of surface water to prevent it entering the public highway or carrying sediment to the surface water drainage network in the vicinity of the site. 	<p>NOT AGREED</p>	<p>The Appellant would agree for repairs to be in accordance with the measures approved in the Construction Method Statement but would request removal of <i>'any / all repairs to the scheme for the life of the scheme'</i> as the Appellant would not know in advance what all repairs required would be. Stipulating all repairs is imprecise and unreasonable as potentially it could be interpreted as encompassing even the most minor repair works onsite.</p> <p>We maintain that this should not be required.</p>	<p>Suggest wording in this condition to allow for C11 to be removed in its entirety.</p> <p>Suggest adding wording to stipulate that any / all repairs to the scheme for the life of the scheme shall be undertaken in accordance with the approved Construction Method Statement.</p> <p>Disagree - any/all repairs would be investigated prior to instigating the works required to commence, therefore programming in of the repairs would allow for consideration of the agreed CMS.</p>

<ul style="list-style-type: none"> • identification of buffer strips adjacent to water courses or retained vegetation features such as hedges or trees and sites where birds are nesting; • details of proposed measures to protect root protection areas during construction • means to exclude small animals from excavations. <p>Construction works must be carried out in full accordance with the agreed construction method statement.</p>			
<p>5. Before the development hereby permitted is commenced, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted LEMP shall be in broad accordance with the Site Layout and Landscape Strategy P19-2022_10 Rev Q and the mitigation measures contained with the Environmental Statement Chapter 2 - Landscape and Visual Impact Assessment Pegasus Group (January 2022). The LEMP shall include, but is not limited to: (i) details of the proposed new hedgerow and tree planting, including any strengthening of existing vegetation; (ii) details of planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), and schedule of plants (noting species, sizes and proposed numbers / densities); (iii) details of the management and monitoring of the site during the operational period; and (iv) details of the layout and planting within the community orchard.</p> <p>Before the end of the first planting / seeding season following the date when electrical power is first exported ("first export date"), the approved Landscape and Ecological Management Plan (LEMP) shall have been carried out in full. An up-to-date written record of compliance with the implementation and management programme shall be maintained and this shall be made available for inspection within 14 days of any request in writing from the Local Planning Authority. Any revisions to the LEMP following a review shall be submitted and approved in writing by the Local Planning Authority. Any revised LEMP shall be implemented in full.</p>	As original	Agreed.	
<p>6. If the solar farm hereby permitted (or any substantial sub-part of the farm) fails to produce electricity for supply to the grid for a continuous period of two years and there is no realistic prospect of the solar farm becoming operational again, a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months of the end of that 6</p>	As original	Agreed.	

<p>month period for the repair or removal of the solar farm.</p> <p>Where repairs or replacements are required the scheme shall include a proposed programme of remedial works. Where removal of the solar farm is required the scheme shall include the same details required under condition 7 of this permission. The relevant scheme shall thereafter be implemented in accordance with the approved details and timetable.</p>			
<p>7. Not later than 12 months before the expiry of this permission, as confirmed by condition 2 of this permission, a decommissioning and site restoration scheme shall be submitted for the written approval of the Local Planning Authority. The scheme shall make provision for the removal of the solar panels and all other associated equipment & paraphernalia and the subsequent restoration of the site. The scheme shall include details of:</p> <ul style="list-style-type: none"> • the extent of equipment and foundation removal and the site restoration to be carried out; • the management and timing of any works; • a traffic management plan to address likely traffic impact issues during the decommissioning period; • an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife, habitats and tree features on the site; • location of material laydown areas; • full details of the removal of the solar arrays, associated buildings and plant, any trackways and sub-surface cabling and all associated works of ground restoration including trench backfilling; • full details of all other works to restore the land to allow for agricultural production following the removal of structures from the site; • a programme of implementation. <p>The approved scheme shall be implemented within 6 months of the expiry of this permission and then proceed fully in accordance with the agreed details in accordance with the decommissioning programme.</p>	<p>NOT AGREED</p>	<p>The Appellant disagrees with the proposed rewording from the LPA and would request the original condition wording remains.</p> <p>The Appellant would note any decommissioning plan made in the first year will be outdated by year 39.</p> <p>We maintain that within 12 months from commencement is too early for a decommissioning statement and that this should be required closer to the event to be relevant to the circumstances at that time.</p>	<p>Suggested rewording following the proposed rewording of condition 2:</p> <p>Within 12 months of commencement of the development hereby permitted a Decommissioning Plan covering the removal of all infrastructure from the site shall be submitted to and approved by the local planning authority. The scheme shall make provision for the removal of the solar panels and all other associated equipment & paraphernalia and the subsequent restoration of the site. The scheme shall include details of:</p> <ul style="list-style-type: none"> • the extent of equipment and foundation removal and the site restoration to be carried out; • the management and timing of any works; • a traffic management plan to address likely traffic impact issues during the decommissioning period; • an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife, habitats and tree features on the site; • location of material laydown areas; • full details of the removal of the solar arrays, associated buildings and plant, any trackways and sub-surface cabling and all associated works of ground restoration including trench backfilling; • full details of all other works to restore the land to allow for agricultural production following the removal of structures from the site; • a programme of implementation. <p>The development shall thereafter be carried out in accordance with the approved details including any variations to the Decommissioning Plan as may be approved by the Local Planning Authority from time to time.</p>

			Please provide an alternative wording. Upon further investigation we are concerned with the wording 'before the expiry of this permission'.
<p>8. Prior to the commencement of each phase of development (Construction, Operational and Decommissioning), a Soil Management Plan shall be submitted to, and approved in writing by, the local planning authority. The plan shall include, but not be limited to details pertaining to careful soil management during each phase, including consideration of the appropriate time of year for soil handling, planting beneath the panels and return to the former land quality as indicated in Appendix 6 of the Agricultural Land Classification survey dated 9th January 2023 – Issue 9 carried out by Amet Property. The Management Plan shall adhere to the guidance set out in the following documents (or any subsequent replacement versions):</p> <ul style="list-style-type: none"> • Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (September 2009); and. • The British Society of Soil Science Working with Soil Guidance Note on Benefiting from Soil Management in Development and Construction. <p>The Soil Management Plan as so approved shall be implemented, and adhered to, for each phase of the development.</p>	As original	Agreed.	
<p>9. To ensure against soil compaction and overland flow route disruption during construction, the soil should be chisel ploughed or similar and it should be restored to a pre-construction condition immediately post construction, the date of which should be notified in writing to the local planning authority within 14 days of it occurring. For the first three years after the completion of the construction phase, every six months, inspections of the planting and soil must be carried out by a qualified soil scientist, to ensure adequate growth of the planting and that any compaction or channelisation of the soil can be identified and addressed. Any remedial work identified in the inspection should take place within 6 months of the date of the inspection.</p>	<p>To ensure that any areas where soils have been compacted during construction, an inspection by a qualified soil scientist shall take place before the installation is completed, in order to identify any areas where compaction needs alleviating. A restoration methodology shall be prepared following the inspection, setting out the date of completion of the construction, and the recommendations within the restoration methodology shall be implemented within 6 months of the completion of the installation. For the first three years after the completion of the construction phase, every six months, inspections of the planting and soil must be carried out by a qualified soil scientist, to ensure adequate growth of the planting and that any compaction or channelisation of the soil can be identified and addressed. Any remedial work identified in the inspection shall take place within 6 months of the date of the inspection.</p>	<p>The Appellant suggests the following alternative wording: "To ensure that any areas where soils have been compacted during construction, an inspection by a qualified soil scientist should take place before the installation is completed, in order to identify any areas where compaction needs alleviating. A restoration methodology should be prepared following the inspection, and should be implemented as appropriate. For the first three years after the completion of the construction phase, every six months, inspections of the planting and soil must be carried out by a qualified soil scientist, to ensure adequate growth of the planting and that any compaction or channelisation of the soil can be identified and addressed. Any remedial work identified in the inspection should take place within 6 months of the date of the inspection".</p> <p>The Appellant agrees to the additional wording to be incorporated to the Appellants suggestion above, to read as follows:</p>	<p>Query '.....and should be implemented as appropriate' – the LPA are concerned that this is not time bound and therefore would not be possible to enforce.</p> <p>Suggest that it is amended to say 'A restoration methodology shall be prepared following the inspection, setting out the date of completion of the construction, and the recommendations within the restoration methodology shall be implemented within 6 months of the completion of the installation. For the first.....'</p> <p>Query the use of the word 'should' as it is not definite.</p>

		<p>“To ensure that any areas where soils have been compacted during construction, an inspection by a qualified soil scientist should take place before the installation is completed, in order to identify any areas where compaction needs alleviating. A restoration methodology shall be prepared following the inspection, setting out the date of completion of the construction, and the recommendations within the restoration methodology shall be implemented within 6 months of the completion of the installation. For the first three years after the completion of the construction phase, every six months, inspections of the planting and soil must be carried out by a qualified soil scientist, to ensure adequate growth of the planting and that any compaction or channelisation of the soil can be identified and addressed. Any remedial work identified in the inspection should take place within 6 months of the date of the inspection”.</p> <p>Agree to amend to “shall”</p>	
<p>10. Prior to the First Export Date details of the cleaning procedure for the panels shall be submitted to, and approved in writing by, the local planning authority. The details shall include but not be limited to the frequency of cleaning, volumes of water required, details of any detergents to be used and any required mitigation. The cleaning of the panels shall thereafter take place in accordance with the approved details.</p>	As original	Agreed.	
<p>11. In the event that repairs and / or replacements are required to the approved solar infrastructure, details of the proposed Remedial Works (“the Remedial Scheme”) shall be submitted to and approved in writing by the Local Planning Authority. The Remedial Scheme shall include details for the management of all construction activities associated with the remediation works, and the remediation scheme shall include the same details required by the construction method statement set out in Condition 4 of this permission.</p>	Agreed that this condition should be deleted	<p>The Appellant requests removal of this condition; or clarification on the definition of what may be regarded to be 'remedial works', as currently drafted the condition is imprecise and unreasonable as potentially it could be interpreted as encompassing even the most minor repair works onsite.</p> <p>The Appellant agrees with the LPA to remove this Condition.</p>	Noted. See the proposed amendment to C4 to deal with this eventuality.
<p>12. There shall be no permanent illumination on the site unless otherwise agreed in writing by the local planning authority. In such circumstances, prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.</p>	As original	Agreed.	

13. Prior to their erection on site details of the proposed materials and finish including colour of all solar panels, frames, ancillary buildings, equipment, and enclosures shall be submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details and be maintained as such for the lifetime of the development hereby permitted.	As original	Agreed.	
14. Prior to commencement of development, full details of the location, size, wording, material of the heritage interpretation boards and information boards shall be submitted to and approved in writing. Further boards including directional signage and interpretation boards should be included within this detail which include reference to the adjacent Grantham Canal. The details approved shall be implemented prior to when electrical power is first exported ("first export date") and shall be maintained for the lifetime of the development.	As original	Agreed.	
15. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on the Proposed Site Access Arrangements drawing (reference P19-2022 Figure 4.1 Rev. A - dated 27th June 2022) have been implemented in full.	As original	Agreed.	
16. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 215.0 metres south and 2.4 x 114.0 metres north (to the nearest site junction) have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.	As original	Agreed.	
17. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, arrangements for banksmen and temporary signage, arrangements for dilapidation surveys at Castle View Road, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.	As original	Agreed.	
18. No development shall take place until a scheme for the treatment of the Public Right(s) of Way has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for management during construction, surfacing, width, structures, signing and landscaping, together with a timetable for its implementation.	As original	Agreed.	

<p>Thereafter, the development shall be carried out in accordance with the agreed scheme and timetable.</p>			
<p>19. The development shall be carried out in accordance with the submitted flood risk assessment (ref [December 2022/LJ/P19-2022/by Pegasus Planning Group Ltd]) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> • The development will be located entirely within Flood Zone 1. No development is proposed adjacent to the Winter Beck within areas shown to be at high probability of river flooding, Flood Zone 3. • The proposed solar panels mounting structure will be a 'fixed system', with panels mounted above the ground so as not to interfere with any overland flow routes. • Finished levels are to be raised a minimum of 150mm above existing ground levels with vulnerable equipment away from areas where flood risk is noted to be higher. <p>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.</p>	<p>The development shall be carried out in accordance with the submitted flood risk assessment (ref [December 2022/LJ/P19-2022/by Pegasus Planning Group Ltd]) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> • The development will be located entirely within Flood Zone 1. No development is proposed adjacent to the Winter Beck within areas shown to be at high probability of river flooding, Flood Zone 3. • The proposed solar panels mounting structure will be a 'tracker system', with panels mounted above the ground so as not to interfere with any overland flow routes. • Finished levels are to be raised a minimum of 150mm above existing ground levels with vulnerable equipment away from areas where flood risk is noted to be higher. <p>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.</p>	<p>The Appellant notes a tracker panel system was proposed as part of the submitted application, so would propose to replace 'fixed system' with 'tracker system'.</p> <p>The Appellant notes the LPA's response and can confirm the tracker panels were part of the original application consulted with the statutory consultees (Core Document 1.14).</p>	<p>Noted.</p> <p>Please note that we have reconsulted with stat / technical consultees on the amended plans and will provide an update if/when they respond.</p>
<p>20. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.</p>	<p>No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage shall then be constructed in accordance with the approved scheme and maintained for the lifetime of the permission.</p>	<p>Agreed.</p>	<p>Please add 'The surface water drainage shall then be constructed in accordance with the approved scheme and maintained for the lifetime of the permission.'</p>
<p>21. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority.</p>	<p>No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water shall then be managed during construction in accordance with the approved scheme.</p>	<p>Agreed.</p>	<p>Please add 'The surface water shall then be managed during construction in accordance with the approved scheme.'</p>
<p>22. Prior to first use of the development approved by this planning, details in relation to the long-term maintenance of the surface water drainage system within the development are to be submitted to and approved in writing by the Local Planning Authority.</p>	<p>Prior to first use of the development approved by this planning, details in relation to the long-term maintenance of the surface water drainage system within the development are to be submitted to and approved in writing by the Local Planning Authority. The long term maintenance of the surface water drainage shall then be in accordance with the approved details for the lifetime of the permission.</p>	<p>Agreed.</p>	<p>Please add 'The long term maintenance of the surface water drainage shall then be in accordance with the approved details for the lifetime of the permission.'</p>
<p>23. No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable</p>	<p>As original</p>	<p>The Appellant requests clarification if the infiltration testing is required in targeted locations within the site or if a phased approach</p>	<p>It is usually targeted locations, however the outcome of the testing may then suggest otherwise.</p>

<p>evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element, has been submitted to and approved in writing by the Local Planning Authority.</p>		<p>would be agreeable to assist a construction programme.</p> <p>The Appellant disagrees with the LPA's request to add the additional text requiring to maintain infiltration testing for the lifetime of the permission, it would be unreasonable and unnecessary given the wording of Conditions 20-22 above.</p>	<p>Please add 'Infiltration drainage shall then be carried out in accordance with the approved plan and shall be maintained for the lifetime of the permission.'</p> <p>Agreed</p>
<p>24. Prior to commencement of development a badger survey update must be undertaken and submitted to and approved in writing by the Local Planning Authority. The survey must be undertaken within the 3 months that precede site or vegetation clearance. Mitigation measures, including precautionary working measures to reduce construction impacts on badgers, shall subsequently be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be carried out in full as part of the development.</p>	<p>Prior to commencement of development a badger survey update must be undertaken and submitted to and approved in writing by the Local Planning Authority. The survey must be undertaken within the 3 months that precede construction-related site or vegetation clearance. Mitigation measures, including precautionary working measures to reduce construction impacts on badgers, shall subsequently be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be carried out in full as part of the development.</p>	<p>The Appellant disagrees with the LPA's addition proposed as this condition is to ensure protection of badger setts during the construction phase.</p> <p>The Appellant suggests an amendment of the original condition wording of second sentence to 'The survey must be undertaken within the 3 months that precede construction-related site or vegetation clearance'.</p>	<p>Please add 'and maintained for the lifetime of the scheme'</p> <p>Agreed</p>
<p>25. Prior to commencement of development, details of the design and location of mammal pass-throughs under the perimeter fencing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved design details.</p>	<p>As original</p>	<p>Agreed.</p>	
<p>26. The development shall be carried out in full accordance with Appendix 5.7 - Biodiversity Management Plan (prepared by Avian Ecology, dated 20th September 2022).</p>	<p>As original</p>	<p>Agreed.</p>	
<p>27. No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and</p> <ul style="list-style-type: none"> • The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works • The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI <p>The development shall not be occupied until the site investigation and post investigation assessment has</p>	<p>As original</p>	<p>Agreed.</p>	

PINs Ref: APP/Y2430/W/24/3340258

Appeal by: JBM Solar Projects 10 Ltd

Site Address: Fields OS 6700 6722 And 5200, Muston Lane, Easthorpe

<p>been completed in accordance with the programme set out in the Written Scheme of Investigation approved under this condition and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p>			
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