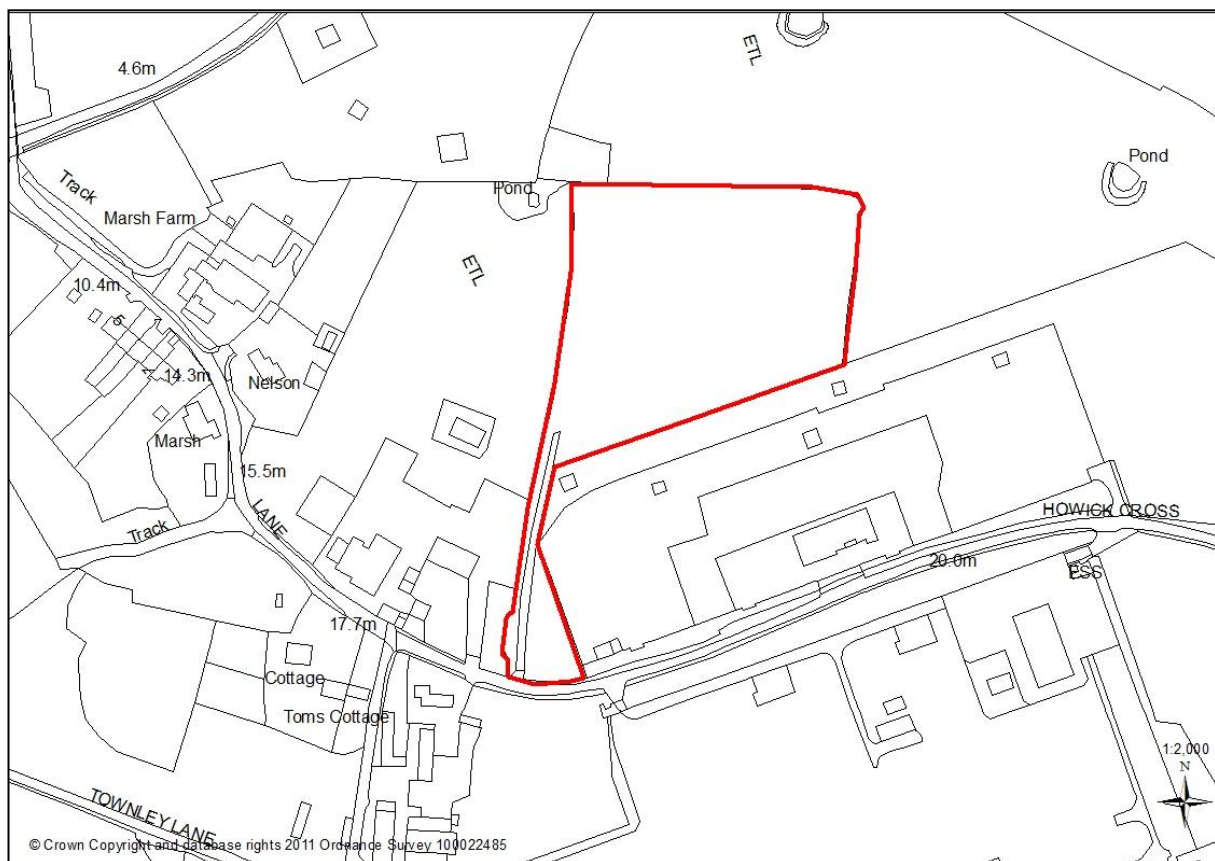


Application Number	07/2021/00252/FUL
Address	Howick Hall Farm Howick Cross Lane Penwortham Lancashire
Applicant	Penwortham Storage Ltd
Development	Erection of a battery storage facility with associated infrastructure, CCTV and landscaping
Officer Recommendation	Approval with conditions.
Officer Name	Debbie Roberts
Date application valid	10.03.2021
Target Determination Date	09.06.2021
Extension of Time	14.07.2021



1. Report Summary

1.1. This application seeks permission for installation of a battery power storage facility, with ancillary, security and landscaping works on a site towards the end of Howick Cross Lane, Penwortham. A full site description is available below.

1.2. The proposal, its proximity to and potential impact towards the immediate area have been fully assessed, and full publicity of the scheme undertaken but representation from neighbouring residents, ward councillors or interested parties has not been made.

1.3. The site and its extended surroundings are designated as Green Belt by Local Plan Policy G1 (Green Belt) of the South Ribble Local Plan

1.3 On balance and taking into account the following commentary, proposed development for installation of a battery power storage facility with associated works is deemed to be in accordance with the National Planning Policy Framework, Central Lancashire Core Strategy, South Ribble Local Plan 2012 and the Penwortham Neighbourhood Development Plan 2017. It is therefore recommended for approval subject to the imposition of conditions.

2. Application Site and Surrounding Area

2.1. The proposal refers to a tract of open land with deep, narrow access located north of Howick Cross Lane, Penwortham, and designated as Green Belt by the South Ribble Local Plan.

2.2. The historically agricultural site is bound on all sides by hedgerow, and accessed from Howick Cross Lane via existing field gate. Overhead power lines cross the sites western side and access way in a south-easterly direction.

2.3. Abutting the access in the west is Pollards Farm and its domestic curtilage/hardstanding; the main proposal site lying alongside agricultural land to the rear of Pollards Farm. Facing the southern access gate are Grade II listed Hesketh Farm and a short row of cottages, whilst south-east are a National Grid utility building compound and National Grid power station site which straddle Howick Cross Lane). There are no other properties beyond the cottages and Howick Cross Lane stops some 900m west where it meets the River Ribble.

2.4. North of the site are deep tracts of agricultural land beyond which is the River Ribble (approx. 750m); the proposal site is extremely rural and not immediately visible from any neighbouring property.

3. Site Context / Planning History

- ☐ 07/2017//SCE – Environmental Impact Screening Opinion requested for battery storage facility. EIA not required. September 2017
- ☐ 07/2017/2821/FUL – erection of battery storage facility. Approved Nov 2017 but not implemented
- ☐ 07/2018/3907/SCE – Environmental Impact Screening Opinion for gas fired generating facility. EIA not required Nov 2018

4. **Proposal**

4.1 *Background Information* – Additional grid support is required in line with national policy to support low carbon futures with secure, reliable supplies of electricity. As such there is a need to manage frequency, voltage and imbalances in the systems during periods of high and low demand; this balance is fundamental to an energy efficient future and effectively offers an important local advantage in prevention of blackout. ‘Frequency Services’ helps to balance frequency fluctuations on the grid system; certain commercial batteries being able to achieve the required 100% power output in one second or less

4.2 This application replicates that approved by Committee in 2017, and which for a number of reasons was allowed to expire.

4.3 In response to the need for increasingly flexible local demand, the applicant seeks permission to develop the proposal site to the north of Penwortham Substation on Howick Cross Lane

4.4 The application proposes erection of a Battery Storage Facility (BSF) which would store up to 49.99 MW of electricity, would provide ancillary services to National Grid and supply energy security to the local network during times of peak demand. Identification of suitable sites for viable grid connection is restricted to areas in close proximity to appropriate services.

4.5 The facility comprises:

4.5.1 Banks of lithium-ion batteries housed in 13 no: single storey, steel cabins known as ‘E Houses’. These would be located throughout the western part of the site, would be 13m long x 5m wide, and 4.6m high (3.8m unit topped by 0.8m air conditioning unit)

4.5.2 26 MV blocks to house transformers and inverters – each to be 7.8m long, 2.2m wide and 2.7m high.

4.5.3 132kv substation and associated electrical infrastructure – this element would be sited towards the south-eastern side, and would measure approximately 55m x 50m with a maximum height of 6m

4.5.4 The compound as a whole would be protected by 2.5m high steel mesh fences, and 4m high acoustic fencing to protect residential amenity along the south and west; a similar situation to the adjacent National Grid facilities.

4.5.5 An attenuation pond is indicated along the northern edge of the facility with narrow swale drainage (SuDS) proposed along the western and southern edges. Circulation space within the compound would be porous gravel. Existing hedgerows will be managed and retained although the hedge adjacent to the field gate will need to be cut back to allow widened access. Additional tree planting has been shown however to mask any visual interruption caused by the development, and to enhance overall site biodiversity.

4.5.6 Also included would be a temporary construction compound (approx. 52m x 32m) to the sites southern edge (behind existing National Grid utility building). This area would include meeting, drying, office and utility/WC space with parking and waste storage areas.

4.6 Site construction is expected to be completed within 6 months and would require a workforce of up to 40 personnel during initial ground work phases, reducing to 20 towards the latter phases of development. Units are manufactured off site and craned into position during a relatively short period of time, and traffic movement is expected to be limited to around 10 lorries per day – again reducing following peak, initial ground work period. The applicant has indicated that apart from work required during emergency situations, construction on site would be confined to weekdays and Saturday morning only.

4.7 Post-completion, the unit will be largely unmanned other than occasional visits from supervising engineers; permanent operational lighting other than for security and to allow general maintenance is therefore not required. A CCTV system to monitor the perimeter is however necessary.

5. Summary of Supporting Documents

5.1. The application is accompanied by the following:

- Planning, Design & Access - Planning Statement (Statera: March 2021)
- Geophysical Survey Report (NAA 17/90: July 17)
- Topographical Survey (Survey Eng Ltd SE-TS-02)
- Appendix II Topo Survey (RPS Group SE-TS-02: July 17)
- Construction Traffic Management Plan (March 2021)
- Landscape Appraisal (Sightline: Sept 17)
- Noise Impact Assessment (RPS JAT9473-REPO-15-RI: Sept 17)
- Flood Risk Assessment (RPS1297: Sept 17)
- Drainage Impact Assessment (RPS NK018770/DIA07: Sept 17)
- Ecological Impact Assessment (Naturally Wild SE1702.V2: Feb 21)
- Preliminary Ecological Appraisal (Naturally Wild SE/17/02. March 2021)
- Plans and elevations
- Masterplan site layout (Statera SL162-PA-101)
- Engineering Layout (GPS-18012-002-C01 GPS)
- Location Plans (Statera 211-LOC-01 & SL162-PA-500)
- Acoustic fence details (GP-AF-01)
- Temporary construction compound (Statera GP-CC-01)
- Control & Switchgear building (Statera GP-CR-01)
- CNO Control Room (Statera GP-DNO-01)
- E House (Statera GP-EH-01)
- MV Block (Statera GP-MV-01)
- Palisade Fence (Statera GP-SF-01)
- Site access (GPS 18012-003/P01)
- Substation (Statera GP-LSS-01)
- Cross Section (Statera 211-CS-01)
- Compound perimeter fence (GP-SF-01 Statera)
- Construction Management Statement (Statera March 2021)
- Colour schedule (Feb 2021)

6. Representations

6.1. Summary of Publicity

6.1.1 A site notice has been posted, and 25 neighbouring properties consulted. Ward Councillors Blow, Howarth and Shaw have also been notified.

6.2. Letters of Objection or Support

6.2.1. None received

6.3. Town/Parish Council Response

6.3.1. **Penwortham Town Council** have not commented

7. Summary of Responses

7.1. **Ecology Consultant** – GMEU have had considerable input into the planning process and associated proposals at this site. Their comments in summary are:

'Great Crested Newt (Habitats Regulations 2019)

I am now in receipt of Ecological Impact Assessment (Naturally Wild, May 2021, R2 dated 28.5.2021). The Report appears to have used reasonable effort to survey habitats on site and assess their suitability to support protected/species of principal importance. The survey was conducted in January and May which is appropriate for reassessment and to undertake eDNA analysis of ponds. There is currently no known reason to contradict the findings of the Report and the application can be forwarded to determination in respect of biodiversity without the need for any further work'

A number of conditions are also recommended with regards to tree protection and felling, amphibian licensing, external lighting and badger survey

7.2. **Environment Agency** have not replied but only do so when there are comments to make.

7.3. **Environmental Health** assessed the proposal, the applicants Noise Impact Assessment and additional supporting acoustic information, and subject to compliance with this report and imposition of a construction management condition they have no objections.

7.4. **Health & Safety Executive** – An assessment has been made of the site using the HSE Webapp system which does not advise against proposed development in this area.

7.5. **Lancashire Constabulary** referred the application to the **Constabulary Counter Terrorism Security Advisors** who note that the proposal is adjacent to a development of increased risk of threat, and whilst there is no reason to suggest increased threat it should be mitigated against as a precaution. CTSA details have been passed to the applicant so that further discussions can take place outside of the planning process.

7.6. **Lancashire County Council Flooding Team** have no objection subject to imposition of drainage conditions

Lancashire County Council Highways are of the opinion that the site is fully accessible, would use an amended (hedge cut back) access and that on this 30mph road proposals should have a negligible impact upon highways safety and capacity. A review of LCC's five year, personal injury data base and Crashmap.co.uk. indicate that there have been no incidents within the vicinity of the site within the last 5 years. LCC request that a condition to require wheel washing during construction is imposed, and that pre-commencement paving to access areas is completed. A condition to require prior and post completion assessment of Howick Cross Lane, and for damage to the lane to be made good following assessment has also been requested.

7.7. Cadent – Cadent identified that the proposal was within the vicinity of National Gas transmission pipelines, electricity transmission overhead lines and above ground electricity sites and installations. As such the proposal was referred to the Land and Development Asset Protection Team (High Pressure Gas Transmission and Electricity Transmission Apparatus) who had no objections, but who offered a series of notes which will be included with this decision should permission be granted.

8. Material Considerations

8.1 Green Belt Site Allocation Policy

8.1.1 The site and its surroundings are designated as Green Belt by Policy G1 of the South Ribble Local Plan. In line with the National Planning Policy Framework, planning permission will not be given for the construction of new buildings which are considered inappropriate unless the proposal sits within a clearly defined range of exceptions, or the applicant can demonstrate that there are very special circumstances which clearly outweigh the harm caused to the fundamental open nature of the area. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, but when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

8.1.2 Exceptions as prescribed by both the NPPF and G1 are as follows:

- ☐ buildings for agriculture and forestry;
- ☐ provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, where it preserves the openness of the Green Belt;
- ☐ extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original;
- ☐ the replacement of a building, where it is in the same use and not materially larger than the one it replaces;
- ☐ limited infilling in villages, and limited affordable housing for local community needs; or
- ☐ limited infilling or the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt

8.1.3 Para 147 of the NPPF (2019) also states that '*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 circumstances might however include wider environmental benefits*'

8.1.4 In addition Para 148 notes 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'*.

8.2 Other Relevant Policy

Additional policy of marked relevance to this proposal is as follows:

8.2.1 National Planning Policy Framework

8.2.1.1 The NPPF at Para 11 provides a presumption in favour of sustainable development. Para 8 of the same document identifies three dimensions to sustainable development which amongst other things include the following

- ☐ Support for economic growth by ensuring the provision of appropriate infrastructure
- ☐ A social role which reflects community needs for present and future communities; and
- ☐ Protection and enhancement of the natural environment including mitigation against climate change by moving towards a low carbon economy.

8.2.1.2 Chapter 12 (Achieving Well Designed Places) also attaches great importance to the design of built environments; a key aspect of sustainable development. In assessing proposals such as this therefore, local planning authorities – in addition to consideration of visual appearance and relationship to the immediate locale - should focus on whether the development itself an acceptable use of the land, rather than on the control of processes or emissions where these are subject to approval under separate pollution control regimes. Local planning authorities should assume that these regimes will operate effectively (Para 183) and that proposed developments have also been designed to do so

8.2.1.3 Chapter 15 (Conserving and Enhancing the Natural Environment) – when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity. This is reflected by Core Strategy Policy 22

8.2.2 Central Lancashire Core Strategy

8.2.2.1 Policy 17 (Design of New Buildings) requires new development to take account of the character and appearance of the local area.

8.2.2.2 Policy 22 (Biodiversity & Geodiversity) aims to conserve, protect and seek opportunities to enhance and manage the biological and geological assets of the area

8.2.2.3 Policy 28 (Renewable and Low Carbon Energy Schemes) supports schemes for renewable and low carbon energy schemes where

- a) the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area
- b) the reason for designation of a site would not be compromised by the development
- c) Noise, odour, traffic or other impact is mitigated and;

d) any significant adverse effects are considered against the wider environmental, social and economic benefits including scope for mitigation, adaptation and/or compensatory provisions

8.2.2.4 Policy 29 (Water Management) seeks to improve water quality and flood management by appraising, managing and reducing flood risk in all new development.

8.2.3 South Ribble Local Plan

In addition to the Local Plan Policy G1 (see Site allocation above), the following policies are also applicable:

8.2.3.1 Policy G13 (Trees, Woodlands and Development) states that development will not be permitted where it affects protected trees and woodland. Where loss of the same is unavoidable however this policy accepts suitable mitigation.

8.2.3.2 Policy G16 (Biodiversity and Nature Conservation) protects, conserves and enhances the natural environment at a level commensurate with the site's importance and the contribution it makes to wider ecological networks.

8.2.3.3 Policy G17 (Design Criteria for New Development) considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

8.2.4 Penwortham Neighbourhood Development Plan

8.2.4.1 The Penwortham NDP was adopted in February 2017 and as such carries weight when assessing planning proposals. The NDP seeks to ensure that Penwortham continues to thrive, and to provide an outstanding quality of life for current and future generations through a series of objectives; two of which are:

- ☐ Supporting measured and appropriate sustainable development to allow all members of the community the opportunity to remain a part of it.
- ☐ Endorsing policies that have a positive effect on the environment such as reducing or removing flood risk, mitigate climate change, reduce carbon footprints and protect open spaces.

8.2.5. South Ribble Renewable and Low Carbon Energy SPD - sets out the Councils approach to renewable development and local carbon energy projects.

8.2.5 Overarching National Policy Statement for Energy (EN-1): (Department of Energy & Climate Change) states that *'It is critical that the UK continues to have secure and reliable supplies of electricity as we make the transition to a low carbon economy. To manage the risks to achieving security of supply we need sufficient electricity capacity to meet demand at all times. Electricity cannot be stored so demand for it must be simultaneously and continuously met by its supply. This requires a safety margin of spare capacity to accommodate unforeseen fluctuations in supply or demand'* National Policy Statements (such as EN-1) form part of the overall framework of national planning policy (NPPF Para 5), and as such are a material consideration in decisions on planning applications.

8.3 Impact Upon the Green Belt

8.3.1 This proposal site is a large tract of open land in a fairly secluded, semi-rural locale, and it has to be acknowledged that any development on the scale of that proposed would undoubtedly be of consequence to the openness of the immediate area, and subsequently that of the Green Belt. In this respect and with reference to the wording of the NPPF (above), the proposal constitutes inappropriate development in the Green Belt which would by definition result in unacceptable harm. Neither can it be said to benefit from inclusion within one of the aforementioned specific exemptions offered by the NPPF and Local Plan Policy G1.

8.3.2 The onus therefore is on the applicant to demonstrate that there are very special circumstances which clearly outweigh any harm caused to the fundamental open nature of the area.

8.3.3 The first point to consider are the environmental benefits of the battery storage project which would help to balance frequency fluctuations on the grid system, and would make a significant contribution to the local networks energy security during times of peak demand. This also provides a distinct local advantage to residents of the area who would benefit during periods of blackout or power disruption. The Government's commitment to ensure that a proportion of our energy comes from renewable sources is also relevant

8.3.4 NPPF Para 147 states that such special circumstances might include the wider environmental benefits associated with increased energy production. The NPPF and the National Policy Statement EN-1 are cited in support of the project which are believed to outweigh any harm; particularly as each stresses the need for additional energy infrastructure in order to minimise vulnerability of electricity provision for the social, economic and environmental benefit of all.

8.3.5 Secondly, is the relatively low nature of the proposal within a well screened site already surrounded by large scale, grid infrastructure, and almost invisible from outside of its own boundaries. Although openness within the site itself would be compromised, any loss of overall openness to the locality or interruption of views is considered limited; particularly when taking into account existing, restricted access into and around the site from all sides. The application is accompanied by a thorough Landscape Appraisal which confirms this opinion. Adjacent security measures and infrastructure also restricts use of the site to only a handful of other purposes; its use for this project effectively releases alternative sites for more appropriate development.

8.3.6 Thirdly, suitable sites for viable grid connection is restricted to areas in close proximity to appropriate services. Such specific needs which are paramount to the project's success are considered to outweigh any green belt obligations

8.3.7 It should also be noted that although located in the Green Belt, the site is straddled by overhead power lines supported by large pylons, and its neighbour which spans both sides of Howick Cross Lane is the larger power station site to which this facility would be ancillary. The main site covers approx. 52 acres / 21 hectares compared to the proposal site of 3.6 acres/1.4ha. The principle of development set by the previous permission also needs to be given considerable weight.

8.3.8 On balance, and taking all of the above into account, it is considered that the 'very special circumstances' required of Green Belt Policy have been demonstrated for the following reasons, and therefore any harm to the Green Belt has been outweighed:

- ☐ The proposed battery storage facility would result in significant benefits to the local area in terms of economic, social and environmental betterment for existing and future generations
- ☐ The proposed scheme would help to reduce vulnerability of electricity provision in line with nationally adopted policy and legislation, and Government commitments to energy protection. It would also offer a significant local advantage to residents in terms of power provision.
- ☐ The battery storage facility is of local and regional importance
- ☐ Projects of this nature must be sited within close proximity to particular services. Howick Cross Lane is one of a relatively small selection of sites which are able to sustain this type of facility.
- ☐ In the context of the wider Howick Cross power station (adjacent) the proposed scheme is minor in both size, height and capacity,
- ☐ Apart from the field gate access, the proposal site would be visible only from undeveloped land to the rear and the river. It would be located away from residential properties, the sites frontage facing Howick Cross Lane is screened by existing buildings and very mature planting, and in terms of detrimental *visual* impact and loss of openness, erection of this battery facility would be negligible.

8.4 Relationship to Neighbours

8.4.7 The closest properties to the proposed development are Hesketh Farm – a Grade II listed property which faces the access only at approximately 31m away, but would be 140m from the nearest infrastructure; this property abuts the existing power station in the west. To the east of Hesketh Farm is a short terrace of cottages (72m – 95m from the entrance), and adjacent to the main access way in the west is Pollards Farm at 90m from the access and 97m from proposed infrastructure. When considered in the context of the wider area, and in light of proposed spatial separation, it is unlikely that significant additional impact by virtue of loss of privacy, overlooking or general amenity as a result of the proposal would occur. Noise, Air and Odour are discussed separately below.

8.5 Design, Character & Appearance

8.5.7 Local Plan Policy G17 (Design Criteria for new development) seeks to ensure new development relates well to neighbouring buildings and the extended locality, and that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) mirrors these criteria.

8.5.8. In consideration of the above, local distinctiveness and character of the area have been assessed, although Para: 131 of the NPPF does state that 'in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'. This particularly sustainable site is within relatively easy reach of local road networks, yet is secluded in nature, well screened and would sit well within its own and the extended environment.

8.3.7 The site is bound by mature hedgerow/woodland – to be upgraded should permission be granted – and there are no public rights of way around or through the site. Fencing currently in place to adjacent National Grid units, and neighbouring properties are such that the site and lands beyond are virtually inaccessible. Similarly views into and beyond the site are limited from outside of the site; this confirmed by the applicants Landscape Appraisal (Sightline: Sept 17).

8.3.8 This proposal although significant in size, is not considered unacceptable when taking into account the context of the wider area with its power station neighbour, and proposed augmented landscaping. Visual impact is also considered limited

8.4 Highways Considerations, Suitability of Access and Parking Arrangements

8.4.7 The application has been assessed by the Highways Authority (see discussion above). The application is also accompanied by a Construction Traffic Management Plan which details hours of work and access arrangements into the site. The plan proposes construction from 8am to 6pm (Oct – March), 8am to 8pm (April – September) and 8am – 2pm Saturdays. Security would monitor the site from 5pm – 7.30am daily and works would not go ahead on Sundays or Bank Holidays unless agreed in advance with the Council. These times are acceptable to Environmental Health

8.4.8 Although the site sits within a secluded location, access to Howick Cross Lane itself would bypass a fairly built up residential area. As such, and taking into account the nature of development, a condition to restrict construction to 8am – 8pm weekdays, 8am – 2pm Saturdays, no development Sunday, Bank or Public Holidays is felt necessary to prevent a loss of amenity to the inhabitants of these properties.

8.5 Natural Environment, Ecology and Ground Conditions

8.5.7 The application is accompanied by a series of documents pertaining to flood risk, drainage, ecological impact and ground conditions which have each been assessed by the relevant statutory body (see responses above).

8.5.8 Although loss of hedgerow is generally less acceptable, the applicant is required to remove some hedging at the main access primarily for highways safety and visibility reasons. Additional tree planting around the edges of the site will however more than compensate for this minor loss; conditions to require the same are therefore considered necessary.

8.5.9 *Ecology* –The site does not contain any protected species, or habitats of national or local importance, and apart from peripheral woodland is of limited value to wildlife. Surrounding areas however have a recorded newt presence which should be protected by

measures to be supplied prior to commencement on site (see detailed ecology response above). The report affirms that measures to augment site biodiversity will include suitable landscaping and additional enhancement measures; conditions to require the same have been included.

8.5.10 There are no other features of obvious landscape value on the site

8.5.11 Prior to submission of the 2017 application a request for a screening opinion was submitted (Sept 2017). The scheme was assessed against the requirements of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 and associated guidance, and was not subject to Environmental Impact Assessment. As this proposal is a replica of the earlier permission none was felt necessary on this occasion

8.5.12 *Flood Risk / Drainage* - Core Strategy Policy 29(e) (Water Management) seeks to improve flood management in areas such as Penwortham. Howick Cross Lane sits within Flood Zone 1 - an area of low probability flooding, and one below the threshold for sequential testing. There would however be an increase in surface water runoff which would be collected via filter drains, passing initially through grass lined swales into the proposed attenuation pond. Permeable gravel walk and roadways, and run-off from container roofs would also be drained towards this sustainable drainage system.

9 Conclusion

9.1 The site and its extended surroundings are designated as Green Belt by Local Plan Policy G1 (Green Belt) of the South Ribble Local Plan

9.2 Whilst it is acknowledged that there would be substantial harm to the Green Belt by way of inappropriate development and harm through loss of openness, it is considered on balance that the very special circumstances required of Green belt policy have been demonstrated, and that any harm seen on this fairly concealed tract of land are far outweighed by the social, economic and environmental benefits of the proposal (as detailed above). Existing mature planting already screens, and subsequently reduces openness to the proposal site; little would change post-development particularly as screening is to be increased.

On balance and taking into account the above comments, the proposed development for installation of a battery storage facility with associated infrastructure, CCTV and landscaping is deemed to be in accordance with the National Planning Policy Framework, Central Lancashire Core Strategy, South Ribble Local Plan 2012 and the Penwortham Neighbourhood Development Plan 2017. It is therefore recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

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

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out with reference to the following approved plans and suite of documents
Planning, Design & Access - Planning Statement (Statera: March 2021)
Geophysical Survey Report (NAA 17/90: July 17)
Topographical Survey (Survey Eng Ltd SE-TS-02)
Appendix II Topo Survey (RPS Group SE-TS-02: July 17)
Construction Traffic Management Plan (March 2021)
Landscape Appraisal (Sightline: Sept 17)
Noise Impact Assessment (RPS JAT9473-REPO-15-RI: Sept 17)
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Site access (GPS 18012-003/P01)
Substation (Statera GP-LSS-01)
Cross Section (Statera 211-CS-01)
Compound perimeter fence (GP-SF-01 Statera)
Construction Management Statement (Statera March 2021)
Colour schedule (Feb 2021)
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17
3. During construction and site clearance, no plant, equipment or machinery shall be operated, or deliveries taken at or dispatched from the site outside the following times:
0800 hrs to 2000 hrs Monday to Friday
0800 hrs to 1400 hrs Saturday
No activities shall take place on Sundays, Bank or Public Holidays.
REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy
4. Prior to commencement of development hereby approved, that part of the access track extending from the highway boundary for a minimum distance of 20m into the site shall be appropriately paved in tarmacadam, concrete, block pavements or other approved materials.
REASON: To prevent loose surface material from being carried onto the public highway and in the interests of highway safety as required Policy G17 in the South Ribble Local Plan 2012-2026
5. No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted

highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:

1. A plan to a scale of 1:1000 showing the location of all defects identified;
2. A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

No use hereby permitted shall commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.

6. The approved landscaping scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

7. Ecology surveys indicate that the District Level Licensing (DLL) approach will be adopted during construction including vegetation clearance. DLL has now been adopted in all the districts of Lancashire. If for whatever reason the DLL approach cannot be granted in the absence of a licence, prior to first commencement on site the applicant will need to provide the information to support a conventional site clearance Protected Species Licence approach. Confirmation to the LPA of the grant of the DLL agreement or a PSL licence should be provided in writing.

REASON: To ensure that the appropriate measures for the protection of great crested newt have been discharged by the LPA and in accordance with Local Plan Policy G16

8. Should the development not have commenced within 24 months of the date of this permission, a re-survey be carried out to establish whether bats or other protected species are present at the site shall be undertaken by a suitably qualified person or organisation. In the event of the survey confirming the presence of such species details of measures, including timing, for the protection or relocation of the species shall be submitted to and agreed in writing by the Local Planning Authority and the agreed measures implemented.

REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

9. If the presence of bats, barn owls, great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must not continue until Natural England has been contacted regarding the need for a licence.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

10. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy
11. External lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within and surrounding the site, or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009).
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
12. No more than 6 months before commencement of work on site including earth moving or clearance a badger survey shall be undertaken by a suitably qualified professional. The survey shall encompass the whole site plus a 30m buffer and provide detail of any changes in site usage and the need for any additional mitigation or a licence.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026
13. No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.
Those details shall include, as a minimum:
 - a) Confirmation that a legal agreement has been made with a third party to construct a surface water pipeline and outfall outside the red line boundary.
 - b) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, discharge rates, with adjacent ground levels. Cross section drawings of flow control manholes, swales, filter drains and attenuation pond inlets/outlets.
 - c) Final longitudinal sections plan of swales and attenuation pond with 1 in 30 year and 1 in 100 year + climate change water levels.
 - d) The drainage scheme should be in accordance with the principles of the RPS Drainage Impact Assessment Report for Battery Storage Facility, Penwortham, Preston ref.NK018770/DIA07 dated 8th September 2017 and demonstrate that the surface water run-off and volume shall not exceed 10 litres per second. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
 - e) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).
 - f) Plan identifying areas contributing to the drainage network

- g) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
- h) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- i) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- j) Breakdown of attenuation in pipes, manholes, swales and attenuation pond.

The scheme shall be implemented in accordance with the approved details prior to first use of the battery storage facility.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

14. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority. Those details shall include for each phase, as a minimum:
- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.
 - b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reasons:

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere;
2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

15. No part of the development shall be brought into use until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed

is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 17 Design of New Buildings**
- 22 Biodiversity and Geodiversity**
- 28 Renewable and Low Carbon Energy Schemes**
- 29 Water Management**

South Ribble Local Plan

- G1 Green Belt**
- G13 Trees, Woodlands and Development**
- G16 Biodiversity and Nature Conservation**
- G17 Design Criteria for New Development**

Penwortham Neighbourhood Development Plan

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

2. National Grid Asset Protection Notes: General

The applicant is advised to take notice of the following notes which have been submitted by the National Grid Asset Protection Team.

- o No buildings should encroach within the Easement strip of the pipeline, and no demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.

- o National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels & storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.

- o We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development. To view the PADHI Document, please use the following link : <http://www.hse.gov.uk/landuseplanning/padhi.pdf>

- o You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22. A National Grid representative will be monitoring the works to comply with SSW22, and will also need to ensure that our pipelines access is maintained during and after construction.

- o To view the SSW22 Document, please use the link below:
<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968>
- o Copies of the HSE Guidance HS(G)47 can be found at
<http://www.hse.gov.uk/pubns/books/hsg47.htm>

A National Grid representative will be monitoring the works to comply with SSW22.

- o National Grid pipelines are normally buried to a depth cover of 1.1 metres but actual depth/ position must be confirmed on site by trial hole investigation under National Grid supervision. Ground cover above pipelines should not be reduced or increased.

- o If excavation is planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. Pre-commencement safe working methods must be agreed to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

- o Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus unless the work is undertaken with NG supervision and guidance.

3. National Grid Asset Protection Notes: Pipeline Crossings

- o Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer. All crossing points must be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.

- o The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.

- o Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip. A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.

- o A Deed of Indemnity is required for any crossing of the easement including cables

4. National Grid Asset Protection Notes: Cable Crossing

- o Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees. A National Grid representative shall supervise any cable crossing of a pipeline and an impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.

- o Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained.

If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

5. National Grid Asset Protection Notes: British Standards/ Overhead Lines
 - o All work should be carried out in accordance with British Standards policy
 - o BS EN 13509:2003 - Cathodic protection measurement techniques
 - o BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures - General principles and application for pipelines
 - o BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
 - o National Grid Management Procedures
 - o National Grid's Overhead Line/s is protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset.
 - o National Grid requires 3D drawings to be provided at the earliest opportunity (DWG, DGN or DXF)
 - o Statutory electrical safety clearances must be maintained at all times. National Grid recommends that no permanent structures are built directly beneath our overhead lines. These distances are set out in EN 43 - 8 Technical Specification for "overhead line clearances Issue 3 (2004) To view EN 43 - 8 Technical. Specification for "overhead line clearances Issue 3 (2004). http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/applII-part2
 - o The statutory minimum safety clearance is 7.6 metres to ground and 8.1 metres to a normal road surface. Further detailed information can be obtained from the Energy Networks Association's (www.energynetworks.org.uk) Technical Specification E-43-8 for "Overhead Line Clearances", Issue 3 (2004)
 - o Any changes in ground levels which are proposed either beneath or in close proximity to our existing overhead lines would serve to reduce safety clearances. Safety clearances to existing overhead lines must be maintained in all circumstances. To view the Development Near Overhead Lines Document. <http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=23713>
 - o To view the National Grid Policy's for our Sense of Place Document. <http://www2.nationalgrid.com/UK/Services/Land-and-Development/A-sense-of-place>. The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance Note GS 6 "Avoidance of Danger from Overhead Electric Lines."
 - o Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any of our high voltage conductors at the point where the conductors are under their maximum 'sag' or 'swing' conditions. Overhead Line profile drawings should be obtained using the above contact details.
 - o If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.
 - o Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or "pillars of support" of our towers.

These foundations extend beyond the base of the tower. Pillar of Support drawings should be obtained using the contact details above.

o Due to the scale, bulk and cost of the transmission equipment required to operate at 275kV or 400kV we only support proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by government.

o Further information regarding our undergrounding policy and development near transmission overhead lines is available on our website at: <http://www.nationalgrid.com/uk/LandandDevelopment>

3. Lead Local Flood Authority Notes - For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.
