



Appeal Decision

Site visit made on 23 June 2025

by **L N Hughes BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 July 2025

Appeal Ref: APP/E2001/W/25/3360978

Carr Farm, Carr Lane, Tickton, Beverley HU17 9SD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Albanwise Synergy Ltd against the decision of East Riding of Yorkshire Council.
 - The application Ref is 22/03648/STPLF.
 - The development proposed is construction of 49.9MW solar farm comprising of ground mounted solar panels, underground cabling, a temporary construction compound, access tracks, perimeter fencing with CCTV cameras, access gates and associated ancillary grid infrastructure and works.
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Decision

1. The appeal is allowed and planning permission is granted for construction of 49.9MW solar farm comprising of ground mounted solar panels, underground cabling, a temporary construction compound, access tracks, perimeter fencing with CCTV cameras, access gates and associated ancillary grid infrastructure and works, at Carr Farm, Carr Lane, Tickton, Beverley, HU17 9SD, in accordance with the terms of the application Ref 22/03648/STPLF, and the plans submitted with it, subject to the conditions in the attached Schedule.

Preliminary Matters

2. The application form describes the site address as located on lands circa 1.6km east of Beverley and circa 0.9km southeast to the village of Tickton, East Riding of Yorkshire, plus grid references. For conciseness and clarity, I have taken the address from the decision notice and appeal form.
3. The application form description of development identifies the proposal as “the construction of PV panels mounted on metal frames, new access tracks, underground cabling, perimeter fencing with CCTV cameras and access gates, a temporary construction compound and all ancillary grid infrastructure and associated works.” Again, for most clarity I have used the description from the decision notice and appeal form.
4. The decision notice cites the East Riding Local Plan 2012-2029 (LP) Policies S4, EC5, and ENV1. The East Riding Local Plan Update – Strategy Document Update (LPU) and the Allocations Document Update superseded the LP in April 2025. The relevant policy titles are carried over unchanged, and although their text includes some updates, the Council advises that the reason for refusal remains in line with the new LPU policies S4, EC5, and ENV1. For the avoidance of doubt, my determination is based on the adopted LPU.
5. I have updated cited National Planning Policy Framework ('the Framework') paragraph numbers where necessary, to reflect the December 2024 version.

Main Issue

6. The main issue is the effect of the proposed development on the character and appearance of the area, with particular regard to cumulative impact.

Reasons

7. The appeal site comprises approximately 101 hectares of flat agricultural land across 7 field parcels in open countryside, to the south-east of Tickton and east of Weel. Isolated dwellings and farmsteads lie within the surrounding countryside, with Carr House Farm being the most proximate alongside part of the site's western boundary. One consented solar farm known as the 'Wawne consent' lies adjacent to the southern boundary¹, and one known as the 'Tickton consent' lies approximately 0.33km to the north at its nearest point². A further solar farm consent known as the 'Benningholme consent' lies approximately 3km to the southeast³. There are several adjacent and nearby public rights of way (PROW).
8. The proposal is for a 49.9MW solar farm of ground mounted solar panels up to a height of 3.3m on pile driven poles, which would cover the majority of the site. Associated ancillary works would include 10 transformer substations, 47 CCTV posts at 2.5m high, and underground cabling from the southern boundary to a substation under the Wawne consent. There would also be new landscape planting and biodiversity measures.
9. The permission would have a 40 year operational period, with the construction and decommissioning phases each being approximately 9 months. This is a very considerable length of time for something classed as temporary, especially for the future lived experience of nearby residents and those who use the local area. However, this lack of permanence would temper the level of any harm, and decommissioning requirements would reinstate the site to at least its current condition. My reasoning below is therefore made on this basis.
10. The whole site lies outside of development limits and so is designated as countryside under the LPU. Policy S4 supports development to help maintain the vibrancy of villages and the countryside, where it is of an appropriate scale to its location taking into account the need to support sustainable patterns of development, encourages the re-use of previously developed land where appropriate, and does not involve a significant loss of best and most versatile agricultural land (BMVAL). S4 Criterion D.11 specifically supports 'energy development and associated infrastructure' as one of the forms of development supported in the countryside, where proposals respect the intrinsic character of their surroundings.
11. Notwithstanding the dispute over the proposal's visual impact, the Council raises no Policy S4 conflict regarding the change from BMVAL. This is because BMVAL comprises well under half of the site, at 37% BMVAL. Natural England also raised no objection. The land could continue to be farmed via livestock grazing around the solar panels, and so would still be available for some level of food production, albeit this could not be enforced because the manner in which land is farmed is not

¹ 22/01208/STPLF Land North East and West of Carr Plantation, Ferry Road, Wawne. Full Application - Installation of a 49.9MW solar farm plus ancillary infrastructure, Approved – 18/11/2022.

² 22/00824/STPLF Land at Field House Farm, Main Road, Routh. Full Application - Installation of a ground mounted 40MW solar farm and battery storage, approved 08/07/2022.

³ 22/02775/STPLF Wawne Common, Lane Bridge, Wawne Common Road, Wawne. Full Application - Construction of a 49.99MW Solar Farm, approved 29/05/2024

subject to planning control. It would be fully restored following decommissioning. As such, I concur no conflict with the BMVAL element of Policy S4. It would similarly raise no conflict in this regard with the Framework paragraph 187, or the Planning Practice Guidance (PPG)⁴, as the use of the land has been shown to be necessary, poorer quality land has been used in preference to higher quality land, and it would allow for continued agricultural use.

12. Policy EC5 also specifically supports renewable energy development, subject to any significant adverse impacts being addressed satisfactorily, and that residual harm is outweighed by the wider benefits of the proposal. Developments and their associated infrastructure should be acceptable in terms of the cumulative impact with other existing and proposed energy sector developments, and the character and sensitivity of landscapes to accommodate energy development. Criterion A.3 also identifies a range of other matters to be assessed, of which the only outstanding dispute relates to A.3(i) regarding visual impact.
13. Policy ENV1 further requires the proposal to contribute to safeguarding and respecting the diverse character and appearance of the area through design, layout, construction, and use, and achieve a high quality of design which optimises the potential of the site and contributes to a sense of place and beauty.
14. The Council refers to three Nationally Significant Infrastructure Projects (NSIPs) under determination within the East Riding of Yorkshire. Of these, two are situated over 25km westwards⁵, with no direct impact or relationship with the appeal site demonstrated. I do not find these to be determinative.
15. Parts of the proposed Peartree Hill Solar Farm NSIP⁶ would be directly adjacent to the east and west of the appeal site, with further of its land parcels extending eastwards. However, this NSIP is only at the pre-examination stage. There is no certainty that the NSIP will gain approval in its current form, or on the extent of landscaping and screening mitigation which would be included if approved. The NSIP process will also take into account cumulative impacts of other solar farms within the area, which would include the appeal site if consented. It is therefore inappropriate to consider any cumulative effects and/or impact with the NSIP at this stage.
16. The majority of the appeal site would fall within the Landscape Character Type (LCT) 19 'Open Farmland' and the associated Landscape Character Area (LCA) 19D 'Central Holderness Open Farmland'⁷. The latter is the principal landscape receptor, which coincides with the main areas of theoretical visibility to the north, south, and east. The remainder of the site falls within LCT 18 'Low Lying Drained Farmland' and its LCA 18A 'River Hull Corridor'.
17. The 19D LCA is an extensive area consisting of open agricultural land, mainly arable, with generally large fields and scarce woodland. field pattern comprises large rectilinear fields bordered by hedgerows and tracks. It is a large scale landscape with a gently undulating landform.
18. Landscape and visual effects are separate, but closely related and interlinked. Landscape effects relate to changes in the physical landscape as a resource,

⁴ Paragraph: 013 Reference ID: 5-013-20150327 Revision date: 27 03 2015

⁵ Mylen Leah Solar Farm, Laytham, reference EN0110002; East Yorkshire Solar Farm, Spaldington, reference EN010143

⁶ Reference EN010143

⁷ East Riding of Yorkshire Landscape Character Assessment, October 2018

impacting on its character and quality, and patterns and features. Visual effects relate to changes in the composition of existing views and on the general visual amenity experienced by people.

19. The parties agree that the site and local landscape are of medium sensitivity to the proposed solar farm. They also agree that due to the existing and proposed enhanced screening for the site, it would not have an unacceptable adverse effect on the landscape character or visual value of the wider countryside. At a local level, it would have a minor adverse effect on the landscape of the Central Holderness Open Farmland.
20. The proposal would fit within the existing field pattern. It would include buffers from hedgerows, watercourses, and PROWs, with the retention and enhancement of strong boundary features of hedgerows, trees, and woodland, plus new wildflower areas. Together this would break up the proposal's overall expanse. Potential visibility would only extend to approximately 300-400m away, with much of it screened by existing or proposed vegetation. This visibility would further reduce over time as planting matures. The relatively flat topography and field boundaries means that there are no particularly sensitive ridgelines or expansive views. Views would be very localised and unobtrusive in the wider landscape.
21. However, it would still be introducing industrial built form of some height into a rural landscape. As such, it would be discordant compared to the surrounding agricultural fields and vegetation, and so would not respect the intrinsic character and beauty of the countryside in accordance with the Framework paragraph 187(b), or the LPU Policy S4(D.11). It would cause significant impacts during the early operation phase, and moderate landscape harm over its lifetime overall, notwithstanding that this harm would decrease slightly as vegetation matures from around year 15.
22. Furthermore, the PROW network is very proximate, such that the solar panels and infrastructure would be highly apparent at several viewpoints and along short stretches immediately adjacent to the site. This would have a detrimental impact on people's experiential quality of the countryside. The solar farm would cause significant visual effects during the early operational phase, which would reduce to moderate impact following establishment of the landscaping by year 15. This is a relatively significant extent of the lifetime of the scheme.
23. The appeal proposal would also create a cumulative impact from the intensification of solar development more broadly within the landscape. This would only be limited additional cumulative harm, because of the extent of separation, the nature of the landscape and field boundaries, and the extent of countryside remaining across the local area. The Benningholme consent lies within the same landscape character area, but I find it too far removed to be of cumulative consequence.
24. In terms of the visual cumulative impact over the period, alongside the Wawne consent the proposal would increase the visual extent of the contiguous series of solar panels within vegetated field boundaries. It would therefore sequentially extend the visual impact for a longer period of time, and particularly would impact the countryside experience along the appeal site's southern boundary where the cumulative development would occur on both sides.
25. As a group, Weel residents would be most affected in the sense that all access to countryside to the east would pass by solar arrays, due to the elongated extent of

the cumulative proposals, and that only one field in the north-south extent would remain undeveloped. They highlight that although residents have generally accepted some solar farm development, the appeal proposal would tip the balance into too great a cumulative impact.

26. Nonetheless, the impacts would remain predominantly localised, with no instances where more than two of the developments could be seen, and only approximately 5 viewpoints/PROW stretches where two sites could be experienced at once. The cumulative views would be generally filtered behind intervening landscape features, and would be limited in the context of the overall stretches of the unaffected PROW network nearby. The Tickton consent would not be directly proximate, and again views would be heavily filtered by its proposed landscaping. There would still be expansive countryside views available.
27. In concluding on the cumulative visual effect, I therefore find moderate additional visual harm would arise when considering the appeal proposal in combination with the existing consents.
28. The solar farm would lie within 2km of several designated heritage assets, being a number of Scheduled Monuments, listed buildings, and the Tickton Conservation Area (CA). I have a statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the setting of listed buildings, and Section 16 of the Framework also requires that great weight should be given to the conservation of designated heritage assets. There are also several non-designated heritage assets in the vicinity. The LPU Policy ENV3 closely aligns with and refers to the Framework approach to the preservation of heritage assets, and Policy EC5 also refers to a consideration of any harm to the historic environment.
29. The significance of the Scheduled Monument of 'Meaux duck decoy, 420m west of Meaux Decoy Farm', is its good condition and shape and character retention through its surviving earthworks, and its position within its otherwise undeveloped agricultural field. Its setting would originally have been well-contained in order to facilitate its use. The significance of each listed building derives from their own historic and architectural interest, as well as their immediate setting. The significance of the CA is its historic strong and linear single-street plan form, bounded by a number of 18th and 19th century single storey cottages.
30. The Council's Conservation Officer concluded that the impact upon the settings of the heritage assets would be low to negligible, due to the separation distances and/or lack of potential views. Historic England similarly considered the impact on the significance of designated and non-designated heritage assets to be less than substantial harm. The Officer Report notes that this harm is at the lower end of the scale. There are no objections relating to archaeology, subject to appropriate conditions for evaluation and monitoring.
31. No views are possible between the CA and the appeal site. Due to the separation distances involved, and that views to the other assets would be partly or wholly obscured by intervening buildings and vegetation, I similarly find there would be limited intervisibility, and only a minimal impact on the settings of some assets. This harm would be very limited, but nonetheless I agree would be categorised as less than substantial harm, to which the Framework Paragraph 212 requires that I give great weight.

32. The Framework Paragraph 215 thus identifies that less than substantial harm to the significance of a designated heritage asset should be weighed against any public benefits. Although my overall planning balance below addresses these in more detail, I find it evident that that the public benefit of a significant contribution towards the generation of renewable energy would outweigh this harm. The proposal would therefore accord with the Framework section 16 on conserving and enhancing the historic environment, and with the LPU Policy ENV3. The Council makes the same conclusion.
33. Overall, I find that there would be moderate harm to the character and appearance of the countryside, both individually and cumulatively. The proposal would conflict with the LPU Policies S4 and ENV1, as outlined above. There would also be conflict with elements of Policy EC5, as it would have an unacceptable cumulative impact on the landscape character and visual amenity alongside other proposed energy sector developments. However, I address whether there would be an overall conflict with Policy EC5 in my Planning Balance, as EC5 requires consideration of whether the residual harm would be outweighed by the proposal's wider benefits.

Other Matters

Habitats Regulations

34. The appeal site lies approximately 11km away from both the Hornsea Mere Special Protection Area (SPA), and the Humber Estuary SPA and Special Area of Conservation (SAC). These sites are afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations). As the Competent Authority, I may only grant permission after having ascertained for myself that the proposed development would not affect the integrity of these or any other protected site, by conducting an Appropriate Assessment.
35. The Humber Estuary SPA covers an area of over 37,000ha from the mouth of the Humber and westwards up to the tidal limits on the River Ouse and the River Trent. Its qualifying habitat features comprise a wide range of wintering, passage and breeding bird species, including an internationally important non-breeding waterbird assemblage. The coastal and intertidal habitats within the designated area are important feeding and breeding grounds for these birds, whilst inland sites outside of the designated site boundary provide functionally linked land used for foraging and loafing areas and as high tide roosts.
36. The Humber Estuary SAC has a contiguous boundary to the SPA, and is designated for ten qualifying habitats including Atlantic salt meadows, coastal lagoons, dunes, estuaries, mudflats, and sandbanks. It is also designated for the qualifying species of grey seal, river lamprey, and sea lamprey. The Hornsea Mere SPA is the largest natural lake in Yorkshire at approximately 130ha, surrounded by areas of fringing swamp. Its qualifying features are the Mute Swan and Gadwall.
37. The conservation objectives of all these sites are to ensure maintenance or restoration of their integrity, with relation to the extent, distribution, structure, and function of the habitats, the supporting processes on which those habitats rely, and the distribution and total populations of the qualifying species.

38. The appellant's shadow Habitats Regulations Assessment⁸ (sHRA) sets out that having regard to the precautionary principle, the risk of adverse impacts on the Humber Estuary SAC and the Hornsea Mere SPA can be ruled out. On the evidence before me, I agree that the appeal proposal would not have any impact on their qualifying species or conservation objectives, due to their nature and buffer distance.
39. However, the installation of solar panels on the arable land where qualifying bird species may forage has the potential to contribute to declines of the Humber Estuary SPA bird populations, particularly lapwing. In combination with other plans or projects within the area, this would result in a likely significant effect on the integrity of the SPA.
40. Proposed mitigation is to enhance an adjacent parcel of land, to comprise enhancing existing arable areas, and converting existing arable land to grassland. Within the foraging range of the target bird species from the Humber, this would deliver a net increase in the amount and quality of habitat for feeding and loafing waders during the autumn passage and wintering season. It would also provide cumulative benefits alongside the habitat creation within the appeal site itself.
41. This enhancement site would be provided prior to the commencement of construction, before any potential impacts could occur. It would be monitored through the lifetime of the development to ensure appropriate management, with the bird survey data providing a clear baseline to enable this. Conditions would secure the implementation of all the relevant mitigation measures in the sHRA.
42. The Council and Natural England agree with the above screening assessment of effects, and the proposed mitigation strategy. Having regard to the precautionary principle, I find the mitigation would be such that the risk of adverse impacts on the protected sites alone and in-combination with other plans and projects can be ruled out.

Benefits

43. The LPU Policy EC5 gives strong support for renewable energy developments, which acknowledges the wider benefits of renewable energy. The Framework paragraph 161 states that the planning system should support renewable and low carbon energy and associated infrastructure and the transition to net zero by 2050. The PPG similarly identifies that planning for renewable energy is important, as increasing the amount of energy generated from renewable and low carbon sources will help to secure the national energy supply and contribute to mitigating climate change⁹.
44. The need for renewable energy provision is further reinforced within National Policy Statements EN-1 and EN-3¹⁰. Although having effect for decisions on energy developments that are nationally significant under the Planning Act 2008, they can be a material consideration in decision making under the Town and Country Planning Act 1990. This has been commonly accepted by multiple Inspectors, which I similarly find to be the case in this instance for a solar farm proposal only just below the NSIP threshold.

⁸ Information for a Habitats Regulations Assessment, Carr Farm Solar Project (Engain, 16 May 2024)

⁹ Paragraph: 001 Reference ID: 5-001-20140306 Revision date: 06 03 2014

¹⁰ EN-1: Overarching National Policy Statement for Energy (January 2024); EN-3: National Policy Statement for Renewable Energy Infrastructure (January 2024).

45. The Clean Power 2030 Action Plan identifies significant beneficial impact for businesses from clean power, including price stability and market certainty encouraging investment and job opportunity. The current reliance on imported energy also exposes the UK to unpredictable energy supplies and high energy costs, including for residents.
46. The Council declared a Climate Emergency in February 2021, with a subsequent ambition to reach Net Zero by 2050. Although this aim may be achieved through other forms of renewable energy, the proposal before me has to be judged on its own merits, and would also provide an early contribution. Furthermore, that other solar farms are in operation or are consented nearby, does not indicate a lack of overall need for the appeal proposal. It would generate enough power for 15,000 homes each year, a significant number. National policy, guidance, and Government reports, all indicate an urgent need to increase at a national scale the generation of renewable energy, which thus would have both national and local benefits. That the proposal would only be a small proportion of this in comparison to the whole is already inherently encompassed within these targets.
47. Overall, the proposal would make a significant contribution to mitigating against climate change and achieving net zero ambitions. It would also provide local economic benefits, particularly during construction, plus business rates.
48. The development would provide a biodiversity net gain (BNG) of 166.47% in area habitat units, and 88.68% in hedgerow units, based on the loss of mostly arable and improved agricultural grassland habitat. Although the Council asserts that BNG is not a specific benefit given that it is a mandatory requirement for the majority of developments, albeit not in this instance a statutory requirement, it is still a benefit of the scheme which I take into account. This is because BNG refers to an overall biodiversity improvement which goes beyond offsetting adverse impacts, to increase biodiversity through a collective effort in order to help redress a significant national decline.
49. There would be retention of the landscaping and biodiversity enhancements beyond the site's decommissioning. This would go beyond simply mitigation, as aspects such as the wildflower and grassland, and bat and bird boxes and similar for other creatures, is intended to enhance biodiversity. I find this to be a minor benefit, in the context of the existing landscape form and features. The new permissive path partway around the northern field and through the new wildflower planting would also be a minor benefit.

Other Matters

50. I have paid regard to comments received from other interested parties, made both at the planning application and the appeal stages. Where comments relate to the main issues, they have been considered as part of my reasoning elsewhere. Other objections are not in contention by the Council, including drainage, noise, ecology and biodiversity, glint and glare, residential amenity, and safety, plus other matters which are not material considerations. In the absence of any additional technical evidence submitted at appeal stage to contradict that already considered by the Council and relevant statutory consultees, they do not affect my conclusions on the main issues.
51. Of particular note, residents of Carr House Farm would be the most directly affected by the proposal in terms of proximity, and have objected due to privacy

concerns from the CCTV cameras, and the extent and proximity of the panels. There is no private right to a view. I find similarly to the Council that the proposal would not be overbearing, or detract from the quality of the views to the extent that it would harmfully affect outlook, beyond that already considered regarding its wider impact on character and appearance. Further details of the CCTV camera placement would be required via a condition, such that privacy issues could be addressed at that time. Construction impacts on all local residents would be relatively short term, and would be managed and mitigated through a Construction Management Plan.

Conditions

52. I have imposed the Council's suggested conditions, as agreed by the appellant, subject to slight amendment to reflect the Framework paragraph 57 and the PPG. The statutory condition will limit the lifespan of the planning permission (1), and specifying the approved plans will provide clarity for the terms of the permission (2). Limiting the operational period to 40 years (3) and limiting its electricity generation capacity (4) will bind the proposal to that on which my determination was based.
53. Details of landscaping (5) and materials and specifications (10) will provide control over the proposal's impact on character and appearance. The requirement for solar panels to be coated with a non-reflective material would be encompassed within this. It is not reasonable or necessary to restrict additional development which may otherwise be allowed through permitted development measures, because this is either already accounted for through the imposition of other conditions, or would be very minor in the context of the proposal as a whole.
54. Highways matters include a condition survey of the access road (6), and construction traffic details (8), in the interests of maintaining highway safety. Hours of construction (7) and for planned repairs and servicing (23) are to ensure appropriate resident amenity, as are restrictions on operational noise (20) and lighting (21). Appropriate drainage will be ensured through details of surface water drainage (9), flood mitigation measures (18), and stand-off distances to the water main (22).
55. A range of ecological and biodiversity protection and enhancement measures will be confirmed through tree protection measures (11, 18), a Construction Environmental Management Plan (12), a Biodiversity Management Plan and habitat creation works (14, 15), and soil restoration (16). A programme of archaeological investigation (13) is necessary to ensure appropriate heritage considerations. Measures for if unexpected contamination are identified (17) will provide environmental protection. Requiring decommissioning and site restoration (24) will protect the area's character and appearance, and reinforce the 40 year timeframe or an earlier timeframe if the solar farm ceases to operate for more than 12 months.
56. I note requested additional conditions from Tickton and Routh Parish Council at application stage. Excepting those landscaping matters which would be addressed through the conditions identified above, the measures would amend the layout of the proposal, and so would go beyond that which would be appropriate and necessary with relation to the imposition of conditions.

Planning Balance and Conclusion

57. The appeal proposal would cause moderate harm to the character and appearance of the countryside, both individually and cumulatively, which would result in development plan conflict.
58. I give substantial weight to the proposal's significant contribution to mitigating against climate change, and moderate weight to its local economic benefits. I give the BNG significant weight as a benefit in this instance, and minor weight to the benefits of the additional biodiversity features, and the new permissive path.
59. Overall therefore, the benefits in combination would outweigh the harm. As such, the proposal would therefore also comply with the LPU Policy EC5.
60. For the reasons given above, and having regard to all other matters raised, I conclude the proposal would result in conflict with the development plan. However, I find the material considerations, including the benefits cited, to weigh in its favour to the extent of outweighing the development plan conflict and the identified harms. I therefore allow the appeal.

L N Hughes

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans;

NEO001028/001I/B Figure 1 v4.0 - Site Location Map
NEO01028_064I_A Figure 2 Rev A - Site Location Plan
NEO01028_065I_A Figure 2.1 - Site Location & Site Notice Plan (sheet 2)
NEO01028_066I_A Figure 2.2 - Site Location & Site Notice Plan (sheet 3)
NEO01028_067I_A Figure 2.3 - Site Location & Site Notice Plan (sheet 4)
NEO01028_068I_A Figure 2.4 - Site Location & Site Notice Plan (sheet 5)
NEO01028_069I_A Figure 2.5 - Site Location & Site Notice Plan (sheet 6)
NEO01028_070I_A Figure 2.6 - Site Location & Site Notice Plan (sheet 7)
NEO001028/002I/A - Field Numbers Figure 3
NEO01028_021I_E Figure 5 Rev E - Infrastructure Layout (Overall)
NEO01028_022I_A Figure 5.1 Rev A - Infrastructure Layout (sheet 2)
NEO01028_023I_A Figure 5.2 Rev A - Infrastructure Layout (sheet 3)
NEO01028_024I_A Figure 5.3 Rev A - Infrastructure Layout (sheet 4)
NEO01028_025I_A Figure 5.4 Rev A - Infrastructure Layout (sheet 5)
NEO01028_026I_A Figure 5.5 Rev A - Infrastructure Layout (sheet 6)
NEO01028_027I_A Figure 5.6 Rev A - Infrastructure Layout (sheet 7)
NEO01028_028I_A Figure 5.7 Rev A - Infrastructure Layout (sheet 8)
NEO01028_029I_A Figure 5.8 Rev A - Infrastructure Layout (sheet 9)
NEO01028_030I_A Figure 5.9 Rev A - Infrastructure Layout (sheet 10)
NEO01028_031I_A Figure 5.10 Rev A - Infrastructure Layout (sheet 11)
NEO01028_032I_A Figure 5.11 Rev A - Infrastructure Layout (sheet 12)
NEO01028_033I_B Figure 5.13 Rev B - Infrastructure Layout (sheet 2)
NEO01028_034I_A Figure 5.14 Rev A - Infrastructure Layout (sheet 14)
NEO01028_035I_B Figure 5.15 Rev B - Infrastructure Layout (sheet 15)
NEO01028_036I_A Figure 5.16 Rev A - Infrastructure Layout (sheet 16)
NEO01028_037I_B Figure 5.17 Rev B - Infrastructure Layout (sheet 17)
NEO01028_038I_A Figure 5.18 Rev A - Infrastructure Layout (sheet 18)
NEO01028_039I_A Figure 5.19 Rev A - Infrastructure Layout (sheet 19)
NEO01028_040I_A Figure 5.20 Rev A - Infrastructure Layout (sheet 20)
NEO01028_041I_A Figure 5.21 Rev A - Infrastructure Layout (sheet 21)
NEO01028_042I_A Figure 5.22 Rev A - Infrastructure Layout (sheet 22)
NEO01028_043I_A Figure 5.23 Rev A - Infrastructure Layout (sheet 23)
NEO01028_044I_A Figure 5.24 Rev A - Infrastructure Layout (sheet 24)
NEO01028_045I_A Figure 5.25 Rev A - Infrastructure Layout (sheet 25)
NEO01028_014I_A Figure 6 Rev A - Access Track Details
NEO01028_015I_B Figure 7 Rev B - Construction Compound
NEO01028_046I_B Figure 8 Rev B - PV Module & Rack Details
NEO01028_017I_9A Figure 9 Rev A - Deer Fence Detail
NEO01028_016I_10A Figure 10 - CCTV Detail
NEO01028_048I_A Figure 11 Rev A - Transformer Substation Details
NEO01028_018I_A Figure 12.2 Rev A - Storage Container Details
NEO01028_050I_B Figure 13 Rev A - Trenching Cross Section
NEO01028_019I_B Figure 14 Rev B - Internal Gates Detail (Wooden)
NEO01028_071I_A Figure 15 Rev A - Various Construction Compound Buildings

- 3) The development hereby permitted shall be limited to a period of 40 years from the date electricity generated by the solar panels is first exported to the electricity grid, excluding testing and commissioning. This date is referred to hereinafter as 'the First Export Date'. Written notification of the First Export Date shall be given to the local planning authority within 10 working days of the First Export Date.
- 4) The development hereby permitted shall not generate more than 49.9 MW (AC) into the electricity grid at any time.
- 5) No development shall take place until full details of both hard and soft landscape works and implementation programme have been submitted to and approved in writing by the local planning authority. The details shall include:
 - (a) Planting plans and written specifications of species, plant sizes and proposed numbers and densities, and cultivation and other operations associated with plant and grassland establishment;
 - (b) The extent of wildflower meadows;
 - (c) Proposed wildflower species mixes including appropriate native species;
 - (d) The location of 'buffer planting';
 - (e) The extent of proposed woodland planting; and
 - (f) The location of existing hedgerows proposed for enhancements.

The landscaping works shall be carried out in accordance with the approved details and the agreed implementation programme. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree or shrub, or plant of the same species and size as that originally planted, shall be planted at the same place.

- 6) No development shall take place until an initial condition survey of the verge and carriageway of the public highway along the approach road to the site has been submitted to and approved in writing by the local planning authority. From the commencement of development, there shall be monitoring of the condition of the verge and carriageway at 6 monthly intervals from the date of commencement until the development has been constructed. A report of the findings of this monitoring shall be submitted to the local planning authority within one month of each survey and shall include photographs. If at any time, the condition of the verge or carriageway has deteriorated/been damaged to a point that requires remedial works/repairs, details of the repairs to be undertaken (at the expense of the applicant) along with a timetable for completion of the works shall be submitted to and approved in writing by the local planning authority. The repairs shall then be carried out in accordance with the agreed details.
- 7) During construction works, any operation of machinery, carrying out of processes, and construction traffic entering or leaving the site, shall take place only between 0730 to 1800 on Mondays to Fridays, between 0800 and 1400 on Saturdays, and shall not take place at any time on Sundays or on public and bank holidays.
- 8) No development shall take place until an addendum to 'Technical Appendix 5: Construction Traffic Management Plan, Carr Farm Solar Farm' (Neo Environmental Ltd 04/11/2022) has been submitted to and approved in writing by the local planning authority, to include details of any abnormal load defined as; a weight of more than 44,000kg, an axle load of more than 10,000kg for a single non-driving axle and 11,500kg for a single driving axle, a width of more than 2.9m, or a rigid length of more than 18.65m. Construction shall then be carried out in accordance with the approved Construction Traffic Management Plan.

- 9) No development shall take place until a surface water drainage scheme for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, and maintained as such thereafter. The scheme shall consider the following criteria:
- (a) Discharge from “greenfield sites” taken as 1.4 lit/sec/ha (1:1yr storm);
 - (b) Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event;
 - (c) A 30% allowance for climate change should be included in all calculations;
 - (d) A range of durations should be used to establish the worst-case scenario; and
 - (e) The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.
- 10) Notwithstanding condition 2, no development shall take place until details of the materials and specification to be used for the fencing and gates, solar panels, and CCTV polls, have been submitted to and approved in writing by the local planning authority. The development shall be carried out and maintained in accordance with the approved details.
- 11) No development including site clearance and any other preparatory works shall take place until the tree protection measures recommended in the Arboricultural Method Statement (Arbtech, 3 March 2023) and its included Tree Protection Plan Arbtech TPP01 have been implemented. These tree protection measures shall be retained intact throughout the site clearance and construction period and shall not be breached, removed or repositioned until completion of construction. No excavations for services, storage of materials, plant or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of waste or surplus construction materials or liquids, shall take place within any area designated as being fenced off or otherwise protected pursuant to these tree protection measures.
- 12) No development including site clearance shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall be based on:
- (a) Technical Appendix 8: Outline Construction Environmental Management Plan, Carr Farm Solar Farm (Neo Environmental Ltd, 04/11/2022)
 - (b) All the recommendations included within Technical Appendix 2: Ecological Impact Assessment, Carr Farm Solar Farm (Neo Environmental Ltd, 04/11/2022) including its appendices;
 - (c) NEO001028_059I_B FIGURE 1.11a REV B ‘Landscape & Ecology Mitigation Plan (Overall)’ 26 October 2022; and
 - (d) Information for a Habitats Regulations Assessment, Carr Farm Solar Project (Engain, 16 May 2024).

The CEMP shall include the following details:

- (e) A risk assessment of potentially damaging construction-type activities;
- (f) Full details of practical measures to include physical measures and sensitive working practices, to avoid or reduce impacts during construction, including action to be taken if any protected species are found during construction works;
- (g) The location and timing of sensitive works to avoid harm to biodiversity features;
- (h) Use of protective fences, exclusion barriers and warning signs;
- (i) Details of a lighting strategy which secures dark corridors for foraging bats and nesting birds on the boundaries of the site;

- (j) Details of site induction information and toolbox talks for all relevant on-site working practices.
- (k) Protocols to demonstrate that the site work force will be briefed about potential ecological issues on the site prior to commencement of construction shall be provided; and
- (l) Details of personnel responsible for over-seeing the implementation of measures detailed in the CEMP.

The construction of the development shall be carried out in accordance with the approved CEMP.

- 13) No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the local planning authority. The scheme shall include details of:

- (a) An assessment of significance and research questions;
- (b) The programme and methodology of site investigation and recording;
- (c) Provision to be made for analysis of the site investigation and recording;
- (d) The programme for post investigation assessment;
- (e) Proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible;
- (f) Provision to be made for publication and dissemination of the analysis and records of the site investigation and a timetable for publication;
- (g) Provision to be made for archive deposition of the analysis and records of the site investigation; and
- (h) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall be carried out in accordance with the approved written scheme of archaeological investigation, or any subsequent written scheme of investigation to secure a programme of archaeological mitigation.

- 14) No development shall take place until a Biodiversity Management Plan (BMP) has been submitted to, and be approved in writing by, the local planning authority. The BMP shall be based on the details within the submitted 'Appendix 2.1 Biodiversity Management Plan, Carr Farm Solar Farm' (Neo Environmental Ltd 04/11/2022), as updated to provide full details for the on-site and offsite enhancement areas securing the delivery of functioning mitigation land as detailed in the 'Information for a Habitats Regulations Assessment, Carr Farm Solar Project' (Engain, 16 May 2024). The BMP will include the following:

- (a) Description and evaluation of features to be managed;
- (b) Ecological trends and constraints on site that might influence management;
- (c) Aims and objectives of management;
- (d) Appropriate management options for achieving aims and objectives;
- (e) Prescriptions for management actions;
- (f) Preparation of a work schedule including timings of works (including an annual work plan capable of being rolled forward over the lifetime of the development);
- (g) Details of the body or organisation responsible for implementation of the plan;
- (h) Ongoing monitoring, reporting and remedial measures;
- (i) The legal and funding mechanism(s) by which the long-term implementation of the BMP will be secured by the developer with the management body(ies) responsible for its delivery; and

- (j) How contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme, where the results from monitoring show that the BMP conservation aims and objectives are not being met.

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

- 15) No development shall take place including site clearance and any other preparatory works until the mitigation in the form of habitat creation works set out within the 'Information for a Habitats Regulations Assessment, Carr Farm Solar Project' (Engain, 16 May 2024) have been implemented. These habitat creation areas will remain in situ and be managed and monitored for the lifetime of the built infrastructure as detailed in the approved Biodiversity Management Plan.
- 16) No works shall take place within soil stripping areas until a Soil Restoration and After Care Method Statement has been submitted to and approved in writing by the local planning authority. The statement shall include details of:
 - (a) The areas to be restored;
 - (b) Arrangements to prevent spread of soilborne diseases;
 - (c) Land drainage arrangements;
 - (d) Soil replacement including cultivation and seeding;
 - (e) Management of differential settlement;
 - (f) Removal of rocks and other materials capable of impeding cultivation;
 - (g) Detailed aftercare programme; and
 - (h) Timetable for implementation including phasing.

The development shall be carried out in accordance with the approved Soil Restoration and After Care Method Statement.

- 17) If, during the course of development, any contamination is found which has not been previously identified, work on the affected part of the site shall be suspended, and details of additional measures for contamination investigation, risk assessment, and remediation where necessary shall be submitted to and approved in writing by the local planning authority. The subsequent remediation of the site shall incorporate the approved additional measures, and a verification report for all the remediation works shall be submitted to and approved in writing by the local planning authority before the development on the part of the site affected is resumed.
- 18) No retained tree or hedgerow shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within 5 years from the First Export Date of the development hereby permitted, other than in accordance with the approved plans and details. If any retained tree or hedgerow is removed, uprooted or destroyed or dies, another tree/hedgerow shall be planted at the same place, at such time as may be specified in writing by the local planning authority. In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars.
- 19) Prior to the First Export Date of the development hereby permitted, the development shall be carried out in accordance with 'Technical Appendix 4: Flood Risk and Drainage Impact Assessment, Carr Farm Solar Farm (Neo Environmental Ltd, 04/11/2022), including its proposed mitigation measures:
 - (a) No built development shall occur within 8m from top of bank of Holderness Drain;

- (b) All transformers and substations must be installed at a minimum of 1 meter above existing ground level, or above the maximum flood depth for its location as identified in Figure 4.18; and
- (c) The base of all solar panels shall be raised above the maximum flood depth for its location as identified in Figure 4.18.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

- 20) Once in operation, the rating level of noise from the proposed installation and/or all plant associated with the site collectively shall not exceed the background noise level when measured at the boundary of the nearest noise sensitive premises as identified in 'Technical Appendix 6: Noise Impact Assessment, Carr Farm Solar Farm' (Neo Environmental Ltd 04/11/2022) by more than 5 dB(A) at any time as measured in accordance with the BS 4142:2014.
- 21) During the operational period of the development hereby permitted, no external lighting shall be installed on site unless details of any external lighting has been submitted to and approved in writing by the local planning authority. Any approved lighting equipment shall then be installed in accordance with the approved details and thereafter retained.
- 22) No building or other obstruction including landscape features shall be located over or within 13ft on the west side and 20ft on the east side line of the water main that enters the site. If the required stand-off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the local planning authority that the diversion or closure has been agreed with the relevant statutory undertaker.
- 23) Other than in an emergency, all planned repairs, maintenance, and servicing, shall take place only between 0800 and 1900 on Mondays to Saturdays, and shall not take place at any time on Sundays or on public and bank holidays.
- 24) Within a period of 39 years and 6 months following the First Export Date of the development hereby permitted, or in the event of the development hereby permitted ceasing to export electricity to the grid for a continuous period of more than 12 months then within 3 months from the end of that 12 month period, a Decommissioning and Restoration Plan shall be submitted to the local planning authority. Additional details or a revised Decommissioning and Restoration Plan must be submitted if requested by the local planning authority, within its stated timescale. The Plan shall include details of:
 - (a) Soil protection precautionary methods of working;
 - (b) The decommissioning of the solar farm and all ancillary plant, cabling, and equipment;
 - (c) The removal of the solar farm and all associated equipment and infrastructure;
 - (d) The restoration of the land to its condition as existed at the point the development was permitted, or betterment from that condition, including areas of vegetation to be retained; and
 - (e) Timings of works.

Once the Decommissioning and Restoration Plan is approved in writing, the development hereby permitted shall be decommissioned in accordance with the approved details.

END OF SCHEDULE