

**APPEAL ON LAND AT ROOKERY FARM,
GRANBOROUGH, BUCKINGHAMSHIRE, MK18 3NU**

STATEMENT OF COMMON GROUND

26 JUNE 2025

APPELLANT: EAST CLAYDON STORAGE LIMITED

LPA Planning Application REF: 23/03875/APP

LPA Appeal REF: 25/00013/REF

PINS REF: APP/J0405/W/25/3360815

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Contents

1	Introduction	4
2	The appeal site and surrounding context.....	5
2.1	The Site	5
2.2	Description of the Surrounding Area.....	6
3	The Application Process	7
3.1	Key dates	7
3.2	Pre-application	7
3.3	Post submission	7
4	Proposed development.....	16
5	Development Plan and Material Considerations	19
5.1	Adopted Development Plan.....	19
5.2	Material Planning Considerations	20
6	Areas of Agreement.....	22
7	Area of Disagreement.....	26
8	Agreement.....	28

1 INTRODUCTION

- 1.1.1 This Statement of Common Ground (SoCG) comprises matters which East Claydon Storage Limited ('the Appellant') and Buckinghamshire County Council ('the Council') agree and disagree in relation to the appeal against the decision of the Council to refuse Planning Application Ref: 23/03875/APP (the "Proposed Development"), for the following:

"Development of a battery energy storage system (BESS), connected directly to the national Grid with associated infrastructure including access, drainage and landscaping (amended plans received)".

- 1.1.2 In due course, the Appellant will seek to agree matters with any statutory organisation participating in this hearing.
- 1.1.3 An application seeking full planning permission was submitted to the Council on 12th December 2023, which was subsequently validated on 15th December 2023.
- 1.1.4 The Buckinghamshire Council's Strategic Sites Committee resolved to refuse the application on 19th December 2024 on a single reason for refusal.
- 1.1.5 The reason for refusal as set out in the Decision Notice, issued on 20th December 2024, is:

"The proposal which is a large-scale energy development will be introduced into a strongly agricultural landscape and would be significantly incongruous. It will have, despite the proposed mitigation, significant adverse impact on visual amenity and on the landscape character at the site, local and landscape character area levels. Furthermore, the cumulative effects of the proposal with Tuckey Farm (consented permission) and the existing East Claydon sub-station would lead to cumulative visual and landscape character effects which would be significantly adverse. Together this would change the existing predominantly pastoral landscape to one defined by energy development. The proposal is contrary to Policy C3, BE2 and NE4 of the Vale of Aylesbury Local Plan (VALP) 2021 and RC2 and RC3 of the Granborough Neighbourhood Plan (GNP) 2022 and paragraph 187 of the National Planning Policy Framework (NPPF) 2024."

2 THE APPEAL SITE AND SURROUNDING CONTEXT

2.1 The Site

- 2.1.1 The Proposed Development is located on land at Rookery Farm, Granborough, Buckinghamshire, MK18 3NU (the "Appeal Site").
- 2.1.2 The Proposed Development is located entirely within the administrative boundary of Buckinghamshire County Council, within the Aylesbury Vale area.
- 2.1.3 The Appeal Site, including land required for the underground electrical connection to the National Grid substation and temporary haul road, measures approximately 33 hectares in total, comprising mainly flat and level land located to the south of East Claydon National Grid substation and between the settlements of Granborough and East Claydon.
- 2.1.4 The Appeal Site is located south of the Claydon Brook and is irregularly shaped, consisting of four separate fields predominantly in arable use. It extends from the Claydon Brook, which forms the northern and western boundary of the Appeal Site and rises toward neighbouring fields to the south and east with Hogshaw Road beyond, from which operational access is proposed. Electrical infrastructure exists close by, with overhead lines and pylons associated with the nearby National Grid substation crossing the site.
- 2.1.5 The Appeal Site is not an allocated site and is not in the Green Belt.
- 2.1.6 The Appeal Site does not contain any nationally designated (protected) heritage assets. There are two Grade II Listed Buildings within 1km of the Appeal Site: Rookery Farmhouse and 17 Winslow Road which are situated to the east of the site.
- 2.1.7 The Appeal Site does not lie within a Conservation Area. The nearest Conservation Areas are Winslow Conservation Area located c. 1.7km away, and Botolph Claydon Conservation Area located c.1.65km away. Within one of the fields on the Appeal Site there are two Archaeological Notification Areas designated by Buckinghamshire County Council, one related to a Roman road, the other a Roman pottery scatter.
- 2.1.8 The Appeal Site lies within Natural England's Impact Risk Zone of two statutorily designated sites (Sheephouse Wood Site of Special Scientific Interest (SSSI), and Finmere Wood (SSSI). These sites are located 4.6km and 4.3km south-east, respectively.
- 2.1.9 The Appeal Site does not lie within a nationally designated landscape area.
- 2.1.10 Existing overhead lines and pylons associated with the nearby National Grid substation cross the site.
- 2.1.11 The agricultural land classification of the site is 3b: Moderate Quality Agricultural Land and therefore does not comprise best and most versatile agricultural land.
- 2.1.12 The majority of the Appeal Site is located within Flood Zone 1, including the entirety of the developable BESS area. The western and southern portions of the site are located in Flood Zone 2 and 3, comprising mainly planting and biodiversity net gain areas.
- 2.1.13 The Appeal Site is located within a Minerals and Waste Safeguarding Area.
- 2.1.14 There are no relevant planning history records relating to the Appeal Site.

2.2 Description of the Surrounding Area

- 2.2.1 The Appeal Site is located to the south of East Claydon National Grid substation and between the settlements of Granborough and East Claydon. The proposed customer substation and BESS compounds sit within existing field boundaries and, as such, hedgerow loss is confined to very short sections to create points of access. The field pattern remains intact, retaining the landscape structure of perimeter hedges and trees along the Claydon Brook.
- 2.2.2 The Appeal Site lies within the northern part of the Hogshaw Claylands Landscape Character Area, a gently sloping bowl of low ground in mixed agricultural use, sparsely settled. The immediate area surrounding the Appeal Site comprises of mainly agricultural land, with the exception of the National Grid Substation.
- 2.2.3 There are two public rights of way (PRoW) which sit adjacent to the Appeal Site (GRA2/1 and GRA 2/2), one bounding the site to the north and the other running to the east of the Appeal Site. The two PRoW intersect near the northeastern corner of the Appeal Site.
- 2.2.4 The surrounding area is characterised by open countryside between villages, including arable and pastoral farmland with farms and associated buildings located in the wider vicinity. Electricity infrastructure forms characteristic features of the location with the nearby National Grid substation to the north of the site and overhead electricity lines connected to this and crossing the application site, supported by pylons.
- 2.2.5 Located further west of the site is the HS2 railway line running through Calvert. An approved solar farm is located to the north of East Claydon Road (Tuckey Farm, Ref: 19/00983/APP), HS2 railway line located further west of the Appeal Site and approved prison in Grendon (LPA Ref: 21/02851/AOP, PINS Appeal Ref: APP/J0405/W/22/3307860). There are also several solar and battery development proposals within the locality at the pre-application stage.

3 THE APPLICATION PROCESS

3.1 Key dates

3.1.1 The key dates relating to the planning application are as follows:

- Application submitted: 12 December 2023
- Application Validated: 15 December 2023
- Council's Consultation Period: 23 December 2023
- Scheme revisions issued to the Council: 26 July 2023
- Scheme revisions consultation commencement date: 20 August 2024
- Council's re-consultation period closed: 10 September 2024
- Buckinghamshire Strategic Development Committee: 19 December 2024
- Decision Notice issued: 20 December 2024

3.1.2 The application was accompanied by an Environmental Impact Assessment (EIA) and should have been subject to a sixteen-week target determination period, however an extension of time was agreed to enable the Council to assess the scheme revisions on 12 June 2024 (CD5.1.8) and 4 December 2024 (CD5.1.9).

3.2 Pre-application

3.2.1 The Appellant undertook a pre-application consultation with the Council on 20th April 2023 with a response received on 14 June 2023.

3.2.2 An Environmental Impact Assessment (EIA) Scoping Request (CD2.2.1) was made to the Council on 4 May 2023, with the Council's Scoping Opinion dated 8 June 2023 (Ref: 23/01438/SO) (CD2.2.2) confirming that an EIA would be required and the assessments required to be scoped in.

3.3 Post submission

3.3.1 The Appellant and the Case Officer liaised post submission to discuss the application and statutory consultee responses. This included the following:

- 30 January 2024: Site visit to Statera's Minety BESS Facility with Case Officer and Landscape Officer;
- 21 February 2024: Site visit with Case Officer; and
- 20 May 2024: Meeting to discuss Landscape Officer comments and attempt to resolve.

3.3.2 Prior to a meeting held on Monday 20 May 2024 with the Appellant, their Landscape Consultant, the Case Officer and Landscape Officer, the Appellant shared a response to Landscape Officer comments, in order to inform the conversation with the Landscape Officer (CD 5.1.3). Agreement on the level of impact at the viewpoints was not achieved, nor was a resolution on matters not agreed.

3.3.3 Following this meeting, the Appellant revised the scheme and sought to address outstanding consultee comments through this process. This included a number of changes which are listed below:

- Removal of the compound containing BESS equipment from Field 3. Field 3 will remain under agricultural production.
- Doubling the length of the inverter houses within Field 1 so that the number of inverters for the whole scheme remains unchanged.
- Field 4 remains as a landscaped field to provide BNG, screening and permissive open space but the ponds are all now small wildlife ponds and the orchard has been replaced by woodland.
- Minor changes to the layout in Field 1 to accommodate the larger inverter houses.
- Replacement of the previously included biodiverse inverter house roofs with shallow pitched roofs. The inverter houses will be painted in three different shades of receive greens to create a disruptive colour pattern (note: only one of each of these shades will be used for each inverter house – it is not proposed to mix colour or provide a camouflage pattern).
- Creating a more random distribution of trees within hedgerows to create a more naturalistic effect.
- Proposed planting has been set back at least 10m from the tributary of Claydon Brook and footbridges across side ditches are upgraded to allow crossing by maintenance vehicles to maintain the watercourse (following comments by the drainage authority). All permanent development, including proposed tree planting, will now not sit within the 9m easement of the drainage board.

- 3.3.4 This amendment sought to comprehensively address all consultee comments, including landscape comments. As such, an addendum ES chapter on Landscape and Visual Impact was submitted, as well as other updated documents to assess the revised scheme.
- 3.3.5 An extension of time for determination of the application was requested by the Council from the Appellant on 04/12/24 and on 12/06/24. These requests were agreed by the Appellant (CD5.1.9 and CD5.1.10).
- 3.3.6 No further comments were received from the Landscape Officer following the submission of the revised scheme. A statement clarifying the Landscape Officer's position was uploaded to the online portal following the issue of the Decision Notice on 20th January 2025. The statement confirmed there was no change to the Landscape Officer's overall assessment of the landscape impacts by the revised scheme. The response does confirm an improvement to impact as a result of the revisions made to the Proposed Development.
- 3.3.7 Table 3.1 sets out the list and summary of formal consultation responses from main consultees.

Table 3.1 List of formal statutory consultation responses received

Consultee	Date Received	Objection?
Buckinghamshire Fire and Rescue Service	19/12/23	No objections, subject to securing a risk management plan and an emergency response plan.
Buckinghamshire Fire and Rescue Service	03/10/24	No objections, subject to securing a risk management plan and an emergency response plan.
Rights of Way	02/01/24	Additional information requested.
Rights of Way	24/09/24	The PRow officer considers that pedestrian access is improved overall by the permissive paths provided. This should be secured for the lifetime of the development to ensure access is not restricted. Further information is sought to ensure that the surrounding ground to be flush with the emergency vehicle track to improve the transition for walkers and in relation to the location and type of kissing gate on GRA/1/2. The officer comments that a shortcut, desire line link for walkers would be beneficial at the northern boundary of the site onto GRA2/1 or ECL 4/2.
Environmental Health	03/01/24	No Objections, subject to conditions.
Environmental Health	03/09/24	No further comments.
Archaeologist	05/01/24	No Objections, subject to conditions.
Archaeologist	05/09/24	Advice for further evaluation remains the same. No objections, subject to condition.
Sustainable Drainage Team Buckinghamshire Council	08/01/24	No Objections, subject to conditions.

Sustainable Drainage Team Buckinghamshire Council	10/09/24	No Objections, subject to conditions.
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)	08/01/24	No Objections, subject to conditions and consideration of cumulative development. Existing and consented developments have been considered through the ES assessment.
Crime Prevention Design Advisor for Wycombe, Aylesbury, South Bucks and Chiltern Districts (CPDA)	10/01/24	Additional clarification sought. No Objections, subject to conditions.
East Claydon Parish Council	10/01/24	Additional information requested to address a number of matters raised
East Claydon Parish Council	07/02/24	Objection raised. See CD2.3.14.
East Claydon Parish Council	09/09/24	Objections maintained.
East Claydon Parish Council	28/10/24	Objections maintained.
Natural England	12/01/24	No Objections.
Natural England	19/09/24	No Objections.
Granborough Parish Council	22/01/24	Objection raised. See CD2.3.19.
Granborough Parish Council	11/09/24	Objections maintained.
Anglian Water	20/02/24	No Objections.
Anglian Water	20/08/24	No further comments.
Highways Officer	22/02/24	No Objections, subject to conditions.

Highways Officer	03/10/24	No Objections, subject to conditions.
Environment Agency	07/03/24	<p>Objection on 3 grounds, further details required.</p> <ul style="list-style-type: none"> • Manage the risks of pollution to controlled waters, further detail required • Risks to groundwater unacceptable, further detail required to demonstrate groundwater can be satisfactorily managed FRA does not comply for the requirements for a site specific FRA Assessment as set out in the PPG.
Environment Agency	05/06/24	Objections maintained and additional information requested.
Environment Agency	17/09/24	Objections maintained and additional information requested.
Environment Agency	30/10/24	No Objections, subject to conditions.
Tree Officer	09/04/24	Additional information requested.
Tree Officer	14/05/24	Additional information requested.
Tree Officer	24/09/24	No Objections, subject to conditions.
Buckingham and River Ouzel Internal Drainage	05/01/24	Object. Additional information requested.
Buckingham and River Ouzel Internal Drainage	15/04/24	Object. Additional information requested.
Buckingham and River Ouzel Internal Drainage	30/08/24	Additional information requested.

Buckingham and River Ouzel Internal Drainage	02/09/24	<p>Objection.</p> <p>Requirement for Land Drainage Consent for all structures within 9m of the Board's watercourse. The Board refused the developers Land Drainage Application in April 2024 for non-payment of application cost. Full payment needs to be received in order to grant Land Drainage Consent.</p> <p>It should be noted that Land Drainage Consent sits outside of the planning process and should not impact the determination of the appeal.</p>
Landscape Officer	30/04/24	Objection. See CD2.3.35 for full response.
Landscape Officer	10/12/24	Objection maintained.
Heritage	07/06/24	No Objection.
Ecology	09/12/24	No Objections, subject to conditions.

- 3.3.8 Below is a list of the Plans and Documents upon which the Council's Case Officer considered the Application and provided its recommendation for approval to the Strategic Development Committee made its decision.

Table 3.2 Full list of documents submitted and considered as part of the Proposed Development

Title	Final Revision
ES Non-technical summary (Nov 2023)	ES Non-technical summary (Dec 2023)
Fire and Plume Study (v2)	
Glossary of Technical Terms	
ES Vol 1 Chapter 4 Appendix 2.3 EIA Scoping Opinion	
ES Vol 2 Figure 1	
ES Vol 2 Chapter	
ES Vol 2 Appendix D Block Plan	Replaced by SL261_L_X_GA_1 – Block plan Rev C
ES Vol 2 Appendix C Noise Measurements	
ES Vol 3 Appendix 5 Water vole and otter survey	
ES Vol 3 Appendix 7 pt 2 Landscape specification	

ES Vol 3 Appendix 8 Habit creation calculations	No longer relevant (new document issued in July 2024)
ES Vol 3 Chapter	
ES Vol 3 Appendix 7 BNG Assessment and Reasoning	No longer relevant (new document issued in July 2024)
ES Vol 3 Appendix 6	
ES Vol 3 Appendix 4	
ES Vol 3 Appendix 3 Bat activity survey	Updated in June 2024 (Spring Static Bat Detector Survey)
ES Vol 3 Appendix 2 Preliminary Ecological Appraisal	
ES Vol 11 Chapter	
ES Vol 11 Appendix 11.1 ALC Report	
ES Vol 10 Chapter	
ES Vol 9 Chapter	
ES Vol 9 Appendix 9.3 GHG Calculations	
ES Vol 9 Appendix 9.2 Climate Risk	
ES Vol 9 Appendix 9.1 Policy Review	
ES Vol 8 Appendix 8.3 AIL Access Report	
SD_25 – Temporary haul route stream crossing	N/A
SD_1 – Box culvert access track ditch crossing	Rev A
Stock proof fence (SD_21)	Rev A
SD_20 – EHS Tree pit detail in soft landscaping areas	
D19 – Footbridge across ditches on the permissive path	
SD_18 (Dated 29/06/23) – Permissive path way marker post	
SD_18 – Ditch A bridge crossing	
SD_17 – Kissing gate detail	
SD_16 – Tree planting along existing hedges	
ES Vol 1 Chapter 5 November 2023	ES Vol 1 Chapter 5 December 2023
ES Vol 1 Chapter 4 Appendix 2.5 Author profiles	
ES Vol 1 Chapter 3	
Planning Design and Access Statement (Nov 2023)	Planning Design and Access Statement (Dec 2023)
Addendum to Planning Design and Access Statement	
Addendum 2 to Planning Design and Access Statement	
ES Vol 1 Chapter 4	
ES Vol 1 Chapter 4 Appendix 2.4 EIA Scoping Request	
ES Vol 1 Chapter 2	
ES Vol 1 Chapter 2 Appendix 2.1 Block Plan	Replaced by SL261_L_X_GA_1 – Block plan Rev C
ES Vol 1 Chapter 2 Appendix 2.2 Site selection process	
ES Vol 1 Chapter 1	

Fire Liaison Framework (May 2023)	
SD_12 – Fire water tank	
SD_11 – Pole mounted security camera	
SD_10 – Temporary haul route stream crossing	
SD_9 - Inverter House with a biodiverse 'Green' roof	SD_9_ Rev A – Inverter house
SD_8 – Welfare module	
SD_7 – Spare parts container	
SD_6 – Container housing batteries	
SD_5 – External transformer detail	
SD_4 – Palisade fence to the substation compound	
SD_3 – Weld mesh fence to battery compounds	
SD_2 – Temporary construction track route	
SD_1 (Dated 10/5/23) – Vehicle tracks external to compound	
MP23042–11 Orchard Planting Plan	No longer relevant (orchard not proposed)
MP23042-10 Landscape details	
MP23042-9 Planting details	
MP23042-8 Pond layout NP6	
MP23042-4 Pond layout NP2	
MP23042-3 Pond layout NP1	
East Claydon - HDD – 231124 Rev A – Underground cable HDD Detail	
502_PP_05 – Hogshaw Road access planting plan	
502_PP_04 – Remediation works along the route of the temporary haul road	
ES Vol 8 Chapter	
ES Vol 8 Appendix 8.2 Construction traffic management plan	
ES Vol 8 Appendix 8.1 Access technical note	
ES Vol 7 Chapter	
ES Vol 7 Appendix 7.3 Written Scheme of Investigation	
ES Vol 7 Appendix 7.2 Geophysical survey	
ES Vol 7 Appendix 7.1 Archaeological desk- based heritage assessment	
ES Vol 6 Chapter	
ES Vol 5 Chapter	Rev A
ES Vol 5 Appendix 5.1 Landscape and Visual Amenity Figures	Rev A
ES Vol 5 Appendix 5B (Dec 2023) Visualisations	Rev B
ES Vol 4 Appendix 4.1 Flood Risk Assessment and Conceptual Drainage Strategy	Version 2 - Flood Risk Assessment Sep 2024 (part update from 4.1)
Flood Risk Assessment Sep 2024 (part update from 4.1) Rev 2	
Conceptual Drainage Strategy (part update from 4.1) Rev D	
ES Vol 4 Chapter	

DL261_L_X_PP – Planting plan (Sheet 1 and 2)	Rev A
SL261_L_X_LP_01 – Location plan	
SL261_L_X_GA_1 – Block plan	Rev C
502_LSPEC_01 Landscape specification	Rev A
502_East Claydon BESS LEMP	Rev A
SL261_L_X_CS_1 – Cross sections	Rev A
SL261_L_D_ELEV_1 – Substation elevations	
SD_15 – Compound Surface Finishes	
SD_14 – Temporary haul route surface	
SD_13 – Control room building	
Application Form	
BNG Calculator (Dec 2023)	No longer relevant (new document issued in July 2024)
Biodiversity Net Gain Assessment & Reasoning for Proposed Habitat Creation and Enhancement at East Claydon BESS (Version 3)	
Arboricultural Impact Assessment (Version 1)	
Arb Method Statement & Tree Protection Plan (Version 1)	
Wintering Bird Survey Report	
SD_24 – Ditch B bridge crossing	
Landscape and Visual Addendum	
Preliminary Ecological Appraisal (Version 2)	
Ecology Technical Note: Spring Static Bat Detector Survey	
National Fire Chiefs Council Compliance Statement (July 2024)	

4 PROPOSED DEVELOPMENT

- 4.1.1 The Proposed Development seeks temporary planning permission for a 500MW Battery Energy Storage System (BESS), an underground connection to East Claydon Substation, drainage and landscaping, for a period of up to 40 years from the first exportation of electricity from the site.
- 4.1.2 The Proposed Development comprises sound insulated lithium-ion battery units housed within shipping containers which have been modified to accommodate batteries.
- 4.1.3 The Proposed Development previously comprised 888 containers and was redesigned during determination to address consultee comments, including the Landscape Officer's comments (see CD2.3.35 for further detail). The revised Proposed Development comprises:
- 518 shipping containers modified to house sound insulated, lithium-ion battery units (12 metres long, 2.4 metres wide and 2.9 metres high, typically spaced 3 metres apart);
 - 19 inverter buildings (previously 37, design changes as mentioned above);
 - 3 no. storage containers;
 - 7 no. control room buildings;
 - 4 no. water tanks;
 - Underground connection from the Appeal Site into the East Claydon Sub Station;
 - 2.5m security fencing surrounding the perimeter of the battery compound,
 - Infrared CCTV cameras mounted on 4m poles;
 - Hedgerows, semi-mature trees, woodland and species rich grassland;
 - An internal access track; and,
 - Other associated infrastructure.
- 4.1.4 The proposed containers are approximately 12 metres long, 2.4 metres wide and 2.9 metres high, typically spaced 3 metres apart. Each inverter building would be designed to have the characteristics of small agricultural building, approximately 24 metres long, 9.5 metres wide and 4 metres high. Supporting equipment includes a customer substation, with elements up to 12 metres in height. An underground cable connection is proposed into the National Grid East Claydon substation to the north of the site. The proposal also includes three storage containers, seven control room buildings and four water tanks alongside other infrastructure and associated works. The battery units are arranged in rows across the site in a north east to south west orientation, with boundary landscaping, fencing, access and habitat creation included.
- 4.1.5 Based on a 4-hour BESS discharge (there will be two charge / discharge cycles a day) the BESS would be able to provide equivalent daily electricity to serve more than 540,000 households. The supply from the BESS is also instant, and discharges onto the grid as demand requires.
- 4.1.6 Operational access will be provided through a 5.5metres wide access track from Hogshaw Road which would be an access created to serve this development, with a second emergency access track taken from this around the western perimeter of the battery compound. Internal tracks are proposed across the site, for circulatory access around battery rows with passing places to allow vehicles ease of access across the site and turning areas at the end of each battery row.

- 4.1.7 A temporary construction access is proposed for use during the construction phase of the project. This is into the north of the site from East Claydon Road which is subject to the National Speed Limit. Following the construction period, this access will be removed and land will be reinstated. Once the site is operational, access will be from Hogshaw Road to the south which is subject to the National Speed Limit.
- 4.1.8 Two public rights of way (PRoW) sit adjacent to the site (GRA/2/1 and GRA 2/2), one bounding the site to the north and the other running to the east of the proposal site boundary and these two PRoW routes intersect near the northeastern corner of the proposal site. These PRoWs are not planned to be altered by the Proposed Development albeit new permissive access routes are proposed across the application site, with access to these proposed from the existing PRoW network to the south and east of the application site.
- 4.1.9 A 2.5metre high security fence will be installed around the perimeter of the battery compound and substation areas with infrared CCTV security cameras mounted on 4metre high poles.
- 4.1.10 To facilitate the development, some short sections of hedgerow will be removed, mainly to provide access points into and between fields. The Application proposes extensive tree and hedgerow planting as part of the landscape planting proposals for the wider site as detailed in the proposed landscape strategy.
- 4.1.11 The Proposed Development is intended to function for a maximum of 40 years. Following this 40-year lifespan, the development will be dismantled and the land will be returned to its original state for agricultural purposes. This means that all equipment, buildings, concrete foundations, fencing, underground cables, drainage pipes, gravel and hard standings will be removed at the end of the operational life of the facility. The area would be topsoiled and returned to agriculture. The tree planting provided as part of the landscaping scheme will have matured into woodland and will be retained. The biodiversity enhancements provided as part of the scheme will similarly be retained.
- 4.1.12 The Proposed Development will be developed in accordance with the following drawings:
- SL261_L_X_LP_01 – Location plan
 - SL261_L_X_CS_1 Rev A – Cross sections
 - SL261_L_X_GA_1 Rev C – Block plan
 - SL261_L_D_ELEV_1 – Substation elevations
 - 502_LSPEC_01 Rev A – Landscape specification
 - 502_PP_04 – Remediation works along the route of the temporary haul road
 - 502_PP_05 – Hogshaw Road access planting plan
 - SD_1 Rev A – Box culvert access track ditch crossing
 - SD_1 (Dated 10/5/23) – Vehicle tracks external to compound
 - SD_2 – Temporary construction track route
 - SD_3 – Weld mesh fence to battery compounds
 - SD_4 – Palisade fence to the substation compound
 - SD_5 – External transformer detail
 - SD_6 – Container housing batteries
 - SD_7 – Spare parts container
 - SD_8 – Welfare module

- SD_9_ Rev A – Inverter house
- SD_10 – Temporary haul route stream crossing
- SD_11 – Pole mounted security camera
- SD_12 – Fire water tank
- SD_13 – Control room building
- SD_14 – Temporary haul route surface
- SD_15 – Compound Surface Finishes
- SD_17 – Kissing gate detail
- SD_18 (Dated 29/06/23) – Permissive path way marker post
- SD_18 – Ditch A bridge crossing
- D19 – Footbridge across ditches on the permissive path
- SD_21 Rev A – Stock proof fence
- SD_24 – Ditch B bridge crossing
- SD_25 – Temporary haul route stream crossing
- DL261_L_X_PP Rev A – Planting plan (Sheet 1 and 2)
- East Claydon - HDD – 231124 Rev A – Underground cable HDD Detail

5 DEVELOPMENT PLAN AND MATERIAL CONSIDERATIONS

5.1 Adopted Development Plan

5.1.1 Both parties agree the Development Plan for the Appeal Site comprises the following:

- Vale of Aylesbury Local Plan (VALP, September 2021);
- Buckinghamshire Minerals and Waste Local Plan 2016-2036 (July 2019);
- Granborough Neighbourhood Plan 2020-2035 (June 2022); and
- Various Supplementary Documents and other 'Material Considerations' Documents (including the Vale of Aylesbury Design SPD 2023, Biodiversity Net Gain SPD July 2022 and Aylesbury Vale Landscape Character Assessment May 2008).

5.1.2 Both parties agree that the following policies of the Local Plan are relevant to the determination of the appeal:

- Policy S1 (Sustainable Development for Aylesbury Vale)
- Policy S5 (Infrastructure)
- Policy C3 (Renewable Energy)
- Policy C4 (Protection of public rights of way)
- Policy BE1 (Heritage Assets)
- Policy BE2 (Design of new development)
- Policy BE3 (Protection of the amenity of residents)
- Policy NE1 (Biodiversity and geodiversity)
- Policy NE2 (River and stream corridors)
- Policy NE3 (The Chilterns AONB and setting)
- Policy NE4 (Landscape character and locally important landscape)
- Policy NE5 (Pollution, air quality and contaminated land)
- Policy NE7 (Best and most versatile agricultural land)
- Policy NE8 (Trees, hedgerows and Woodlands)
- Policy T1 (Delivering the Sustainable Transport Vision)
- Policy T4 (Capacity of the transport network to deliver development)
- Policy T5 (Delivering transport in new development)
- Policy T6 (Vehicle Parking)
- Policy I4 (Flooding)

5.1.3 The Proposed Development sits within the Granborough Neighbourhood Plan. The following policies from the neighbourhood plan are considered relevant:

- Policy RC2 (Protecting the Landscape)
- Policy RC3 (High Quality Design)
- Policy HE1 (Protecting and enhancing non designated heritage assets)
- Policy B1 (Nature Conservation)

- Policy HSAT1 (Highway Safety and Access)

5.2 Material Planning Considerations

- 5.2.1 Both parties agree that the National Planning Policy Framework (December 2024) ('NPPF') is a material planning consideration in relation to the determination of this appeal.
- 5.2.2 The Development Plan and policies set out above are considered to be up-to-date and generally consistent with the aims and objectives of the NPPF. As such, full weight should be attached to them.
- 5.2.3 Other material considerations of relevance to the Appeal include:

Legislation

- The Climate Change Act 2008 (as amended) (CD3.1.1)
- Infrastructure Planning (Electricity Storage Facilities) Order 2020 (CD3.1.2)
- Five Year Review of the Energy Act 2013 (May 2022) (CD3.1.3)

National Planning Policy

- National Planning Practice Guidance (CD3.2.1)
- Overarching National Policy Statement for Energy (EN-1) (CD3.2.3)
- National Policy Statement for Renewable Energy Infrastructure (EN-3) (CD3.2.4)
- Draft National Policy Statement for Energy (EN-1) dated April 2025
- Draft National Policy Statement for Renewable Energy Infrastructure (EN-3) dated April 2025

National Energy Policy and related documents

- Clean Power 2030 Action Plan: A new era of clean electricity (December 2024) (CD3.3.1)
- Secretary of State for Energy Security and Net Zero Statement (8 July 2024) (CD3.3.2)
- Invest 2035: the UK's modern industrial strategy (14 October 2024) (CD3.3.3)
- UK Battery Strategy (November 2023) (CD3.3.4)
- National Infrastructure Assessment (October 2023) (CD3.3.5)
- British Energy Security Strategy (April 2022) (CD3.3.6)
- Transitioning to a net zero energy system: smart systems and flexibility plan 2021 (July 2021) (CD3.3.7)
- Industrial Decarbonisation Strategy (March 2021) (CD3.3.8)
- Energy White Paper. Powering our Net Zero Future (December 2020) (CD3.3.9)
- The Committee on Climate Change: The Sixth Carbon Budget. The UK's Path to Net Zero (December 2020) (CD3.3.10)
- National Infrastructure Strategy Fairer, Faster, Greener (November 2020) (CD3.3.11)
- Progress in reducing emissions: 2023 Report to Parliament (June 2023) (CD3.3.12)
- Net Zero – Opportunities for the power sector (March 2020) (CD3.3.13)
- Committee on Climate Change Net Zero Publications (May 2019) (CD3.3.14)

Appeal on land at Rookery Farm, Granborough, Buckinghamshire, MK18 3NU: Appellant's Statement of Common Ground

- Net Zero – The UK's Contribution to Stopping Global Warming (May 2019) (CD3.3.15)
- Technical Annex: Integrating Variable Renewables (May 2019) (CD3.3.16)
- National Infrastructure Commission's Smart Power Report (March 2016) (CD3.3.17)

Local Evidence Base and Guidance

- Vale of Aylesbury Design SPD (2023) (CD3.4.6)

Local energy policy and related documents

- Buckinghamshire Local Energy Strategy 2018-2030 (CD3.4.7)

Infrastructure operator related documents

- 2024 NESO FES (July 2024) (CD3.3.19)
- National Grid ESO: The Electricity Ten Year Statement 2023 (CD3.3.24)
- National Grid ESO: Day in the Life 2035 Second Edition (October 2022) (CD3.3.25).

5.2.4 Again, full weight should be attached to the material considerations set out above.

6 AREAS OF AGREEMENT

- 6.1.1 The parties agree that the following topics set out within Table 6.1 have been assessed against the Development Plan and have been considered acceptable by the Council. There is agreement in relation to the following topics:

Table 6.1: Areas of Agreement

Topic	Agreement
The principle and location of Proposed Development	Yes
Transport matters	Yes
Amenity of existing and future residents (including noise)	Yes
Flooding and Drainage	Yes
Ecology (aside from newt conservation matters discussed at paragraph 6.1.3)	Yes
Historic Environment	Yes
Archaeology	Yes
Public Rights of Way	Yes
Trees	Yes
Agricultural Land	Yes
Health and Safety	Yes
Contaminated Land	Yes
Mineral Safeguarding	Yes

Landscape Character and Visual Impacts

- 6.1.2 Table 6.2 sets out the matters agreed in respect of the Landscape Character and Visual Impacts.

Table 6.2 Landscape Character and Visual Impacts agreed

Topic	Agreement
Viewpoints assessed	The Representative Viewpoints used in the Landscape and Visual Impact Assessment (LVIA) were agreed.
Methodology	The parties agree that the LVIA was undertaken in accordance with the correct methodology, namely, the 'Guidelines for Landscape and Visual Impact Assessments' by The Landscape Institute and the Institute of Environmental Management and Assessment, 3rd Edition published April 2013.
Landscape Character	The Aylesbury Vale District Council & Buckinghamshire County Council Aylesbury Vale Landscape Character Assessment identifies the site as being located within the Hogshaw Claylands (5.7) Landscape Character Area which forms part of the Shallow Valleys Landscape Character Type (CD3.4.6). Please see document part 5.7 in reference to the full Aylesbury Vale Landscape Character Assessment for LCA 5.7 Hogshaw Claylands.
Agreed level of impact on visual effects at each viewpoint in the winter	<ul style="list-style-type: none"> • Viewpoints 5&6 Year 1(Winter) Moderate – Major adverse • Viewpoint 10 No effects Years 1(Winter) and 10 (Summer) • Viewpoint 11 No effects Years 1(Winter) and 10 (Summer) • Viewpoint 12 No effects Years 1(Winter) and 10 (Summer)

	<ul style="list-style-type: none"> • Viewpoint 14 Year 10 (Summer) Neutral • Viewpoint 15 Year 1(Winter) Minor adverse, Year 10 (Summer) Minor beneficial • Viewpoint 17 Year 1(Winter) Moderate adverse • Viewpoint 18 Year 1(Winter) and 10(Summer) Minor adverse • Viewpoint 19 Year 1(Winter) and 10 (Summer) Minor adverse • Viewpoint 20 Year 1(Winter) and 10 (Summer) Minor/no effect • Viewpoint 21 Year 1(Winter) Moderate adverse, Year 10 (Summer) Minor adverse • Viewpoint 22 Year 1(Winter) and 10 (Summer) Minor adverse • Viewpoint 23 Year 1(Winter) and 10 (Summer) Minor adverse • Viewpoint 24 Year 1(Winter) Moderate adverse, Year 10 (Summer) Neutral • Viewpoint 21 Year 10 (Summer) Minor
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Ecology

- 6.1.3 The initial comments provided by the District Licensing Officer upon the Appeal issued a Holding Objection in relation to the requirement to update the District Licensing Documents. However, the Appellant subsequently amended the District Licensing documents and submitted these to the Local Planning Authority as part of the appeal which updated the referencing on the District Licensing Documents to replace all references to '23/03875/APP' with 'APP/J0405/W/25/3360815.' In light of this, the District Licensing Officer confirmed that in the instance that the appeal were to be allowed, mandatory conditions and informatives within the Report (on pages 6/7), must be used in verbatim on the decision notice in order to comply specifically with the conditions in the Council's district licence. Subject to the inclusion of these conditions, the impact of the development upon Great Crested Newts and their habitats would be sufficiently addressed in line with Policy NE1 of the Vale of Aylesbury Local Plan (2021), Section 15 of the National planning Policy Framework (2024) and the Conservation of Habitats and Species Regulations 2017.

Weight

- 6.1.4 In the planning balance, it is agreed that the following matters attract positive weight with the scale of weight identified below:
- Principle of development supporting renewable energy, reducing curtailment and energy security (significant weight)

- Biodiversity Net Gain (**Tension regarding weight to be attributed:** The Appellant's position is that this attracts significant weight whereas the LPA's position is that this attracts moderate weight)
- Public Rights of Way (**Tension regarding weight to be attributed:** The Appellant's position is that this attracts moderate weight whereas the LPA's position is that this attracts limited weight)
- Economic benefits arising from construction and operation jobs (**Tension regarding weight to be attributed:** The Appellant's position is that this attracts moderate weight whereas the LPA's position is that this attracts limited weight)

6.1.5 Neutral weight is attributed to the following matters:

- Highway impacts
- Impact upon residential amenity
- Flood risk and drainage
- Impact upon heritage assets
- Impact upon assets of archaeological interest
- Impact upon existing trees and hedgerows
- Impact upon best and most versatile agricultural land
- Impact on health and safety
- Contaminated land
- Safeguarding mineral resources
- Impact on Great Crested Newts

6.1.6 Disputed weight in the planning balance:

- The nature and weight to be attributed towards landscape character and visual impact is not agreed (see Section 7).

Planning Conditions

6.1.7 A schedule of planning conditions has been agreed. See updated Appendix LPA19 as attached to this Statement of Common Ground.

7 AREA OF DISAGREEMENT

- 7.1.1 There was a single reason for refusal of the application for the Proposed Development which relates to landscape and design. The landscape impacts not agreed (and those that are agreed) between the parties are set out within Table 7.1 below.
- 7.1.2 With regards to the disagreed visual effects, a summary of these have been set out below.

Table 7.1 Analysis of impact at viewpoints agreed and disagreed by parties A (based on Mr Ryan Mills' assessment prepared for the LPA for the appeal)

Visual Receptor		Year 1 Winter	Year 10 Summer
VP1 - PRoW west of Granborough (GRA 10/1)	Appellant's Conclusion	Moderate - Major Adverse	Neutral
	Council's Conclusion	Major Adverse	Minor Adverse
Status of Agreement		Not Agreed	Not Agreed
VPs 2 & 3 PRoW west of Granborough (GRA 2/2)	Appellant's Conclusion	Moderate Adverse	Neutral
	Council's Conclusion	Moderate - Major Adverse	Minor Adverse
Status of Agreement		Not Agreed	Not Agreed
VP4 PRoW west of Granborough (GRA 1/1)	Appellant's Conclusion	Moderate - Major Adverse	Neutral
	Council's Conclusion	Moderate – Major Adverse (Agreed)	Minor Adverse
Status of Agreement		Agreed	Not Agreed, but agreed that this is not significant
VPs 5 & 6 PRoW west of Granborough (GRA 2/ (adjacent northern site boundary))	Appellant's Conclusion	Moderate - Major Adverse (Agreed)	Negligible Adverse
	Council's Conclusion	Moderate - Major Adverse (Agreed)	Minor Adverse
Status of Agreement		Agreed	Not Agreed, but agreed that this is not significant
VP 7 PRoW east of East Claydon (ECL 4/2)	Appellant's Conclusion	Moderate Adverse	Neutral
	Council's Conclusion	Moderate – Major Adverse	Minor Adverse
Status of Agreement		Not Agreed	Not Agreed, but agreed that this is not significant
VPs 8, 9 PRoW east of East Claydon (ECL 4/1)	Appellant's Conclusion	Moderate Adverse	Neutral
	Council's Conclusion	Moderate Adverse	Negligible Adverse
Status of Agreement		Agreed	Not Agreed, but agreed that this is not significant

VP 17 PRoW adjacent to east site boundary (GRA 1/2)	Appellant's Conclusion	Moderate Adverse	Neutral
	Council's Conclusion	Moderate Adverse (Agreed)	Negligible Adverse
Status of Agreement		Agreed	Not Agreed, but agreed that this is not significant

7.1.3 With regards to the landscape effects, a summary of those that are agreed (and those that are disagreed) have been set out in Table 7.2 below.

Table 7.2 Analysis of character area disagreed by parties (based on Mr Ryan Mills' assessment prepared for the LPA for the appeal).

Landscape Receptor		Year 1 (Winter)	Year 10 (Summer)
The landscape of the whole site and its immediate surroundings	Appellant's Conclusion	Moderate Adverse	Minor Adverse
	Council's Conclusion	Major - Moderate Adverse	Moderate Adverse
Status of Agreement		Not Agreed	Not Agreed
LCA 5.2 Hogshaw Claylands	Appellant's Conclusion	Moderate Adverse	Neutral
	Council's Conclusion	Major- Moderate Adverse	Moderate Adverse
Status of Agreement		Not Agreed	Not Agreed
LCA 5.6 Claydon Valley	Appellant's Conclusion	Minor Adverse	Neutral
	Council's Conclusion	Moderate- Minor Adverse	Minor Adverse
Status of Agreement		Not Agreed	Not Agreed, but agreed that this is not significant
LCA 9.1, 9.2 Finmere Hill and Quainton Hill	Appellant's Conclusion	Minor Adverse	Neutral
	Council's Conclusion	Moderate Adverse	Minor Adverse
Status of Agreement		Not Agreed	Not Agreed, but agreed that this is not significant

8 AGREEMENT

This Statement of Common Ground has been prepared jointly between the Council and the Appellant.

Signed on behalf of the Council (Buckinghamshire Council)

Name/Position	Signature	Date
Andy MacDougall Team Leader Buckinghamshire Council		25.06.2025

.....

Signed on behalf of the Appellant (East Claydon Storage Limited)

Name/Position	Signature	Date
Chris Palmer Planning Lead		25.06.2025

.....

Appendix LPA19 – Planning Conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990. The longer time period is considered reasonable given the complexity of the development and the number of pre-commencement conditions.

2. Temporary Period

The development hereby permitted shall be for a temporary period only to expire no later than 40 years from the date when electricity is first exported from the development to the grid ("First Export Date"). Written notification of the First Export Date shall be given to the Local Planning Authority within 1 month of its occurrence.

Reason: This is a time limited permission only given the nature and lifespan of the development proposed and to ensure the long-term protection of the character and appearance of the rural area in accordance with policies S1, C3, NE1, NE4, BE2 of the Vale of Aylesbury Local Plan (2021) and the aims of Chapters 2, 11, 12 and 15 of the National Planning Policy Framework (2024).

3. Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans/details:

- SL261_L_X_LP_01 – Location plan
- SL261_L_X_CS_1 Rev A – Cross sections
- SL261_L_X_GA_1 Rev C – Block plan
- SL261_L_D_ELEV_1 – Substation elevations
- 502_PP_04 – Remediation works along the route of the temporary haul road
- SD_1 Rev A – Box culvert access track ditch crossing
- SD_1 (Dated 10/5/23) – Vehicle tracks external to compound
- SD_2 – Temporary construction track route
- SD_3 – Weld mesh fence to battery compounds

- SD_4 – Palisade fence to the substation compound
- SD_5 – External transformer detail
- SD_6 – Container housing batteries
- SD_7 – Spare parts container
- SD_8 – Welfare module
- SD_9_ Rev A – Inverter house
- SD_10 – Temporary haul route stream crossing
- SD_11 – Pole mounted security camera
- SD_12 – Fire water tank
- SD_13 – Control room building
- SD_14 – Temporary haul route surface
- SD_15 – Compound Surface Finishes
- SD_17 – Kissing gate detail
- SD_18 (Dated 29/06/23) – Permissive path way marker post
- SD_18 – Ditch A bridge crossing
- D19 – Footbridge across ditches on the permissive path
- SD_21 Rev A – Stock proof fence
- SD_24 – Ditch B bridge crossing
- SD_25 – Temporary haul route stream crossing
- DL261_L_X_PP Rev A – Planting plan (Sheet 1 and 2)
- East Claydon - HDD – 231124 Rev A – Underground cable HDD Detail

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with the principles agreed in the approved plans in the interests of proper planning.

4. External Finishes

Notwithstanding the plans hereby approved in Condition 3, prior to commencement of development, details of external colours for all external walls and roofs and finishes to water tanks shall be submitted to, and approved in writing by, the Local Planning Authority.

Thereafter, the development shall proceed in accordance with such specification as have been agreed and shall thereafter be retained as such for the lifetime of the development.

Reason: A pre-commencement condition is required to ensure a satisfactory visual appearance of the development at an early stage, in accordance with policies BE2, NE4, NE1, NE2 of the Vale of Aylesbury Local Plan (2021) and Policies RC1, RC2 and RC3 of Granborough Neighbourhood Plan (2022) and the aims of Chapters 12 and 15 of the National Planning Policy Framework (2024).

5. Construction Hours

Construction activities shall be limited to take place between the hours of 08:00 – 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No construction works shall take place on Sundays, bank holidays or other national holidays.

Reason: In the interests of safeguarding neighbouring residents from any undue noise or disturbance in accordance with Policy BE3 and NE5 of the Vale of Aylesbury Local Plan (2021) and Section 12 of the National Planning Policy Framework (2024).

6. Decommissioning

No later than 6 months prior to the expiry of the planning permission, or within 6 months of the cessation of electricity storage and distribution by this facility, or within 6 months of a permanent cessation of construction works prior to the facility coming into operational use, whichever is the sooner, a detailed scheme of works for the removal of the development (excluding the approved landscaping and biodiversity works) and the restoration of the land shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall include the following details:

- a programme of works, including a timetable for their completion;
- a method statement for the decommissioning and dismantling of all equipment and surfacing on site;
- a Decommissioning Traffic Management Plan to address likely traffic impacts associated with the decommissioning;
- details of any items to be retained on site;
- a method statement for restoring the land;
- a method statement for the disposal/recycling of redundant equipment/structures.

The scheme of works shall be undertaken in accordance with the approved details and timescales. The Local Planning Authority shall be notified in writing of the date of the

cessation of electricity storage by or distribution from the development within one calendar month of the event.

Reason: To ensure the satisfactory restoration of the site in the interest of the landscape character and amenities of the area and ensure decommissioning works do not have an adverse highway or amenity impacts in accordance with Policies C3, NE1, NE4, NE8, BE2 and T5 of the Vale of Aylesbury Local Plan (2021), Policy RC2 of the Granborough Neighbourhood Plan (2022), and the aims of Chapters 2, 9, 12 and 15 of the National Planning Policy Framework (2024).

7. Archaeological Written Scheme of Investigation

No development shall take place until the applicant, or their agents or successors in title, have undertaken a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be implemented in accordance with the approved written scheme of investigation.

Reason: The reason for this pre-commencement condition is to record archaeological evidence that may be present at the site prior to construction to comply policy BE1 of Vale of Aylesbury Local Plan (2021) and the advice within Chapter 16 of the National Planning Policy Framework (2024).

8. Pre-commencement Highways Survey

Prior to the commencement of any works on the site, a Pre-commencement Survey detailing the condition of the roads along the construction traffic route shall be submitted to and approved in writing by the Local Planning Authority.

Reason: This is a pre-commencement condition, as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development and to ensure that the development accords with Policies T1 and T5 of the Vale of Aylesbury Local Plan (2021), Policy HSAT1 of the Granborough Neighbourhood Plan and Section 9 of the National Planning Policy Framework (2024).

9. Post-construction Highways Survey

Within one month of the First Export Date of the development to the grid, a post-construction survey detailing the condition of the roads along the construction traffic route

shall be submitted to and approved in writing by the Local Planning Authority. The post-construction survey shall include:

- Details of the areas to be repaired/made good;
- Nature of the repair works;
- Specification for these works;
- Timetable for implementation.

The works shall thereafter be carried out in accordance with the approved post-construction highways survey.

Reason: This is a pre-commencement condition, as development cannot be allowed to take place which could cause danger, obstruction and inconvenience to users of the highway and of the development and to ensure that the development accords with Policies T1 and T5 of the Vale of Aylesbury Local Plan (2021), Policy HSAT1 of the Granborough Neighbourhood Plan and Section 9 of the National Planning Policy Framework (2024).

10. Construction Traffic Management Plan

Notwithstanding the submitted Construction Traffic Management Plan (CTMP), before the development hereby approved commences, a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Local Planning Authority. The CTMP must include:

- i. site operating hours.
- ii. construction vehicle details (number, size, type and frequency of movement).
- iii. a programme of construction works and anticipated deliveries.
- iv. timings of deliveries so as to avoid, where possible, peak traffic periods.
- v. a framework for managing abnormal loads.
- vi. location of construction site access.
- vii. location and form of compound, storage areas, parking, turning, surfacing and drainage details.
- viii. wheel wash and vehicle cleaning facilities, including details of the design, specification, position of facilities and measures for the disposal of resultant dirty water, oils/chemicals and materials.
- ix. before and after construction condition surveys of the highway and a commitment to rectify and repair any damage caused.
- x. a vehicle routing plan for all contractors and suppliers to adhere to.

- xi. a scheme of appropriate signing of vehicle routes to the site (including access track).
- xii. general signage details.
- xiii. temporary traffic management measures where necessary (for example, lollipop stop/go traffic management).
- xiv. banksmen to oversee larger vehicle arrivals and departures, and to warn any users of the lane.
- xv. measures for consideration of horse riders using the access track.
- xvi. a point of contact for the users of the lane and the Local Highway Authority.
- xvii. noise restrictions if appropriate.
- xviii. a Construction Staff Travel Plan to include details of personnel car/van sharing initiative(s) during construction to minimise vehicle movements.

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

Reason: This is a pre-commencement condition to ensure construction traffic would minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with Policies T1 and T5 of the Vale of Aylesbury Local Plan (2021), Policy HSAT1 of the Granborough Neighbourhood Plan and Section 9 of the National Planning Policy Framework (2024).

11. Ecological Construction Environmental Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) until an ecological construction environmental management plan (ECEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The ECEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of “biodiversity protection zones.” This should include protection of watercourse, trees and hedgerow including buffers;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements specific species including reptiles, water voles, otters, breeding birds, bats, badgers, hairstreak butterflies);
- d) The location and timing of sensitive works to avoid harm to biodiversity features and species;

- e) The times during construction when specialist ecologists need to be present on site to oversee works including pre commencement surveys for reptiles, birds, bats, badgers and brown & black hairstreaks;
- f) Should any lighting be proposed, details of appropriate wildlife sensitive lighting strategy to include a lux plan of the site;
- g) Responsible persons and lines of communication;
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- i) Use of protective fences, exclusion barriers and warning signs.

The approved ECEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: The reason for this pre-commencement condition is to ensure that development is undertaken in a manner which ensures important wildlife is not adversely impacted, in accordance with Policy NE1 of the Vale of Aylesbury Local Plan (2021) and Policy B1 of the Granborough Neighbourhood Plan (2022) and the aims of Chapter 15 of the National Planning Policy Framework (2024).

12. Connection with East Claydon Substation

Prior to commencement of development details of the exact route and depth of the underground cable connecting the development with the East Claydon Substation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the underground cable shall be installed as approved.

Reason: The reason for this pre-commencement condition is to ensure the underground cable is routed appropriately and protects tree roots to prevent harm or loss of trees to be retained, in accordance with Policy NE8 of the Vale of Aylesbury Local Plan (2021) and the aims of Chapter 15 of the National Planning Policy Framework (2024).

13. Hard and Soft Landscaping

Notwithstanding the plans hereby approved, no development shall commence until a hard and soft landscape scheme together with a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme and schedule of landscape maintenance must include:

- i. details of all trees and other planting to be retained;

- ii. a planting specification and plan to include numbers, size, species, positions of all new trees and shrubs to be provided in connection with the temporary access arrangements;
- ii. a planting specification and plan to include numbers, size, species, positions of all new trees and shrubs including along the access to Hogshaw Road;
- iii. details of existing and proposed levels, walls, fences and other boundary treatments (including colour);
- iv. details of proposed surface treatments;
- v. a programme of implementation;

All hard and soft landscape works shall be carried out in accordance with the approved details and the landscaping shall be maintained in accordance with the approved schedules of landscape maintenance.

Reason: To secure the provision of an appropriate hard and soft landscaping scheme which builds upon the principles of approved plans: Planting Plan (DL261_L_X_PP Rev A) and Block Plan (SL261_L_X_GA_1 Rev C). This pre-commencement condition is necessary to ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme prior to the development reaching an advance stage; to ensure that the agreed hard and soft landscape scheme is implemented; and to ensure that soft landscaping complies with National Fire Chiefs Council guidance 'Grid Scale Battery Energy Storage System Planning – Guidance for FRS' (2023), in accordance with Policies C3 and NE4 of the Vale of Aylesbury Local Plan (2021), Policies B1 and RC2 of the Granborough Neighbourhood Plan (2022) and the aims of Sections 14 and 15 of the National Planning Policy Framework (2024).

14. Landscape Management Plan

Prior to the first operation of the development (first export of electricity to the grid), a maintenance schedule and a long term management plan, for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:

- a) Details of long-term design principles and objectives to include a schedule of maintenance for soft landscaping adjacent to BESS compounds to ensure vegetation does not grow within 10 metres of any BESS container.
- b) Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape features to be implemented as part of the approved landscape scheme;

c) Summary plan detailing different management procedures for the types of landscape on site. The schedule and plan shall be implemented in accordance with the agreed programme;

Reason: To ensure the long term maintenance of soft landscaping works proposed and to accord with Policy NE4 of the Vale of Aylesbury Local Plan, Policies B1 and RC2 of the Granborough Neighbourhood Plan (2022) and the aims of Chapter 15 of the National Planning Policy Framework (2024).

15. Arboricultural Method Statement and Tree Protection Plan

No works or development (including demolition or site clearance) shall take place until an updated Arboricultural Method Statement (AMS) with Tree Protection Plan (TPP) in accordance with current British Standard 5837 have been submitted to and approved in writing by the Local Planning Authority.

Tree protection measures, including the erection of tree protective fencing and installation of ground protection, shall be in situ prior to the commencement of any works on site and shall conform to current British Standard 5837 guidance.

No work shall be carried out, or materials stored within the construction exclusion zone or other protected areas without prior written agreement from the Local Planning Authority.

The AMS and TPP shall include:

- 1) detailed plans for demolition (if applicable) and construction showing location of the tree protective fencing and any additional ground protection whether temporary or permanent;
- 2) details as to the location of proposed and existing services, utilities and cable routes, including sustainable drainage, attenuation basins and swales, including details pertaining to horizontal directional drilling with required depths, locations and dimensions of all send and received pits, along with areas required for soil storage, for the implementation of horizontal directional drilling;
- 3) details as to the method, specification and materials to be used for any "no dig" cellular confinement systems where the installation of no-dig surfacing is within the Root Protection Areas of retained or planted trees is to be in accordance with current nationally recognised best practice guidance British Standard BS 5837 and current Arboricultural Guidance Note 'Cellular Confinement Systems Near Trees';
- 4) details of all proposed access facilitation pruning, including root pruning, as outlined in current British Standard 5837 guidance shall be carried out in accordance with current British Standard 3998;

5) all phases and timing of the project, including phasing of demolition and construction operations, in relation to arboricultural matters and details of supervision by a suitably qualified arboriculturist with details of how evidence of this supervision may be made available to the Local Planning Authority and escalation where details are not complied with; and

6) siting of work and welfare facilities, contractor parking, areas for the storage of materials and machinery and siting of skips, the erection of scaffolding any required working spaces.

The development thereafter shall be implemented in strict accordance with the approved details and the approved tree protection measures shall be retained and maintained until all building, engineering or other operations have been completed.

Reason: This pre-commencement condition is necessary to ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows and woodlands are not damaged during the period of construction and in the long-term interests of local amenities, and to accord with Policy NE8 of the Vale of Aylesbury Local Plan (2021), Policy RC2 of the Granborough Neighbourhood Plan (2022), and Chapter 15 of the National Planning Policy Framework (2024).

16. Surface Water Drainage

No works shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Assessment of SuDS components as outlined within the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary.
- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components. This should include full details of the fire fighting run off containment measures to be integrated within the design, such as; location of penstock shut off valves and details of the lined swales/carrier drains to provide the required 250cu.m of containment storage.
- Full construction details of all SuDS and drainage components.
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components. The detailed layout should confirm that the proposed attenuation pond has been wholly located outside the fluvial flood zone.

- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

Reason: A pre-commencement condition is required to ensure a satisfactory means of surface water drainage for the development can be achieved prior to development reaching an advanced stage and that any potentially contaminated effluent in the event of a pollution incident does not pose an unacceptable risk to the water environment in accordance with Policy I4 of the Vale of Aylesbury Local Plan (2021), Policy RC3 of the Granborough Neighbourhood Plan (2022), and Chapter 14 of the National Planning Policy Framework (2024).

17. Surface Water Drainage Maintenance and Management

Prior to the operation of the development a whole-life maintenance plan for the site **shall** be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-built drawings and photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason: To ensure that arrangements have been made and agreed for the long-term maintenance of the drainage system in accordance with Policy I4 of the Vale of Aylesbury Local Plan (2021), Policy RC3 of the Granborough Neighbourhood Plan (2022) and the guidance contained within Chapter 14 of the National Planning Policy Framework (2024).

18. Emergency Response Plan

Prior to the commencement of development an Emergency Response Plan shall be submitted to and approved in writing by the Local Planning Authority. The Emergency Response Plan must demonstrate how any fire event on site would be approached, including details on site familiarisation and exercising of emergency plans with the fire service. It shall include the relevant details set out at page 9 of Guidance Produced by the National Fire Chiefs Council 'Grid Scale Battery Energy Storage System Planning – Guidance for FRS' (2023).

Thereafter, the approved Emergency Response Plan shall be implemented and made available on site for the lifetime of the development at the Emergency Services Information Points.

Reason: This pre-commencement condition is necessary to assist appropriate emergency planning in accordance with National Fire Chiefs Council guidance 'Grid Scale Battery Energy Storage System Planning – Guidance for FRS' (2023).

19. Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). If any contamination is found requiring remediation, a Remediation Scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. The approved Remediation Scheme shall thereafter be carried out within the approved timescale. On completion of the approved Remediation Scheme, a Verification Report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: In the interest of human health and to ensure risks from contamination are minimised in accordance with Policy NE5 of the Vale of Aylesbury Local Plan and the guidance contained within Chapter 15 of the National Planning Policy Framework (2024).

20. Water Tanks

Prior to the installation of battery storage units, the water tanks shown on the approved Fire Water Tank drawing (ref: SD_12 10 May 2023) shall be installed, filled with water to maximum capacity and made available for use. Thereafter, the water tanks shall be maintained, filled with water to full capacity and available for use throughout the lifetime of the development and until the battery containers are removed from the site. The water tanks shall have a minimum flow rate of 1,900 litres per minute.

Reason: To ensure adequate water supplies in accordance with National Fire Chiefs Council guidance 'Grid Scale Battery Energy Storage System Planning – Guidance for FRS' (2023) and in the interests of visual amenity.

21. External Lighting

Prior to the installation of any external lighting on the development hereby approved, a detailed lighting scheme of any lighting to be installed shall be first submitted to and

approved in writing by the Local Planning Authority. Such details shall include location, height, type, direction of light sources and intensity of illumination. Any lights shall thereafter be installed in accordance with the approved details and retained as approved unless altered for routine maintenance which does not change its details.

Reason: In order to preserve the visual amenity of the site and the wider area and avoid any adverse impact to the landscape or local wildlife caused by light overspill in accordance with Policies NE1, NE4, NE5 and BE2 of the Vale of Aylesbury Local Plan (2021), Policy RC2 of the Granborough Neighbourhood Plan (2022) and the guidance contained in Chapters 12 and 15 of the National Planning Policy Framework (2024).

22. Battery Specification

The BESS containers hereby permitted shall be the BYD MC Cube ESS. They shall be strictly assembled and operated in accordance with the submitted MC Cube ESS Safety Manual (ref. MC10C-B4659-E-R2M01 V01 dated 29 May 2023), MC Cube ESS Fire Technology Plan (ref. MC10C-B5365-U-R4M01 Rev 01 dated 15 November 2022) and BYD Fire Detection Data Datasheets (ref. 001-013 registered 21 May 2024), or updated versions thereof, and maintained in accordance with the specified details for the lifetime of the development.

Reason: For the avoidance of doubt and to maintain safety during construction.

23. BESS Safety Management Plan

Prior to installation of any BESS containers, a BESS Safety Management Plan (BSMP) prescribing measures to facilitate safety during the construction of the BESS containers shall be submitted to and approved in writing by the Local Planning Authority. The BSMP shall be implemented as approved and adhered to throughout the construction and decommissioning of the development.

Reason: For the avoidance of doubt and to maintain safety during construction.

24. Ecological Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) unless and until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the EMP shall 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 which will (without limitation) include the provision of biodiversity net gain within the Site as shown within the biodiversity net gain assessment & reasoning for proposed habitat creation and enhancement (wildlife trust consultancies, July 2024);
- d) Appropriate management options for achieving aims and objectives;
- e) Details of appropriate species specific biodiversity enhancement features;
- f) Appropriate information in relation to Skylark plots and ground nesting bird habitat in accordance with 'provision for skylark' plan (November 2024). This should include use of fencing;
- g) Prescriptions for management actions;
- h) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a thirty-year period);
- i) Details of the body or organization responsible for implementation of the plan; and
- j) Ongoing monitoring and remedial measures.

The EMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall be for no less than 30 years. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the EMP are not being met) 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. The approved plan will be implemented in accordance with the approved details.

Reason: The reason for this pre-commencement condition is to ensure appropriate protection and enhancement of biodiversity, to ensure the delivery of net gains in biodiversity, to make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare in accordance with Policy NE1 of the Vale of Aylesbury Local Plan (2021), B1 of the Granborough Neighbourhood Plan (2022) and the guidance set out within Chapter 15 of the National Planning Policy Framework (2024).

25. Fire Risk Management Strategy

Prior to the occupation of the development an Integrated Fire Risk Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Integrated Fire Risk Management Strategy shall be informed by Environmental Statement Volume 9: Fire Risk, Appendix 2: Fire Liaison Framework. It shall provide details in relation to potential emergency response implications including:

- i. The hazards and risks at and to the facility and their proposed management.
- ii. Any safety issues for firefighters responding to emergencies at the facility.
- iii. Safe access to and within the facility for emergency vehicles and responders, including to key site infrastructure and fire protection systems.
- iv. The adequacy of proposed fire detection and suppression systems (e.g., water supply) on-site.
- v. Natural and built infrastructure and on-site processes that may impact or delay effective emergency response.

Thereafter, the approved Integrated Fire Risk Management Strategy shall be implemented and made available on site for the lifetime of the development at the Emergency Services Information Points.

Reason: To assist appropriate emergency planning in accordance with National Fire Chiefs Council guidance 'Grid Scale Battery Energy Storage System Planning – Guidance for FRS' (2023).

26. Visibility Splay (Operational Access)

Prior to the first commercial export of electricity to the grid, minimum vehicular visibility splays of 119 metres from 2.4 metres back from the edge of the carriageway from both sides of the access onto Hogshaw Road shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction between 0.6 metres and 2.0 metres above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policies T1 and T5 of the Vale of Aylesbury Local Plan (2021) and the guidance contained in Chapter 9 of the National Planning Policy Framework (2024).

27. Visibility Splay (Construction Access)

No development shall take place until minimum vehicular visibility splays of 142 metres from 2.4 metres back from the edge of the carriageway from both sides of the access onto East Claydon Road shall be provided in accordance with the approved plans and the visibility

splays shall be kept clear from any obstruction between 0.6 metres and 2.0 metres above ground level.

Reason: The reason for this pre-commencement condition is to provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policies T1 and T5 of the Vale of Aylesbury Local Plan (2021) and the guidance contained in Chapter 9 of the National Planning Policy Framework (2024).

28. Construction Access Reinstatement

The temporary access route hereby approved for use during the construction period shall be removed and land reinstated within three months of the of first commercial export of electricity to the grid (“the date of first export”).

Reason: To secure timely reinstatement of the part of the site to be utilised for temporary access in the interests of the landscape character and amenities of the area in accordance with Policies C3, NE1, NE4, NE8, BE2 and T5 of the Vale of Aylesbury Local Plan (2021), Policy RC2 of the Granborough Neighbourhood Plan (2022), and the aims of Chapters 2, 9, 12 and 15 of the National Planning Policy Framework (2024).

29. Turning and Manoeuvring

Prior to the first commercial export of electricity to the grid, the turning and manoeuvring areas as shown on the approved plans shall have been constructed in accordance with the details approved pursuant to Condition 13. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified for the lifetime of the development.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies T1 and T5 of the Vale of Aylesbury Local Plan (2021) and guidance contained in Chapter 9 of the National Planning Policy Framework (2024).

30. Public Rights of Way

No development shall commence until design details to show level transitions for walkers across the emergency vehicle access track have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be delivered in accordance with the approved details prior to first export of electricity from the development to the grid.

Reason: The reason for this pre-commencement condition is to ensure that the integrity and connectivity of the public rights of way network can be maintained prior to development reaching an advanced stage in accordance with Policy C4 of the Vale of Aylesbury Local Plan (2021) and the guidance within Chapter 8 of the National Planning Policy Framework (2024).

31. Kissing Gate

No development shall commence until details of the location and type of kissing gate to be provided on footpath GRA 1/2 has been submitted to, and approved in writing, by the Local Planning Authority. Thereafter, the development shall be delivered in accordance with the approved details prior to first export of electricity from the development to the grid.

Reason: The reason for this pre-commencement condition is to ensure that the integrity and connectivity of the public rights of way network can be maintained prior to development reaching an advanced stage in accordance with Policy C4 of the Vale of Aylesbury Local Plan (2021) and the guidance within Chapter 8 of the National Planning Policy Framework (2024).

32. Permissive Footpaths

Prior to the first export of electricity from the development to the grid, the permissive footpath routes as shown on approved plan 502_PAC_01 shall be provided and the routes shall thereafter be retained for the lifetime of the development and shall be kept free of obstructions at all times.

Reason: To secure access within the site for the lifetime of the development in order to maximise the opportunity to form links from the development to the wider public rights of way network in accordance with Policy C4 of the Vale of Aylesbury Local Plan (2021) and the guidance within Chapter 8 of the National Planning Policy Framework (2024).

33. Construction Environment Management Plan

Notwithstanding the details set out within the submitted Environmental Statement, no development shall take place until a Noise Mitigation Report has been submitted to and approved in writing by the Local Planning Authority. The Noise Mitigation Report shall include but not be limited to:

- a) Site specific measures to control the impacts arising in relation to noise and vibration (with particular regard to pilling)
- b) Site specific measures to control the impacts arising in relation to dust
- c) Site specific measures to control the impacts arising in relation to fumes.

Thereafter, the construction phase of the development shall be carried out in accordance with the mitigation measures which shall be retained, maintained and operated during the construction phase of the development.

Reason: The reason for this pre-commencement condition is to ensure the amenities of the nearby properties and users of the Public Rights of Way shall be protected during the construction process in accordance with Policy NE5, C4 and BE3 of the Vale of Aylesbury Local Plan (2021) and Chapters 12 and 15 of the National Planning Policy Framework (2024).

34. Great Crested Newt District Licence Condition

No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR152, or a 'Further Licence') and with the proposals detailed on plan "Land off Hogshaw Road: Impact plan for great crested newt District Licensing (Version 1)", dated 19th December 2024.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML -OR152, or a 'Further Licence'), Policy NE1 of the Vale of Aylesbury Local Plan, Section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

35. Great Crested Newt District Licence Condition

No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR152, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with Policy NE1 of the Vale of Aylesbury Local Plan, Section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.