



Directorate for Planning Growth & Sustainability

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Development Management
(North Area)
Planning, Growth & Sustainability
Buckinghamshire Council

3rd October 2024

F.A.O. Zenab Hearn

Dear Zenab

Application Number: 23/03875/APP
Proposal: Development of a battery energy storage system (BESS), connected directly to the national Grid with associated infrastructure including access, drainage and landscaping
Location: Rookery Farm, Granborough, Buckinghamshire, MK18 3NJ

Thank you for your re-consultation dated the 20th August 2024 with regard to the above planning application.

The applicant's Cover Letter dated the 26th July 2024 notes, *'In terms of construction vehicle movements, no changes are proposed to construction or operational vehicle routes as part of the scheme update, these remain as submitted. However, the removal of field 3 from the East Claydon BESS equals the removal of 2.4 hectares of developed land under compound, this is a reduction in electrical infrastructure area of 24.56%. The number of containers is also reduced from the previous 888 to 518. We therefore anticipate a reduction in vehicle numbers during construction in comparison to those previously assessed.'*

A potential reduction in vehicle numbers during construction is welcomed, though in any case the applicant has submitted a Construction Traffic Management Plan to mitigate the construction traffic impacts, which can be secured by planning condition.

The previous highway comments provide a thorough assessment of the highway impacts and the Highway Authority has no objection to the proposed development, subject to the following planning conditions and highway informatives:

Condition 1: Prior to the occupation of the development, minimum vehicular visibility splays of 119m from 2.4m 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 0.6m and 2.0m 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.

Condition 2: Prior to the occupation of the development, minimum vehicular visibility splays of 142m from 2.4m 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 0.6m and 2.0m 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.

Condition 3: 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 and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the applicant is responsible for the repairs / making good of any damage identified as a result of construction traffic.

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.

Condition 4: During the works on the site, all construction must be carried out in accordance with the submitted Construction Traffic Management Plan ensuring the correct management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading / unloading arrangements and parking of site operatives vehicles).

Reason: 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.

Highway Informatives:

- It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
- The applicant is advised that the off-site highway works will need to be constructed under a Section 184 / 278 of the Highways Act legal agreement. This Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. Please visit the Council's website for further guidance, to apply online or contact Highways Development Management at the following address for information: -

Highway Development Management (Delivery)
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Yours sincerely

Andrew Cooper

**Principal Highways Development Management Officer
Highways Development Management
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