WHITESTONE
solar farm

WHITESTONE SOLAR FARM

Volume 8 - Post Submission Documents

8.6 National Grid Long Lane Substation Decision Notice

Application Document ref. EN0110020/APP/8.6
Revision 01
October 2026

Planning Act 2008
Infrastructure Planning
(Applications: Prescribed Forms and
Procedure) Regulations 2009
Regulation 5(2)(d)

whitestonesolarfarm.co.uk

Document status					
Version	**Purpose of document**	**Authored by**	**Reviewed by**	**Approved by**	**Review date**
Rev 01	Procedural Deadline	SM	LF	LF	October 2026

Approval for issue		
Whitestone Net Zero Ltd	[redacted]	October 2026

Prepared by:

Pershing

Prepared for:

Whitestone Net Zero Ltd

Rotherham Metropolitan Borough Council

Town and Country Planning Act 1990	Reference RB2025/1468
	Decision Date 19 August 2026
Arcadis Consulting (UK) Ltd 4 Piccadilly Place Manchester M1 3BN	
Description and Location Erection of a new 400kV Gas Insulated Switchgear (GIS) substation including gantries, internal access roads, a GIS building, parking, drainage, emergency diesel generator, lighting and CCTV, permanent access road from Long Lane, earthworks, landscaping and biodiversity enhancement, and fencing and the permanent realignment of Whiston Footpath 10 at land at Long Lane Whiston Rotherham.	

You are hereby notified that your application for **Planning Permission** for the above development was **GRANTED CONDITIONALLY** on 19 August 2026.

Condition(s) imposed:

The Development Management Procedure Order 2015 requires that planning authorities provide written reasons in the decision notice for imposing planning conditions that require particular matters to be approved before development can start. Conditions numbered 05, 07, 10, 13, 15, 17, 18, 19, 20 & 21 of this permission require matters to be approved before development works begin; however, in this instance the conditions are justified because:

i. In the interests of the expedient determination of the application it was considered to be appropriate to reserve certain matters of detail for approval by planning condition rather than unnecessarily extending the application determination process to allow these matters of detail to be addressed pre-determination.
ii. The details required under condition numbers 05,07,10,15,17, 18 19, 20 & 21 are fundamental to the acceptability of the development and the nature of the further information required to satisfy these conditions is such that it would be inappropriate to allow the development to proceed until the necessary approvals have been secured.'

01
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason
In order to comply with the requirements of the Town and Country Planning Act 1990.

02

The permission hereby granted shall relate to the area shown outlined in red on the approved location plan and the development shall only take place in accordance with the submitted details and specifications and as shown on the approved plans:

Location Plan - PDD-203717-LAY-401 P01
Existing Site Plan - PDD-203717-LAY-441 P01
Proposed Site Layout (Block Plan) - PDD-203717-LAY-440 P02
Proposed Site Layout - PDD-203717-LAY-442 P02
Overall Elevations Long Lane 400kV Substation Sheet 1 - PDD-203717-ELE-415 P02
Overall Elevations Long Lane 400kV Substation Sheet 2 - PDD-203717-ELE-416 P02
Building Elevations North and South Elevations Long Lane GIS 400kv Substation - PDD-203717-ELE-417 P02
Building Elevations East and West Elevations Long Lane GIS 400kv Substation - PDD-203717-ELE-418 P02
GIS Hall Building Layout - PDD-203717-LAY-443 P01
Block Plan: Substation Works - PDD-203717-LAY-432 P01
Proposed Site Layout Substation Works - PDD-203717-LAY-433 P01
Typical Fencing Details - PDD-203717-LAY-446 P02
Junction Layout & Typical Details - PDD-203717-LAY-447 P02
Access Road Layout & Long Section - PDD-203717-LAY-448 P01
Drainage Layout - PDD-203717-LAY-409 P01
Landscape Mitigation Plan - 30184504-ARC-XX-LAN-DWG-00002 P4
External Lighting Plan - PDD-203717-LAY-431 P01
Cut And Fill General Arrangement and Sections - PDD-203717-LAY-421 P04
Overall Layout - PDD-203717-LAY-408 P01
Access General Arrangement Plan – EDEU-WSP-SS50-XXXXXX-DRW-CE-000004 P01

Reason
To define the permission and for the avoidance of doubt.

03
The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings.

Reason
In order to ensure a satisfactory appearance in the interests of visual amenity

Highways

04
Prior to the first operation of the approved substation, that part of the site to be used by vehicles shall be properly constructed with either:
a/ a permeable surface and associated water retention/collection drainage, or
b/ an impermeable surface with water collected and taken to a separately constructed water retention / discharge system within the site.

All to the satisfaction of the Local Planning Authority and shall thereafter be maintained in a working condition.

Reason

In the interest of sustainable drainage.

05
The development shall not be commenced until details of the proposed alterations in the highway on Long Lane, indicated on plan reference EDEU-WSP-SS50-XXXXXX-DRW-CE-000004 Rev P01 (new access), and EDEU-WSP-SS50-XXXXXX-DRW-CE-000005 Rev P01 (reduction in the height of the hedgerow opposite the site entrance to 500mm above the adjacent carriageway) have been submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the development is brought into use.

Reason
In the interest of Highway Safety.

06
Before the development is brought into use the sight lines indicated on the EDEU-WSP-SS50-XXXXXX-DRW-CE-000001 Rev P03. shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

Reason
In the interest of Highway Safety.

07
Prior to the commencement of works within the area shown outlined in red on the approved location plan', a Construction Method Plan shall be submitted to and approved in writing by the Council and the approved statement shall be adhered to throughout the construction period. The Statement shall provide for; Storage / loading / unloading of materials / plant; and car parking facilities for the construction staff and include reference as to how the development will legally take access from the adjacent highway i.e. s278 or s184 agreement.

Reason
In the interest of Highway Safety.

Landscaping

08
Prior to the development being brought online, a revised landscape scheme for the existing landscape bund shall be submitted for approval by the Local Planning Authority. This shall include:
- A planting plan and schedule detailing the proposed species, siting, quality and size specification, and planting distances.
- A written specification for ground preparation and soft landscape works.
- The programme for implementation.
- Written details of the responsibility for maintenance and a schedule of operations, including replacement planting, that will be carried out for a period of 5 years after completion of the planting scheme.

The scheme shall thereafter be implemented in accordance with the approved landscape scheme within a timescale agreed, in writing, by the Local Planning Authority.

Reason
To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity

09
Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

Reason
To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity

Construction

10
Prior to the commencement of any works within the area shown outlined in red on the approved location plan', a Construction Environmental Management Plan (CEMP) shall be provided to the Local Planning Authority. The plan shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling:

• Noise & vibration arising from all construction and demolition related activities – Contractors and site staff are expected to use the best practical means to minimise noise on site. Regard shall be had to the guidance detailed in BS5228 2009: 'Noise and Vibration Control on Construction Sites'.

• Dust arising from all construction and demolition related activities - Contractors and site staff are expected to use the best practical means to minimise dust on site. Regard shall be had to the guidance detailed in Institute of Air Quality Management- Guidance of the assessment of dust from demolition and construction 2014.

• Artificial lighting used in connection with all construction related activities and security of the construction site - Contractors and site staff are expected to use the best practical means to minimise light nuisance on site. Regard shall be had to the guidance detailed in the Institute of Lighting Professionals - Guidance Note 01/21 – Reduction of Obtrusive Light.

The CEMP to be submitted shall be in report format and as a minimum is to include the following details as specified in the subheadings below:

• Program and Phasing Details
- Site layout
- Operational hours
- Expected duration of demolition and construction work phases

• Site Management
- Contact details of site manager for public liaison purposes
- Complaints procedure
- Roles and responsibilities

• Routes for Construction Traffic
- Routes to be used for access onto site and egress
- One way systems
- Haul routes (onsite and delivery)

• Site Access, Storage and Movement of Materials
- Delivery access point details
- Location details of storage areas
- Delivery times of materials and plant

• Dust, Debris and Mud
- Screening and hoarding
- Preventative measures
- Dust suppression measures -General and machinery
- Wheel wash facilities
- Road sweeping facilities
- Covering of dusty stockpiles
- Vehicles carrying dusty loads
- Dust monitoring
- Boundary checks
- Monitoring of weather including wind speed and direction, dry conditions etc
• Noise and Vibration Control
- Silencing of vehicles, plant and machinery
- Mitigation measures for noisy operations
- Operational hours
- One way systems
- Vehicle reverse alarms
- Leaflet drops to noise sensitive premises

• Artificial Lighting
- Hours of operation of the lighting
- Location and specification of all of the luminaires
- Level of maintained average horizontal illuminance for the areas that needs to be illuminated
- Predicted vertical illuminance that will be caused by the proposed lighting when measured at windows of any properties in the vicinity
- Measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site

• Waste Management
- Waste storage
- Waste collection
- Recycling
- Waste removal

• Biodiversity:
- Identification of “biodiversity protection zones”.
- 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).
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction when specialist ecologists need to be present on site to oversee works.

- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason
To safeguard the amenities of the occupiers of nearby properties, and promote sustainable development, conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Part 15 of the NPPF and RMBC Policy SP52.

11
The combined noise from all fixed plant, machinery and equipment located on site shall be effectively controlled so that the combined Noise Rating Level of noise from all such plant, machinery and equipment does not exceed the representative background noise level as assessed in accordance with the methodology and principles set out in BS 4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound at nearby dwellings as detailed in Table 4.7 of the Appendix P Noise Impact Assessment undertaken by National Grid dated 7th November 2025. All fixed plant, machinery and equipment located on site shall be maintained following installation and throughout the lifetime of the consent.

Reason
To safeguard the amenities of the occupiers of nearby properties in accordance with RMBC Policy SP52 and parts 12 & 15 of the NPPF.

12
Where a verified complaint is received by Rotherham Metropolitan Borough Council that suggests that the Noise Rating Level from all fixed plant, machinery and equipment located on site exceeds the background sound level at receptor locations as detailed in Table 4.7 of the Appendix P Noise Impact Assessment undertaken by National Grid dated 7th November 2025, the operator of the site shall complete an assessment in accordance with the methodology and principles set out in BS 4142:2014+A1:2019, to demonstrate that the Noise Rating Level does not exceed the background sound level. The combined Noise Rating Level of all fixed plant, machinery and equipment located on site should account for any reasonable character
corrections, i.e., tonality, intermittency, impulsivity, and other sound characteristics. The assessment shall be completed by a competent person (see footnote) agreed in writing with the Local Planning Authority in advance of the assessment. If the Noise Rating Level exceeds the background sound level a further scheme incorporating further measures to achieve a Noise Rating Level of no more than 0dB above background sound level at receptor locations as detailed in Table 4.7 of the Appendix P Noise Impact Assessment undertaken by National Grid dated 7th November 2025, shall be submitted to the Local Planning Authority for approval. All works comprised within those further approved measures shall be completed.

Reason

To safeguard the amenities of the occupiers of nearby properties in accordance with RMBC Policy SP52 and parts 12 & 15 of the NPPF

Land Stability/Contamination

13
No development works involving cut and fill operations, excavation, regrading or the importation/exportation or reuse of materials within the area shown outlined in red on the approved location plan shall commence until a detailed Earthworks and Materials Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The Earthworks and Materials Management Strategy shall include details but not be limited to, details on the proposed earthworks and phasing, the excavation/handling/testing/storage/reuse and disposal of materials, measures to control dust /instability/impacts to the environment and verification testing and validation procedures. The approved works shall be carried out in accordance with the approved Earthworks and Materials Management Strategy. Following completion of the approved earthworks, a Verification Report demonstrating compliance with the approved Strategy, shall be submitted to and approved in writing by the Local Planning Authority.

Reason
To ensure the safe occupation of the site in accordance with Policy SP54 of the Rotherham Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework, December 2024.

14
In the event that contamination is found at any stage when carrying out the development that was not previously identified, it must be reported in writing within one working day to the Local Planning Authority. An investigation and risk assessment must then be undertaken and where remediation is necessary, a remediation scheme shall be submitted to and approved by the Local Planning Authority. Following completion, a Verification Report shall be submitted to demonstrate the effectiveness of the remediation works.

Reason
To ensure the safe occupation of the site in accordance with Policy SP54 of the Rotherham Local Plan and paragraphs 196 and 197 of the National Planning Policy Framework, December 2024.

Archaeology

15
No development within the area shown outlined in red on the approved location plan, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.

• The provision to be made for deposition of the archive created.
• Nomination of a competent person/persons or organisation to undertake the works.
• The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason
To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

Ecology

16
Prior to the installation of any permanent external lighting within the area shown outlined in red on the approved location plan, the proposed lighting details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

The lamps shall be suitably angled and if necessary shielded[MP11.1] as to prevent glare and light trespass beyond the site boundary as per the guidance provided by the Institution of Lighting Professionals Guidance – Reduction of Obtrusive Light Guidance Note 01/21. The lighting shall be maintained following installation and throughout the lifetime of the consent.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason
To safeguard the amenities of the occupiers of nearby properties in accordance with RMBC Policy SP52 and parts 12 & 15 of the NPPF and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).[M

17
The development within the area shown outlined in red on the approved location plan shall not commence until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. This shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
d) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

Reason
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition), to ensure Biodiversity Net Gain.

18
Prior to commencement of development a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason
To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2025 and s40 of the NERC Act 2006 (Priority habitats & species).

19
No development shall commence on site until:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The details shall be implemented in accordance with the timescales set out in the approved Biodiversity Gain Plan.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Reason
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act

1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition), to ensure Biodiversity Net Gain.

Employment

20
Prior to the commencement of development, the attached Local Labour Agreement pro forma for the construction phase of the development shall be completed in its entirety and submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Agreement and within 3 months of completion of the approved development, data shall be submitted to the Local Planning Authority demonstrating how the indicators were met.

Reason
To improve skills in all of Rotherham's communities through the promotion of access to training, education and local employment opportunities, in accordance with Policy CS10 'Improving Skills and Employment Opportunities'

Trees

21
No development or site preparation works within the area shown outlined in red on the approved location plan (including demolition, groundworks or drainage) shall commence until a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), in accordance with BS5837:2012, have been submitted to and approved in writing by the Local Planning Authority.
These documents shall include:
• Timing and phasing of all relevant works;
• Location and specification of tree protection fencing and ground protection;
• Construction Exclusion Zones;
• A schedule of tree works in accordance with BS3998;
• Details of access, storage areas, service routes, and proposed changes in ground levels;
• Specifications for works within Root Protection Areas (RPAs), including surfacing, foundation design and excavation methods;
• A supervision schedule, including the appointment of a qualified Arboriculturist at key inspection stages.

All approved tree protection measures shall be installed in accordance with the approved details prior to the commencement of any development or site works within the area shown outlined in red on the approved location plan.

Reason
To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of Rotherham's environment, air quality and adapting to and mitigating climate change in accordance with Rotherham's Core Strategy Policies CS3: Location of New Development, CS19: Green Infrastructure, CS20 Biodiversity and Geodiversity, Policy CS21 Landscape, Policy CS28 Sustainable Design.

Drainage

22
Prior to the installation of the operational drainage system within the area outlined in red on the approved location plan, details of the operational surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) Design and layout of the drainage system;
b) Location and design of the outfall (other than to the public sewer network); and
c) Maintenance and management arrangements.

The drainage system shall be installed in accordance with the approved details and operational prior to the first operation of the substation.

Reason: To ensure the site is properly drained and to prevent overloading of the public sewer network, in accordance with Policy CS25 of the Local Plan.

23
No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason:
To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

Informative

01
Condition 05 You will require an Agreement under S278 Highways Act, 1980 and involve the provision of a new vehicle access, a reduction in the height of the existing hedgerow opposite the site entrance as indicated over the length required to achieve forward visibility as shown on Drg EDEU-WSP-SS50- XXXXXX-DRW-CE-000005 Rev P01. Contact should be made with David Phiilips david.phillips@rotherham.gov.uk as soon as is practical to commence this process.

Please note that the Local Planning Authority will not discharge Condition 05 until the
required works have received full technical approval from the Highway Authority. Applicants are therefore advised not to submit any application for the discharge of this/these condition(s) until written confirmation of technical approval has been issued by the Highway Authority.

02
The development shall be carried out in full compliance with Cadent Gas Ltd requirements. No works, including groundworks, changes to ground levels, drainage works or attenuation features, shall take place within 6 metres of the Cadent Gas pipeline unless otherwise agreed in writing by Cadent Gas Ltd. Unrestricted access to the pipeline shall be maintained at all times. Any necessary protection, mitigation or diversion works shall be designed and implemented in accordance with Cadent Gas specifications and agreed with Cadent Gas Ltd

POSITIVE AND PROACTIVE STATEMENT

During the determination of the application, the Local Planning Authority worked with the applicant to consider what amendments were necessary to make the scheme acceptable. The applicant agreed to amend the scheme so that it was in accordance with the principles of the National Planning Policy Framework.

Please read the attached NOTES carefully.

[redacted]

Head of Planning and Building Control

NOTES

1. THIS FORM RELATES TO PLANNING CONTROL ONLY.
Where planning permission is granted and an application has also been made under the Building Regulations a separate communication will be sent to you giving notice of the Council's decision and WORK MUST NOT BE COMMENCED BEFORE SUCH DECISION HAS BEEN RECEIVED. Any other statutory consent necessary must be obtained from the Council or other appropriate authority.

Party Wall Act 1996

2. You are advised to take account of the Party Wall Act 1996 insofar as the carrying out of development affecting or in close proximity to the boundary with adjoining property is concerned.

3. **Appeals to the Secretary of State**

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

- Appeals should be made online via Appeal a planning decision. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

  Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

4. **Purchase Notices**
- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. If permission to develop land is refused or granted subject to conditions, whether by the Council or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

6. In certain circumstances a claim for compensation may be made against the Council where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Part V of the Town and Country Planning Act 1990.

Discharge/compliance of condition.
Please note that under regulation 11(D) of the Town and Country Planning (Fees for Applications, Deemed applications, Requests and Site Visits) (England) (Amendment) Regulations 2023, a fee is chargeable of £309 per request (or £89 where the related planning permission was for extending or altering a dwelling house) for the discharge and/or compliance with a condition. To avoid any unnecessary cost, we would recommend that you submit all the required information for discharge of conditions in one application as the fee is payable per request.

Rotherham Metropolitan Borough Council
Development Management
Planning Regeneration & Transport Services
Riverside House
Main Street
Rotherham S60 1AE Telephone: (01709) 382121

Mining Remediation Authority

Delivering for the communities we serve

Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026