That planning permission is granted the following conditions.

**Standard Time Limit**

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Approved plans**

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

**Noise**

3. During the construction phase of the development hereby approved no activities shall take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs. There shall be no work at any time on Sundays and Bank holidays.

Piling shall only be undertaken between 09.00hrs and 17.00hrs Monday to Friday.

Reason: To protect the residential amenities of existing residents.

4. No noise generating plant shall be installed before mitigation details/Plant Report have been submitted to the Local Planning Authority which demonstrate compliance with the source noise levels detailed in Section 6.2.3 of Report Reference R21.0906/DRK dated 7 October 2021.

Reason: To protect the amenities of existing residents and to comply with Policy D3 of the North Hertfordshire Local Plan 2011-2031 .

**Decommissioning**

5. The Local Planning Authority shall be notified in writing within 1 month of the date of first export to the National Grid (“date of first export”).. The development hereby permitted shall be removed and the land restored to its former condition or a condition that shall have been previously specified and agreed in writing by the Local Planning Authority on or before 40 years from the date of first export.

Reason: Approval of the proposal on a permanent basis would result in permanent loss of Green Belt land and conflict with, Policy GB1 of the Wymondley Neighbourhood Plan and Policy SP5 North Hertfordshire Local Plan 2011 -2031.

6. No less than 1 year prior to the decommissioning of the development hereby approved, a detailed decommissioning plan shall be submitted to the Local Planning Authority for approval, which shall detail how the equipment is to be removed from the site and how the land will be restored. This shall be accompanied by a construction traffic management plan and environmental/biodiversity mitigation measures. The decommissioning and mitigation measures shall be carried out in accordance with the approved details.

Reason: The application site lies within the open countryside and Green Belt and it is important that once the development’s operation has ceased the openness of the site is restored and the site made available for full agricultural use.

**Flood Risk and Drainage**

7.No development including ground works and ground preparation works shall take place until a surface water drainage scheme, based on suitable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100-year + climate change critical storm will not exceed run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. A detailed response to the Letter from the LLFA dated 15 November 2022 which addresses the points of concern with the proposed surface water drainage scheme and overland flow management scheme.

2. Carry out any necessary amendments to the proposed surface water drainage scheme and hydraulic modelling for the overland management scheme for LLFA approval. Once the baseline information is agreed the following information should be provided;

3. Demonstrate an overall betterment of the existing pre-development overland flow paths for the 1 in 30-year event, ensuring the flow paths are maintained and not made worse for events above the 1 in 30-year event and up to the 1 in 100 year + climate change event.

4. Detailed engineered drawings of the proposed SuDS/flood risk mitigation features including their location, size, volume depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.

5. Detailed engineered drawings of all proposed discharge locations including headwall details, evidence of land ownership and relevant permissions. A condition survey of these specific locations should also be provided and any mitigation required should be carried out prior to development taking place. Page 3

6. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features.

7. Provision of half drain down times for surface water drainage features within 24 hours.

8. Silt traps for protection of any residual tanked elements where appropriate.

9. Construction phase surface water and flood mitigation management plan.

10. Details of how the scheme shall be maintained and managed after completion including adoption of details.

7: No development including ground works and ground preparation works shall take place until a surface water drainage scheme, based on suitable drainage principles and an assessment of the hydrological and hydrogeological 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 submitted scheme shall include and/or satisfy the following:

1. Surface water run-off generated from the developed site should not exceed run-off rates from the undeveloped site for the corresponding rainfall event upto and including 1 in 100 years + climate change critical storm (supported by 2D rainfall-runoff modelling for the pre and post development scenarios)

2. A condition survey of the 285 m culvert that crosses the northern part of the site.

3. Existing overland flow pathways across the site should remain unobstructed

4. Detailed drawings of the proposed overland flow attenuation basins and surface water drainage systems including location, size, volume depth and any inlet and outlet features, any connecting pipe runs and all corresponding calculations/modelling, to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + climate change event.

5. Detailed drawings of all proposed discharge locations including headwall details, and evidence of land ownership.

6. Appropriate runoff quality treatment (treatment train)

7. Inclusion of above ground surface water attenuation features where practicable.

8. Provision of half drain down times for surface water drainage features within 24 hours.

9. Silt traps for protection of any residual tanked elements where appropriate.

10. A construction phase surface water and flood mitigation management plan.

11. Details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, both on and off site in particularly to Priory Lane and Little Wymondley and to comply with Polices NE7 and NE8 of the North Hertfordshire Local Plan 2011-2031.

8. Upon completion of the surface water drainage/flood management works for the development hereby permitted in accordance with the timing/phasing arrangements, the following shall be submitted to and approved in writing by the Local Planning Authority:

1. Provision of a verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme). The verification report shall include photographs of excavations and soil profiles/horizons, installation of any surface water structure (during construction and final make up) and the control mechanism.

2. Provision of a complete set of built drawings for site drainage.

3. A management and maintenance plan for the SuDS features and drainage network.

4. Details of any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased risk or flood on or off the site resulting from the proposed development to comply with Polices NE7 and NE8 of the North Hertfordshire Local Plan 2011-2031

9. During installation of underground cables, no spoil or material shall be stored adjacent to Stevenage Road, within the extent of Flood Zone 3. This shall form part of the Construction Management Plan that shall be agreed in writing by the Local Planning Authority prior to the commencement of the development herby permitted. Works shall be carried out in accordance with the agreed plan.

Reason: To ensure there is no loss of floodplain or impedance to flood water flows and no increase in flood risk elsewhere during construction of the development and to comply with Policy NE7 of the North Hertfordshire Local Plan 2011-2031.

**Ecology and Biodiversity**

10. No excavation of trenches for cabling within Wymondley Transforming Station Local Wildlife Site (LWS) shall take place until a soil management plan has been submitted to and approved in writing by the Local Planning Authority and which shall contain the following:

a) An ecological survey (in suitable season) of the route across the LWS to highlight any key issues;

b) Details relating to the lifting, storage and replacement of turves, including the season when this will take place; and

c) Proposed aftercare and management.

The works shall be undertaken in accordance with the approved management plan.

Reason: To minimise impact upon the ecological and biodiversity interest of the Wymondley Transforming Station LWS and to comply with the aims of Policy NE4 of the North Hertfordshire Local Plan 2011-2031 .

11. No development shall commence (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

a) Risk assessment of potentially damaging construction activities,

b) Identification of biodiversity protection zones,

c) Practical measures to avoid or reduce impacts during construction (may be provided as a set of method statements). This will include:

1. Mitigation measures for vibration
2. Measures to limit the effects of temporary construction lighting
3. Measures to ensure successful retention of existing vegetation including use of protective fencing
4. Measure for control of noise during construction
5. Measure to ensure appropriate storage of plant, chemicals/fuel and materials
6. Measures to prevent mud on the highway from vehicles leaving the site during construction
7. Measure to ensure pre-commencement checks on any construction areas affecting existing habitats are undertaken by an on-site ecologist or ecological clerk of works
8. Runoff control and pollution prevention measures
9. Measure to ensure appropriate soil handling
10. Measure to ensure that any no dig archaeological areas are protected during construction.

d) The location, phasing and timing of works to avoid harm to sensitive biodiversity features,

e) The times during construction when specialist ecologists need to be present on site to oversee works

f) Responsible persons and lines of communication

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person’

h) Use of protective fences, exclusion barriers and warning signs if applicable.

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

Reason: To ensure that before any development commences appropriate construction an environmental management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies NHE 1 and 2 of the Wymondley Neighbourhood Plan and North Hertfordshire Local Plan Policy NE4. A pre-commencement condition is required as it addresses construction works.

12. No solar arrays shall be installed until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP 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 including how biodiversity net gain will be achieved,

d) Appropriate management options for achieving aims and objectives

e) Prescriptions for management actions required to ensure establishment and long term management of habitat creation measures,

f) Prescription of a work schedule (including annual work plan capable of being rolled forward over the operational lifetime of the development),

g) Details of the body or organisation responsible for implementation of the plan, and

h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the development with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) 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: To conserve and enhance biodiversity including any protected species and their habitats in accordance with the aims of Policy NE4 of the North Hertfordshire Local Plan 2011-2031.

**Detailed Landscaping scheme**

13. No electricity shall be exported to the National Grid until full details of both hard and soft landscape proposals and programme of implementation have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

a) Proposed finished floor levels or contours

b) Wildlife access points in fencing

c) Hard surfacing materials

d) Proposed and existing functional services above and below ground

e) Planting plans

f) Written specifications of cultivation and operations associated with plant and grass establishment

g) Schedules of plants, noting species, planting

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and in accordance with Policy NE2 of the North Hertfordshire Local Plan 2011-2031.

**Trees**

14. No construction shall take place until an arboricultural method statement with tree protection plan following the recommendations contained within BS 5837:2012 identifying measures to protect trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation, during construction, and landscaping operations.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality. A pre-commencement condition is required as the tree protection must be in place prior to construction works commencing.

**Agricultural use**

15. Within one year of the first operational use of the solar farm hereby approved, a Grazing Management Plan (GMP) shall be submitted to the Local Planning Authority for its written approval. The GMP shall detail which parts of the site shall be used for the grazing of livestock, during which months of the year, and how the grazing is to be managed. The GMP shall not be carried out except in accordance with the approval. Any changes to the GMP during the lifetime of the permission shall be submitted to the Local Planning Authority for approval and shall not be carried out except in accordance with that approval. Within three years of the first operational use of the solar farm, the gazing of livestock shall commence on the site in accordance with the GMP.

Reason: To ensure that part of the site remains in agricultural use in accordance with policy NE12 of the Local Plan.

**Boundary treatment**

16. Notwithstanding the approved details, no PV panels shall be installed until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design and type of boundary treatments to be erected. The boundary treatments shall be completed in accordance with the approved details prior to the first operations use of the solar farm and retained as approved thereafter.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

**Archaeology**

17. Notwithstanding the submitted Archaeological Scheme of Investigation (WSI) by AOC Archaeology Group, project number 25806/80064, no development shall take place/commence until a revised WSI has been submitted to and approved by the local planning authority in writing and in accordance with the programme of work set out in the Archaeological Brief (P01/21/3380-2). The scheme shall include an assessment of archaeological significance and research questions; and:

(1) The programme and methodology of site investigation and recording

(2) The programme for post investigation assessment

(3) Provision to be made for analysis of the site investigation and recording

(4) Provision to be made for publication and dissemination of the analysis and records of the site investigation

(5) Provision to be made for archive deposition of the analysis and records of the site investigation

(6) Nomination of a competent person for persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason: To safeguard the archaeological assets within the approved development boundary from impacts relating to works associated with the development and to ensure that proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development in accordance with policies contained in the National Planning Policy Framework and Policy HE4 of the emerging Local Plan and Policy NHE9 of the Wymondley Neighbourhood Plan. A pre-commencement condition is required because the investigation works must be undertaken before construction commences.

18. The development shall take place in accordance with the programme of archaeological works set out in the WSI approved under Condition 17 above.

Reason: To safeguard the archaeological assets within the approved development boundary from impacts relating to works associated with the development and to ensure that proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development in accordance with policies contained in the National Planning Policy Framework and Policy HE4 of the North Hertfordshire Local Plan 2011-2031. A pre-commencement condition is required because the investigation works must be undertaken before construction commences.

19. No electricity shall be exported to the National Grid until the site investigation has been completed in accordance with the programme set out in the WSI approved under Condition 17 and the provision made for post investigation assessment, analysis and publication where appropriate.

Reason: To safeguard the archaeological assets within the approved development boundary from impacts relating to works associated with the development and to ensure that proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development in accordance with policies contained in the National Planning Policy Framework and Policy HE4 of the North Hertfordshire Local Plan 2011-2031. A pre-commencement condition is required because the investigation works must be undertaken before construction commences.

**Permissive footpaths**

20. No electricity shall be exported to the National Grid until a scheme relating to the proposed permissive footpaths shown on submitted drawing No. 3004-01-003 Rev F, has been submitted to and approved in writing by the Local Planning Authority which shall include details of any surfacing, a schedule for delivery, signage, waymarks and interpretative panels relating to the proposal. Approved footpaths and signage shall be implemented and made available for public use in accordance with the approved scheme and schedule of delivery.

Reason: In the interest of pedestrian access within and around the site.

**External appearance**

21. No structure shall be erected on site until detailed elevations and plan drawings and a schedule of external finishes to be used has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate visual appearance in the interests of minimising impact on the landscape in accordance with the aims of Policy SP1(v) of the North Hertfordshire Local Plan 2011-2031

**Highway Safety**

22. No development shall take place until detailed engineering drawings of the accesses, as shown indicatively on drawing numbers 3004-01-D)4 and 3004-01-D05, shall be submitted to and approved in writing by the Local Planning Authority. These shall include details of suitable hardsurface for at least the first 20 metres from the back edge of the carriageway and appropriate associated drainage, as well as visibility splays of 2.4m x 105m to the west and 2.4m x 148m to the east, within which there shall be no vertical obstruction between 0.6m and 2m. No development shall be commenced until the site access arrangements have been implemented in accordance with the approved plans.

Reason: To ensure accesses that are safe and suitable during construction, in the interest of the free and safe flow of public highway users and in accordance with Policy T1 of the North Hertfordshire Local Plan 2011-2031. A pre-commencement condition is required because the construction access must be in place before the development commences.

23. No development shall take place until detailed engineering drawings of the passing bay along Graveley Lane, as shown indicatively on drawing numbers 3004-01-D04 and 3004-01-D05 have been submitted to and approved in writing by the Local Planning Authority. Thus shall include measures to demonstrate how the passing bay will not be parked up in by vehicles associated with the wider public. The passing bay as approved by these plans shall be in place before commencement of the development hereby approved.

Reason: To ensure the approach route is safe and suitable during construction, in the interest of the free and safe flow of public highway users and in accordance with policy T1 of the North Hertfordshire Local Plan 2011-2031. A pre-commencement condition is required because the passing bays should be in place before construction commences.

24. Before completion of construction, detailed engineering drawings shall be submitted to and approved in witing by the Local Planning Authority, which show revised designs to the two site accesses, reducing their width and providing suitable associated tighter kerb radii (to accommodate ongoing maintenance vehicles). Within 3 months of completion of constriction, the revised access designs shall be in place.

Reason: To ensure access that are safe and suitable in the long term, in the interest of the free and safe flow of public highway users and the character and appearance of the area and in accordance with the aims of Policy T1 of the North Hertfordshire Local Plan 2011-2031.

25. Before completion of construction, detailed engineering drawings shall be submitted to and approved in writing by the Local Planning Authority that show removal of the passing bay along Gravely Lane and full reinstatement of the grass verge/embankment and vegetation). Within 3 months of completion of construction, this bay shall be removed and full verge/embankment and vegetation reinstated as approved by these plans.

Reason: To ensure Graveley Lane is reinstated to a suitable environment in the long term, and in the interest of the free and safe flow of public highway users, character and appearance of the area and biodiversity.