

Re: Application Ref 21/03380/FP

Re: Solar Farm on Land to the East of Great Wymondley

Suggested draft conditions

Statutory time period

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 in accordance with the following approved plans/drawings:

- (1) Drawing No. 3004-01-001 Rev A – Location Plan
- (2) Drawing No. 3004-01-002 Rev B – Statutory Plan
- (3) Drawing No. 3004-01-004 – Illustrative PV Frame and Panels
- (4) Drawing No. 3004-01 003 Rev F – General Arrangement
- (5) Drawing No. 3004-01-005 – Indicative Inverter-Transformer Station
- (6) Drawing No. 3004-01-006 – Storage Building
- (7) Drawing No. 3004-01-007 – Control Building
- (8) Drawing No. 3004-01-008 – Switchgear Building
- (9) Drawing No. 3004-01-009 – Battery Storage Container
- (10) Drawing No. 3004-01-010 Rev A Indicative Deer/Stock Fencing, Access Track and CCTV
- (11) Drawing No. 3004-01-011 – Typical Cable Trench
- (12) Drawing No. 3004-01-012 Rev F – Landscape Proposals
- (13) Drawing No. 3004-01-D04 – Proposed Passing Place and Visibility Splays
- (14) Drawing No. 3004-01-D05- Forward Visibility Splays
- (15) Drawing No. 3004-01-ATR03 - Swept Path Assessment – Northern Access
- (16) Drawing No. 3004-01-AR01C Northern and South Access Swept Paths

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

Duration and decommissioning

3. Within 1 month of the date of first export of electricity to the Grid (“the date of first export”) confirmation shall be given in writing to the local planning authority of the same. The development hereby permitted shall cease on or before the expiry of a 40 year period from the

date of first export. The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work ("the Decommissioning Scheme") and ecological assessment report ("the Ecological Assessment Report") detailing site requirements in respect of retaining ecological features.

The scheme of decommissioning work and the Ecological Assessment Report shall be submitted to and approved in writing by the Local Planning Authority no later than 39 years from the date of first export and subsequently implemented as approved.

Reason: For protection of the Green Belt and in accordance with the time limited nature of the application.

Construction Management Plan

4. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan ("the CEMP") has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following:
 - (1) control and management of noise and dust during the construction phase and with respect to noise shall have due consideration of the guidance within BS 5228:2009+A1:2014;
 - (2) On site waste management;
 - (3) Risk assessment of potentially damaging construction activities;
 - (4) Identification of "biodiversity protection zones";
 - (5) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (which may be provided as a set of method statements;
 - (6) location and timing of sensitive works to avoid harm to biodiversity features;
 - (7) The times during construction when specialist ecologists need to be present on site to oversee works;
 - (8) Responsible persons and lines of communication;
 - (9) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person;
 - (10) Use of protective fences, exclusion barriers and warning signs; and
 - (11) Confirmation that during installation of underground cables, no spoil or material shall be stored adjacent to Stevenage Road, within the extent of Flood Zone 3.

The CEMP shall be implemented in full thereafter.

Reason: To ensure that the appropriate environmental safeguards are in place during the construction phase and 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.

Construction Traffic Management Plan

5. No development shall take place until a Construction Traffic Management Plan (“the CTMP”) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of the following:
 - (1) Construction vehicle numbers, type and routeing;
 - (2) Access arrangements on to the site;
 - (3) Traffic management requirements;
 - (4) Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
 - (5) Siting and details of wheel washing facilities;
 - (6) Provision for cleaning of site entrances, internal site tracks and the adjacent public highway;
 - (7) Provision of adequate on-site parking prior to commencement of construction activities; and
 - (8) Post construction restoration/reinstatement of the working areas; and

The CTMP shall be implemented in full thereafter.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

Landscape and Ecological Management Plan

6. No development shall take place until a Landscape and Ecological Management Plan (“the LEMP”) shall have been submitted to and be approved in writing by the local planning authority. The content of the LEMP shall ensure the delivery of the agreed number of habitat units identified in the approved NE biodiversity metric as a minimum to achieve a Biodiversity Net Gain. The LEMP shall include the following:
 - (1) Description and evaluation of features to be managed
 - (2) Ecological trends and constraints on site that might influence management
 - (3) Aims and objectives of management
 - (4) Appropriate management options for achieving aims and objectives
 - (5) Prescriptions for management actions
 - (6) Preparation of a work schedule (including an annual work plan capable of being rolled forward over five-year periods to a minimum period of 30 years from the date of first export)
 - (7) Details of the body or organisation responsible for implementation of the plan
 - (8) Ongoing monitoring and remedial measures
 - (9) Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans

- (10) 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
- (11) How contingencies and/or remedial action will be identified, agreed and implemented so that the development delivers the fully functioning biodiversity objectives of the originally approved scheme

The LEMP shall be implemented in full thereafter.

Reason: To achieve a measurable Biodiversity Net Gain.

Fire Safety Management Plan

7. No development shall take place until a fire safety management plan ("Fire Safety Management Plan") has been submitted to and approved in writing by the Local Planning Authority. The Fire Risk Management Plan shall include details of response to fire risk management, response to fire at the development hereby permitted and emergency vehicle access.

Reason: To ensure public safety and manage fire risk

Lighting

8. No external lighting shall be erected on site before a lighting scheme ("the lighting scheme") has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed to take into account the advice on lighting set out in the Institute of Lighting Professionals (ILP) (2023) Guidance Note 8/18: Bats and Artificial Lighting in the UK-Bats and the Built Environment Series. BCT London (or any successor document). The lighting scheme shall be implemented in full.

Reason: To prevent light pollution and preserve the rural character.

Final details

9. Notwithstanding any details submitted, no development (excluding demolition, tree protection works, groundworks/investigations) shall take place until details (including layout, materials, colour and finish) of the following shall have been submitted to and approved in writing by the Local Planning Authority:

- (1) solar panels and frames
- (2) CCTV columns
- (3) Satellite communication dish and column
- (4) Ancillary buildings, equipment and enclosures
- (5) Fencing, boundary treatments and gates

Development shall be carried out in accordance with the approved details and maintained thereafter for the lifetime of the development hereby approved.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the area.

Hard and soft landscaping

10. Notwithstanding any details submitted, no development shall take place until details of hard and soft landscaping ("the landscaping scheme) shall have been submitted and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the following:

- (1) External hard surfacing materials
- (2) Means of enclosure
- (3) Proposed and existing functional services above and below ground (including drainage, power, communications cables, pipelines, indicating lines, manholes and supports)
- (4) Soft landscape works including (a) planting plans (b) written specifications including cultivation and other operations associated with plant and grass establishment (c) schedules of plants including species, plant sizes and proposed numbers/densities where appropriate
- (5) Proposed finished levels and contours
- (6) Minor artefacts and structures
- (7) Timetable for planting

The landscaping scheme shall be implemented fully in accordance with the details approved. Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area and its contribution to biodiversity and the local environment.

Archaeology

11. 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.

12. The development shall take place in accordance with the programme of archaeological works set out in the approved WSI.

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.

13. 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 approved WSI approved 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.

Noise

14. (a) During the construction phase of the development hereby approved no construction activities shall take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs. No construction activities shall take place at any time on Sundays or Bank holidays; and

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

Reason: To protect the residential amenities of existing residents.

15. No noise generating plant shall be installed before details of such plant and details of any mitigation measures 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 .

Flood risk and drainage

16. 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 surface water drainage scheme”). The surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The submitted surface water drainage 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 up to and including 1 in 100 years + climate change critical storm (supported by 2D rainfall-runoff modelling for the pre and post development scenarios). The scheme shall provide an overall betterment of the existing pre-development overland flow paths for the 1 in 30-year event;
- (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 with evidence of any required third-party permissions;
- (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; and
- (10) 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 Policies NE7 and NE8 of the North Hertfordshire Local Plan 2011-2031.

17. No development shall take place until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF.

18. 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; and
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 Policies NE7 and NE8 of the North Hertfordshire Local Plan 2011-2031

Ecology and Biodiversity

19. 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:

- (1) An ecological survey (in suitable season) of the route across the LWS to highlight any key issues;
- (2) Details relating to the lifting, storage and replacement of turves, including the season when this will take place; and
- (3) 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.

Trees

20. 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.

Skylark mitigation

21. No development shall take place until a Skylark Mitigation Strategy (“the Skylark Mitigation Strategy”) has been submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include details of the following:

- (1) Identification of the proposed area for the implementation of mitigation;
- (2) Details of how the area will be managed;
- (3) The provision of evidence of arrangements to secure the delivery of proposed measures, including a timetable of delivery; and a management and monitoring plan (for a period of not less than 5 years from the date of first export to the grid). Ecological monitoring reports should be submitted to the Local Planning Authority in year 2 and year 5 of such a plan; and
- (4) Identification of persons responsible for implementing the works.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy [NE4] of the North Hertfordshire Local Plan 2011-2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Agricultural use

22. Within one year of the date of first export, 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. Within three years of the date of first export, the grazing of livestock shall commence on the site in accordance with the GMP. The approved GMP shall be implemented thereafter. Any changes to the GMP during the lifetime of the permission shall be submitted to the Local Planning Authority for approval in writing and shall not be carried out except in accordance with the approved revised GMP.

Reason: To ensure that part of the site remains in agricultural use.

Permissive rights of way

23. 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. The scheme 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.

Highway safety

24. No development shall take place until detailed engineering drawings of the accesses, 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. 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 take place 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.

25. 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. The submitted drawings shall include measures to demonstrate how the passing bay will be prevented from being used by the wider public for parking purposes. No development shall take place until the passing bay has been provided in accordance with the approved details..

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.

26. Before completion of construction, detailed engineering drawings shall be submitted to and approved in writing 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 and agricultural vehicles). Within 3 months of completion of construction, the revised access designs shall be installed.

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.

27. 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 Graveley Lane and full reinstatement of the grass verge/embankment and vegetation. Within 3 months of completion of construction, this bay shall be removed and the full verge/embankment and vegetation reinstated in accordance with the approved drawings.

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.