**SCHEDULE OF DRAFT CONDITIONS**

1. The development hereby permitted shall begin not later than three years from the date of this permission.

REASON: As required by Section 51 of the Planning and Compulsory Purchase Act 2004.

1. Within 1 month of the date of first export of electricity confirmation shall be given in writing to the local planning authority of the date of first export to the Grid or the Airport. The development hereby permitted shall cease on or before the expiry of a 25 year period from the date of the first export of electricity. The land shall thereafter be restored to its former condition in accordance with a scheme of decommissioning work (the Decommissioning Scheme), which will include a Transport Management Plan, to address transport routes, restoration of access, reinstatement of the highway and measures to address the environmental effects of decommissioning, and an Ecological Assessment Report, including the retention of landscape and ecological features on the site.

The Decommissioning Scheme shall be submitted to and approved in writing no later than 24 years from the date of the first export of electricity, and subsequently implemented as approved.

REASON: To ensure that the site is restored in the interest of visual amenity and Policy S7 and S8, and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety and Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

1. In the event the site ceases to generate electricity for a period of 6 months prior to the end of the 25 year period, a scheme of decommissioning works (the Early Decommissioning Scheme) to include a Transport Management Plan and an Ecological Assessment Report, as required by Condition 2, shall be submitted to the local planning authority and approved in writing no later than 3 months from the end of the 6 month period. The decommissioning shall be carried out strictly in accordance with the approved scheme.

REASON: To ensure that the site is restored in the interest of visual amenity and Policy S7 and S8, and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety and Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

1. Prior to the commencement of the development hereby approved, precise details of the layout of the site, including the layout of the Solar Arrays, which shall strictly confirm to the layout assessed in the Solar Photovoltaic Glint and Glare Study, Pager Power, updated July 2022, and of the buildings, CCTV cameras, fencing, and associated infrastructure shall be submitted to and approved in writing by the local planning authority. The works thereafter shall be carried out in accordance with the submitted agreed details.

REASON: For Flight Safety and to ensure compatibility with the character of the area, in accordance with Policy S8 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2021.

1. Prior to the commencement of the development hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. These details shall include:-

proposed finished levels or contours; legacy planting proposals; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. storage units, signs, lighting, etc.) proposed and existing functional services above and below ground (e.g. drainage power communications cables, pipelines etc. indicating lines, manholes, supports.) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and an implementation programme.

The landscaping works shall be carried out in accordance with the approved details in accordance with the agreed implementation programme.

REASON: The landscaping of this site is required to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2 and S8 of the Uttlesford Local Plan (adopted 2005).

1. Prior to the commencement of the development hereby approved, a Construction Environment Management Plan (CEMP), based on the outline CEMP, dated May 2022 submitted by RPS, shall be submitted to and approved in writing by the local planning authority.

The works shall be implemented in accordance with the approved details.

REASON: To ensure a satisfactory construction methodology is followed protecting visual amenity, biodiversity and highway safety.

1. Prior to the commencement of the development hereby approved, a mitigation strategy detailing the excavation/preservation strategy for the proposed development and the protection of underground archaeological deposits shall be submitted to and approved in writing by the local planning authority.

No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.

The applicant will submit to the local planning authority a post excavation assessment, to be submitted within three months of the completion of fieldwork. This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

1. Prior to the commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:
2. Description and evaluation of features to be managed.
3. Ecological trends and constraints on site that might influence management.
4. Aims and objectives of management.
5. Appropriate management options for achieving aims and objectives.
6. Prescriptions for management actions.
7. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
8. Details of the body or organisation responsible for implementation of the plan.
9. Ongoing monitoring and remedial measures.

The LEMP 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 also set out (where the results from monitoring show that conservation aims and objectives of the LEMP 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: To allow the LPA 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).

1. Prior to the commencement of the development hereby approved, a lighting design scheme for biodiversity 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 contour 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.

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.

REASON: To allow the LPA 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)

1. Prior to the commencement of the development hereby approved, 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:
2. Purpose and conservation objectives for the proposed enhancement measures;
3. detailed designs to achieve stated objectives;
4. locations of proposed enhancement measures by appropriate maps and plans;
5. timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
6. persons responsible for implementing the enhancement measures;
7. 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 s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.

1. Prior to the commencement of the development hereby approved, a Skylark Mitigation Strategy, shall be submitted to and approved in writing by the local planning authority. The content of the Strategy shall include the following:
2. Provision of skylark plots of agreed size and treatment;
3. location of proposed skylark plots;
4. arrangements for management of the skylark plots for the period of the development;

The works shall be implemented in accordance with the approved details.

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy GEN7 of the Adopted Local Plan and the NPPF.

1. Prior to the commencement of the development hereby approved, a Bird Hazard Management Plan (BHMP), for the life of the array, shall be submitted to and approved in writing by the local planning authority. The BHMP shall include any specific habitat area beyond the array itself that are created for any displaced species.

The works shall be implemented in accordance with the approved details.

REASON: For flight safety, bird strike risk avoidance in the vicinity of Stanstead Airport.

1. Prior to the commencement of the development hereby approved, including any ground works or demolition, until a detailed Construction Traffic Management Plan has been submitted to, and approved in writing by, the local planning authority. The final approved plan shall broadly accord with the Construction Traffic Management Plan dated 7th February 2022 reference JNY10188-01b but be updated following appointment of a principal contractor for the development of the solar farm. Such Construction Traffic Management Plan shall be adhered to throughout the construction period.

REASON: To manage construction traffic in the interests of highway safety and Policy DM 1 of the Highway Authority’s Development Management Policies February 2011 and control of environmental impacts in accordance with Uttlesford Local Plan (adopted 2005) Policy GEN1.

1. Prior to commencement of the development hereby approved, the full details of the temporary construction access as shown in principle on drawing JNY10100-RPS-0100-002 Revision B shall be submitted to and approved in writing by the local planning authority. Such access drawing having first been subject to an appropriate Road Safety Audit, including designer’s response, together with any required drawing amendments and further safety audit review. The access and required visibility splays shall be provided as approved and shall remain in place for the construction period.

REASON: To ensure that vehicles can enter and leave the highway in a controlled

manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with Policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan (adopted 2005) Policy GEN1.

1. Upon completion of the solar farm construction, the temporary construction vehicular access shall be suitably downgraded to accommodate operational traffic. The details of the revised access shall be submitted to and agreed in writing with the local planning authority, and the revised access shall be implemented in accordance with the approved details and retained as such thereafter.

REASON: To ensure to ensure that an appropriate access is provided for the lifetime of the maintenance of the solar farm. in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan (adopted 2005) Policy GEN1.

1. Prior to the commencement of development a scheme of mitigation to overcome the highway impact identified in the Solar Photovoltaic Glint and Glare Study produced by Pager Power dated July 2022 shall be submitted to and agreed with the local planning authority. Such mitigation to be provided prior to development and maintained in perpetuity thereafter for the life of the development.

REASON: To mitigate the impact of glint and glare arising from the photovoltaic solar panels on highway users, in the interests of highway safety and in accordance with Policy DM1 and Uttlesford Local Plan (adopted 2005) Policy GEN1.

1. Prior to commencement of any construction on site, the cutting back of vegetation at the Coopers End mini roundabout shall be carried out to ensure availability of appropriate sightlines and intervisibility between highway users. The vegetation shall be retained at that height for the full period of construction.

REASON: To ensure appropriate intervisibility between highway users and construction traffic, in the interests of highway safety and in accordance with Policy DM1 and Uttlesford Local Plan (adopted 2005) Policy GEN1.

1. Prior to the commencement of the development hereby approved, a scheme shall be submitted to and approved in writing by the local planning authority, which shall include the measures in the approved Flood Risk Assessment and Sustainable Drainage Strategy, document HLEF78850, v3, of January 2022, by RPS and the following additional mitigation measures:

Soil Management.

* Chisel ploughing between array rows shall be carried out as required to break up ground compaction.

SuDS Features.

* Measures shall be provided to actively prevent the development of channelised flows.
* Measures shall be provided to intercept the run-off from the sub-station hardstanding

The mitigation measures shall be fully implemented prior to first export of electricity and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in accordance with GEN3 of Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

1. Prior to the commencement of the development hereby approved, a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented as approved.

REASON: The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution in accordance with Policy GEN3 of Uttlesford Local Plan (adopted 2005)and the National Planning Policy Framework.

1. Prior to first export of electricity, a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and agreed, in writing, by the local planning authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk in accordance with Policy GEN3 of Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

1. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the local planning authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk in accordance with Policy GEN3 of Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

1. If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, the applicant/developer shall notify the local planning authority without delay. Any land contamination identified, shall be remediated to ensure that the site is made suitable for its end use.

REASON: To protect human health and the environment and in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

1. The proposed development hereby approved shall be constructed in accordance with the Tree Survey, Tree Protection Plan and AIA prepared by RPS (January 2022).

REASON: To ensure the protection of the protected trees on the site in accordance with Policy ENV3 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Other conditions potentially to be discussed at the Hearing:

Battery storage facility

Retention of agricultural use

Informatives – to be determined.