

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans as listed unless otherwise agreed in writing by the Local Planning Authority.

- Landscape Masterplan Drawing no. 7200/ ASP3/ LMP REV N (Aspect Landscape Planning)
- Cross Section (PRoW) Drawing no. 7200/ ASP5 /CS REV B (Aspect Landscape)
- Coloured Layout Plan Drawing no. 7200 /ASP6 / CLSP
- Rev J Location Plan Drawing no. H5234-6 D01
- Rev E Estate Plan Drawing no. H5234-6 D03
- Rev E Context Plan Drawing no. H5234-6 D03
- Local Authority Boundaries Drawing no. BE1720
- Proposed Construction Access Arrangement Drawing no. H5234-8PD-001
- Swept Path of Proposed Construction Access Drawing no. H5234-8PD-002
- Proposed Construction Access (ECC) Drawing no. H5234-8PD-003
- Proposed Construction Access (Overview) Drawing no. H5234-8PD-004
- Mounting Structure Drawing no. PL.004 R1
- Inverter Transformer Power Station Drawing no. PL.005 R1
- Customer Substation Drawing no. PL006. R1
- DNO Substation Drawing no. PL006b R1
- Gate, Fence, Construction Road, CCTV Camera & Satellite Dish Details PL.008 R1
- BESS Units Drawing no. PL.009 R1
- Bess Transformer Drawing no. PL.010a R1
- Power Conversion System (PCS) Drawing no. PL.010b R1
- DC Combiner Box (DCB) Drawing no. PL.010c R0
- Energy Storage Container PL.011 R0

- Control and Monitoring Building PL.021R0
- Skylark Mitigation Strategy (Aspect Ecology, March 2024)
- Flood Risk Assessment and Drainage Strategy (SDD, May 2024)
- Ecological Appraisal (Aspect Ecology, January 2024)
- Glint and Glare Assessment (Wardell Armstrong, 2024).

REASON: To ensure the development is built out in accordance with the approved plans and to ensure that the development reflects and maintains the character of the surrounding locality in accordance with Policies GEN2 and S7 of the Adopted Local Plan and the National Planning Policy Framework.

3. Prior to commencement of development, samples/details of materials to be used in the construction of the external surfaces of any buildings/structures hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity and heritage protection in accordance with ULP Policies S7, ENV2 and GEN2 of the Uttlesford Local Plan (adopted 2005).

4. The planning permission hereby granted shall be limited to a period of 40 years commencing from the date electricity generated by the solar panels is first exported to the electricity grid.

REASON in the interests of the character of the area, visual amenity and landscape character and the protection of best and most versatile land for agricultural production in accordance with Policies S7, ENV2, GEN7.

5. Prior to commencement of the development hereby approved, a construction environmental management plan (CEMP: Biodiversity) in accordance with Section 6 of the submitted Ecological Appraisal (Aspect Ecology, January 2024)

shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

-) Risk assessment of potentially damaging construction activities.
-) 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 conserve protected and Priority species and 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 (As amended).

6. Prior to commencement of development hereby approved a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority . The content of the LEMP shall include the following:

-) Description and evaluation of features to be managed (including features approved under condition 22 (soft and hard landscaping)).
-) Ecological trends and constraints on site that might influence management.
-) Aims and objectives of management.
-) Appropriate management options for achieving aims and objectives.
-) Prescriptions for management actions.
-) Preparation of a work schedule (including an annual work plan capable of being rolled forward over the life time of the solar farm).
-) Details of the body or organisation responsible for implementation of the plan.
-) Ongoing monitoring and remedial measures.

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 (as amended)

7. Prior to commencement of the development hereby approved, a finalised Skylark Mitigation Strategy in accordance with Section 4 of the Skylark Mitigation Strategy (Aspect Ecology, 1 March 2024) shall be submitted to and approved by the local planning authority to compensate the loss or displacement of Skylark territories identified as lost or displaced. This shall include provision of offsite compensation in nearby agricultural land, prior to commencement. The content of the Skylark Mitigation Strategy shall include the following:
-) Purpose and conservation objectives for the proposed compensation measure;
 -) detailed methodology for the compensation measures
 -) locations of the compensation measures by appropriate maps and/or plans;
 -) persons responsible for implementing the compensation measure.

The Skylark Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in accordance with the Skylark Mitigation Strategy.

REASON: To allow the LPA to discharge its duties under the NERC Act 2006 (Priority habitats & species)

8. No development shall take place, including any ground works or demolition, until a Construction Traffic Management Plan in accordance with section 6 of the Transport Statement (SDD, May 2024, Revision D) has been submitted to, and approved in writing by, the local planning authority (include any link to the construction access in the District of East Hertfordshire). The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:
- a) Construction vehicle numbers, vehicle routing, including provision for passing places and traffic marshals as necessary;
 - b) Traffic management requirements;
 - c) Construction and storage compounds (including areas for the parking of vehicles of site operatives and visitors and the loading and unloading of plant and materials),
 - d) storage of plant and materials used in constructing the development,

- e) wheel and underbody washing facilities.
- f) Construction phasing.
- g) Permitted construction traffic arrival and departure times (including delivery times and removal of waste) to avoid school pick up/drop off times.
- h) Provision of sufficient on-site parking prior to commencement of construction activities.
- i) Agreement and consultation with East Hertfordshire District Council in respect of the construction access road within its jurisdiction and how this connects to the A120.
- j) Measures to protect users of the public rights of way in the area.
- k) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, temporary pedestrian routes/signage and remaining road and public rights of way width for pedestrian and vehicle movements;
- l) The method for removing the temporary access once construction work has ceased and a timetable from the beginning of construction to the removal of the temporary access.
- m) Post construction restoration/reinstatement of the working areas.

REASON: To ensure that construction vehicles can access site safely, to ensure on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out, onto the highway in the interests of highway safety and in accordance with Policy DM 1 of the Highway Authority's Development Management Policies February 2011. To mitigate any adverse impact from the development on the A120 trunk road in accordance with DfT Circular 01/2022 or any updated version. This condition is required to ensure that the development accords with the Highway Authority's Development

Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

- 9.** The public's rights and ease of passage over Farnham public rights of way 15 (bridleway), 14 (bridleway), 20 (bridleway) 21 (bridleway) and 30 (footpath) shall be always maintained free and unobstructed.

REASON: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011. This condition is required to ensure that the development accords with the Highway Authority's Development Management Policies, adopted as

County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

10. No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753. Infiltration must be explored prior to discharge to a watercourse in accordance with the Drainage Hierarchy.
- Incorporation of swales, filter drains and a basin to help slow the surface water flows and prevent channelisation. Filter drains should be provided along the access track, as well as around compounds.
- Provide the appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Final calculations to ensure storage features are sized correctly.
- Provide a final drainage plan which details exceedance and conveyance routes, FFL levels of sub stations, levels of battery units, ground levels, and the location and sizing of any drainage features.
- Provide an updated written report summarising the final strategy and highlighting any minor changes to the previously approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment.
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

11. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with the approved Maintenance Plan contained within FRA H5234-8PD-R1 REV D, dated May 2024. 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.

12. The development hereby permitted shall not be commenced until such time as a soil management plan has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: Soil compaction can cause increased run-off from the site. Therefore, a soil management plan should show how this will be mitigated against. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution. This condition is in accordance with Policy GEN3 of the Uttlesford Local Plan (2005).

13. The development hereby approved shall be carried out in accordance with the submitted Glint and Glare Assessment (Wardell Armstrong, 2024).

REASON: To ensure no detrimental impact to aviation operations at STN caused by glint or glare to critical aviation receptors, in accordance with Policy GEN2 and GEN4 of the Uttlesford Local Plan (2005).

14. A) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant, and approved in writing by the local planning authority.

B) No development or preliminary groundworks of any kind (other than works to satisfy this condition) shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the Local Authority archaeological advisors.

C) A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.

D) 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 approved in writing by the local planning authority.

E) The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). 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 protect the historic environment, in accordance with Policy ENV4 of the Uttlesford Local Plan (2005).

15. A) The development hereby approved shall not commence until a plant noise assessment has been undertaken and submitted to the local planning authority for approval in writing. The noise assessment shall include a full frequency analysis of the specific plant to be installed which predicts internal and external noise levels during the day and night from the operation of the solar farm and substation at the nearest residential receptors (NSRs) and compares the plant noise to the existing background noise (excluding the existing battery storage site) . The location of NSRs for the assessment shall be submitted to the local planning authority for written approval prior to undertaking the plant noise assessment. The plant noise assessment shall include a scheme of noise mitigation measures to ensure that the proposed development does not increase the background noise levels (LA90, 15 mins). The noise mitigation scheme shall also ensure that the development hereby approved does not increase the ambient noise level (LAeq, 5 mins) in any third octave band at noise sensitive receptors at any time. Background and ambient noise levels and monitoring location to be agreed in writing by the local planning authority. Any scheme of mitigation shall be implemented in accordance with the approved details, and it shall be retained in accordance with those details thereafter.

B) Prior to the development becoming operational, pre-completion testing must take place which shows compliance with the noise limits approved in condition 16 (A). Testing must take place at the boundary of prior agreed noise sensitive receptors at times and under conditions approved by the Local Planning Authority. A pre-occupation testing report must be supplied and approved in writing by the Local Planning Authority. Non-compliance with the noise levels approved in condition 16 (A) will require additional mitigation measures to be incorporated into the development prior to commencement of the operational phase. Additional

mitigation work measures shall be submitted to and approved in writing by the Local Planning Authority before the operational phase commences. Any scheme of additional mitigation shall be implemented in accordance with the approved details and shown to be effective prior to commencement of the operational phase.

C) Should the plant installed under the planning permission hereby approved fail to comply with the noise limits specified in condition 16 (A). at any time, it shall be switched off and not used again until it is able to comply. The use of the equipment must not commence or re-commence until a fully detailed noise survey and report has been submitted to and approved in writing by the Local Planning Authority and approved mitigation measures such as acoustic screening, enclosures or silencers have been implemented. The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times. Should the plant and equipment fail to comply with this condition at any time, it shall be switched off and not used again until it is able to comply.

REASON: To ensure the development does not have any harmful impact to the surrounding residential properties with regards to noise and disturbance in accordance with ULP Policy GEN4.

- 16.** No plant or machinery shall be operated on the site during the construction phase of the development hereby permitted before 0730hrs on Monday to Saturday, nor after 1800hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

REASON: To safeguard the amenities of residents of nearby properties, in accordance with Policy GEN4 of the of the Uttlesford Local Plan (adopted 2005).

- 17.** If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, it must be reported in writing immediately to the Local Planning Authority. The contamination shall be investigated by a competent person in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and The Environment Agency Land Contamination Risk Management (LCRM) and other current guidance deemed authoritative for the purposes, to the satisfaction of the Local Planning Authority, to ensure that the site is made suitable for its end use. Where remediation is necessary, a remediation scheme must be prepared and submitted for the approval in writing of the Local Planning Authority. Following completion of measures identified in the

approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

REASON: To ensure that the proposed development does not cause harm to human health, the water environment and other receptors in accordance with Policy GEN2, ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).

- 18.** Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented. The lighting scheme shall conform to The Institution of Lighting Engineers Guidance for the Reduction of Obtrusive Light – Table 1 criteria and/ or any other suitable lighting standards.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

- 19.** Prior to the commencement of the development hereby approved, full details of both hard and soft landscape works shall be in accordance with Landscape Masterplan Drawing no. 7200/ ASP3/ LMP REV N submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [for example]:-

-) proposed finished levels or contours;
-) legacy planting proposals
-) means of enclosure including security fencing and CCTV during operation of the site;
-) car parking layouts;
-) other vehicle and pedestrian access and circulation areas;
-) hard surfacing materials;
-) minor artefacts and structures (e.g. furniture, refuse or other 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; implementation programmed.

REASON: The landscaping of this site is required in order 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, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

20. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

REASON: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy ENV3 of the Uttlesford Local Plan (adopted 2005).

21. Prior to the commencement of development, full details of the security arrangements for the site, including details of CCTV and other security measures, shall be submitted to and approved in writing by the Council as local planning authority. The development shall be implemented in accordance with the approved details.

REASON: To ensure the security of the site in accordance with the guidance within paragraph 101 of the NPPF.

22. A) The Biodiversity Gain Plan shall be prepared in accordance with Section 6 of the Ecological Appraisal dated January 2024 and prepared by Aspect Ecology and the Biodiversity Net Gain Assessment dated February 2024 prepared by Aspect Ecology.

B) The development shall not commence until a Habitat Management and Monitoring Plan (the **HMMP**), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;

- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) 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;
- (d) 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
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

C) Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To enhance the ecology and biodiversity in accordance with national and local planning policy.

23. Implementation of the development shall not commence until a Decommissioning Scheme has been submitted to and approved in writing by the Council. The Decommissioning scheme shall include but not be limited to the following:

- A) Reference to the anticipated life of the development
- B) An overview of how the development will physically be decommissioned.
- C) Information on the anticipated cost of Decommissioning the development at the date of submission of the Decommissioning Scheme and how these costs are planned to be met.
- D) Transport Management Plan to address transport routes;
- E) All landscape restoration works required;
- F) Measures to address all environmental effects of decommissioning.
- G) The landscape and ecological features on the site to be retained.

There after the measures shall be implemented in accordance with the approved details.

REASON: To ensure that the decommissioning of the site is properly managed, and the site is appropriately restored in the interests of protecting visual amenity including the protection of ecology and biodiversity; and to ensure the effects of site decommissioning on the

highway network are adequately mitigated in accordance with Policies S7 and GEN1 of Uttlesford Local Plan (2005).

- 24.** The Decommissioning Scheme shall be reviewed and updated at every decade (10th, 20th and 30th) for the lifetime of the development until the date of decommissioning. Each review and/or update shall be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure that the decommissioning of the site is properly managed, and the site is appropriately restored in the interests of protecting visual amenity including the protection of ecology and biodiversity; and to ensure the effects of site decommissioning on the highway network are adequately mitigated in accordance with Policies S7 and GEN1 of Uttlesford Local Plan (2005).

- 25.** In the event that the development hereby approved ceases to generate electricity for a period of 9 consecutive calendar months at any time prior to the end of the 40 year period, a scheme of earlier decommissioning works (“the Early Decommissioning Scheme”), shall be submitted to the local planning authority for approval in writing no later than 6 months from the end of the 9 month period. The Early Decommissioning Scheme shall include but not be limited to the following:

- A) An overview of how the development will physically be decommissioned.
- B) Information on the anticipated cost of Early Decommissioning the development and how these costs are planned to be met.
- C) Transport Management Plan to address transport routes;
- D) All landscape restoration works required;
- E) Measures to address all environmental effects of decommissioning;
- F) The landscape and ecological features on the site to be retained.

There after the measures shall be implemented in accordance with the approved details.

REASON: To ensure that the decommissioning of the site is properly managed, and the site is appropriately restored in the interests of protecting visual amenity including the protection of ecology and biodiversity; and to ensure the effects of site decommissioning on the highway network are adequately mitigated in accordance with Policies S7 and GEN1 of Uttlesford Local Plan (2005).