

## **CONDITIONS**

The following list of conditions has been shown to the applicant, who has not objected to any of the pre-commencement conditions.

1. **To commence within 3 years**

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. **Temporary permission for 35 years**

Upon commencement the developer shall submit a Notice of Commencement to the Local Planning Authority, stating the date on which construction / installation works began. That Notice may be served in advance or retrospectively, but no later than one month from the date of commencement. The planning permission that is hereby granted is a temporary permission which will expire 35 years from the date on which construction / installation of the development commences (as stated on the Notice of Commencement). Thereafter the land shall revert to its former agricultural use.

Reason: The temporary period of 35 years is that which was proposed in the application (Planning Statement section 2.5 and Design and Access Statement section 5.3). Service of a Notice of Commencement is required so that the end date for the 35 year temporary permission will be known and recorded.

3. **Decommissioning Method Statement** (prior to first commercial export)

A.) Prior to the first commercial export of electricity from the site, a Decommissioning Method Statement (DMS) shall be submitted to the Local Planning Authority for approval. The DMS shall detail how the equipment is to be removed from the site (including access tracks and any underground structures, posts or cables), how the land is to be returned to its former condition, and how this is to be conducted so as to avoid disturbing biodiversity within the site. The removal of the equipment shall thereafter be carried out in full accordance with the approved DMS.

B.) Decommissioning of the site for energy generation, as agreed in the Decommissioning Method Statement, shall be fully implemented no later than one year following the expiry of the temporary planning permission, or no later than one year following the date on which the site has ceased to be in continuous use for energy generation (whichever is the sooner).

Reason: In the interests of the visual amenity of the site, and to ensure that no environmental harm is caused during decommissioning, and to ensure that any impact that the development might have on the openness of the Green Belt or on neighbouring heritage assets (which might be justified so long as the solar farm is in operation) would cease when it is no longer in use, pursuant to Policies SADM26 (Development Standards in the Green Belt), SADM11 (Landscape Character) and SADM29 (Heritage Assets) of the Hertsmere Local Plan (2016). Part A of the condition is justified in requiring submission prior to the first use (rather than towards the end of the 35 year period) because in the event that the solar farm were to cease operating prematurely there would be a requirement under Part B to remove the equipment in accordance with the approved Decommissioning Statement - hence the need to approve that document at an early stage.

**4. Approved plans and documents**

The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

**PLANS AND DRAWINGS:**

Drawing HF1.0 revision v.b - Location Plan  
Drawing HF1.1 revision v.c - Location Plan 1 - Eastern Parcel  
Drawing HF1.2 revision v.c Location Plan - Western Parcel  
Drawing HF2.0 revision 19A - Proposed Site Plan  
Drawing HF2.2 revision v.a - Proposed Site Plan - Western Parcel  
Drawing HF3.0 revision 03 - PV Elevations  
Drawing HF4.0 revision 02 - Inverter Transformer Stations  
Drawing HF5.0 revision 02 - Internal Access Road Elevations  
Drawing HF6.0 revision 02 - Fence and Gate Elevations  
Drawing HF7.0 revision 02 - Weather Station Detail  
Drawing HF8.0 revision 02 - Substation Elevations  
Drawing HF9.0 revision 02 - Control Room Elevations  
Drawing HF10.0 revision 02 - Auxiliary Transformer  
Drawing HF11.0 revision 02 - CCTV Elevations  
Drawing HF12.0 revision 02 - Battery Container Elevations 40ft  
Drawing HF13.0 revision 02 - Storage Container Elevations  
Drawing HF14.0 revision v.a - Field Topographical Data East  
Drawing HF15.0 revision v.a - Field Topographical Data West  
Drawing 7533-012 revision G - Landscape and Ecological Enhancement Plan

**SUPPORTING DOCUMENTS:**

Document ref. RO03, dated Dec 2020 - Planning Statement  
Document ref. RO04, dated Dec 2020 - Design and Access Statement

Document ref. RO05, dated Dec 2020 - Construction Traffic Management Plan

Document ref. RO06, dated Dec 2020 - Non-Technical Summary of the Environmental Statement

Document ref. RO07, dated Dec 2020 - Environmental Statement

Document ref. RO08, dated Dec 2020 - Environmental Statement

Technical Appendices

Document ref. RO09 version 1.9, dated April 2021 - Landscape and Ecological Management Plan

Document ref. RO10 issue 5, dated 16 April 2021 - Flood Risk Assessment

Document ref. RO11, dated Dec 2020 - Noise Impact Assessment

Document ref. RO12 (Pager Power's ref 10025C) issue 6 dated July 2021- Glint and Glare Assessment (note that a duplicate of this document RO12 was also submitted as an appendix to the Environmental Statement R008).

Document ref. RO13, dated Dec 2020 - Ecological Appraisal

Document ref. RO14, dated Dec 2020 - Statement of Community Involvement

Document ref. RO15, dated Dec 2020 - Agricultural Land Classification (also an addendum in the form of a letter dated 28 April 2021 providing further information)

Document ref. RO16, dated Dec 2020 - Ground Investigation Assessment

Document ref. RO17, dated Dec 2020 - Archaeological Desk-based Assessment & Geophysical Survey Report (both dated Dec 2020) & Archaeological Evaluation (dated Jan 2021)

Document ref. RO18, dated Dec 2020 - Landscape and Visual Impact Assessment

Biodiversity net gain calculator

Alternative Site Assessment Note, dated May 2021

Reason: For the avoidance of doubt and in the interests of proper planning.

5. **Inverter station and track locations** (pre-commencement)

No installation or construction works shall commence until plans showing the exact locations of the proposed inverter stations and the tracks for maintenance vehicles within the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: The submitted plans show only indicative locations for the proposed inverter stations; exact locations are required to ensure that they are located away from receptors that may be sensitive to noise, pursuant to Policy SP1 (Creating Sustainable Development) of the Hertsmere Local Plan, Core Strategy (2013). Clarity is required regarding

the exact locations of the tracks for maintenance vehicles, which are likely to depend upon the locations of the inverter stations.

6. **Fire Risk Reduction Strategy & Emergency Response Plan** (pre-commencement)

No battery stores shall be installed on the site until a Fire Risk Reduction Strategy and Emergency Response Plan has been submitted to and approved in writing by the Local Planning Authority (who will consult Hertfordshire Fire and Rescue Service and the Environment Agency). The Plan shall cover the construction, operational and decommissioning phases. It shall include details of a Responsible Person for the scheme, and of how fire risk is to be minimised. The emergency response plan should include details of the hazards associated with lithium-ion batteries, isolation of electrical sources to enable firefighting activities, measures to extinguish or cool batteries involved in fire, management of toxic or flammable gases, and details as to how the environmental impact of an incident are to be minimised, including proposals for the containment of fire water run-off. It shall also set out proposals for the handling and disposal of damaged batteries, and it shall set out proposals for site-associated training exercises and procedures. The plan should also include details of a fire hydrant within the site, in close proximity to the battery stores compound, which should be able to provide a minimum of 1,900 litres of water per minute for at least two hours.

Reason: To minimise the risks of fire, and to prevent environmental harm that might arise from the use of fire-fighting retardants on the site, pursuant to Policy SADM20 (Environmental Pollution and Development) of the Hertsmeare Local Plan (Site Allocations and Development Management Policies Plan 2016).

7. **Archaeology** (pre-commencement)

A.) No development shall commence until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details. The Archaeological Written Scheme of Investigation shall include the following:

- An assessment of the archaeological significance of the site
- Research questions
- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation

- Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B.) Prior to the first commercial export of electricity from the site, the site investigation and post investigation assessment shall be completed in accordance with the programme that is set out in the approved Archaeological Written Scheme of Investigation, and the appropriate provision shall be made for analysis and publication.

Reason: To ensure that artefacts or features of archaeological interest are recorded or protected as appropriate during the installation works, pursuant to Policy SADM29 (Heritage Assets) of the Hertsmere Local Plan, Site Allocations and Development Management Policies Plan (2016).

## 8. **External Lighting Plan**

A.) No external lighting shall be installed unless it is in accordance with Condition 8B or with an External Lighting Plan (ELP) which shall have been submitted to and approved in writing by the Local Planning Authority. The ELP should include a base line survey to show the current lighting levels within residential areas neighbouring the development; it should also include a plan showing the location of proposed lighting in relation to sensitive wildlife habitats. The external lighting scheme shall be installed in accordance with the approved ELP, and retained as such thereafter.

B.) No external lighting shall be installed or operated during the period of this planning permission, except for the manually operated lights to be attached to the substation and transformer / inverter cabinets for use in an emergency maintenance visit situation, as set out in section 4.2.7 of the Design and Access Statement.

Reason: To ensure that any external lighting does not harm the open character of the Green Belt, or the setting of neighbouring heritage assets, or the amenity of neighbouring premises, and that it does not disturb sensitive species of wildlife, pursuant to Policies SADM26 (Development Standards in the Green Belt) and SADM30 (Design Principles) of the Hertsmere Local Plan (2016).

## 9. **Educational Strategy** (pre-export)

Prior to the first commercial export of electricity from the site, an Educational Strategy shall be submitted to and approved in writing by the Local Planning Authority, setting out what measures are to be provided to inform and educate the general public and school pupils on the principles

of renewable energy generation and nature conservation that pertain to this development.

Reason: To ensure that the very special circumstances which justify the granting of temporary planning permission on this Green Belt site, and the substantial public benefits that outweigh the less than substantial harm to neighbouring designated heritage assets, will (considered cumulatively with other benefits of the development) include the provision of educational benefits to residents of the borough and to school pupils.

10. **Grazing Management Plan**

A.) Within two years of the first commercial export of electricity from the site, a Grazing Management Plan (GMP) shall be submitted to the Local Planning Authority. The GMP shall detail which parts of the site shall be used for the grazing of livestock, during which months of the year, what animals or poultry are to be grazed there, and it shall set out details of how the grazing is to be managed. 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.

B.) Within two years of the first commercial export of electricity from the site, the grazing of livestock shall commence on such parts of the site, at such times of year, and according to such principles as have been approved by the Grazing Management Plan.

Reason: To ensure that, during the temporary 35 year period in which the site is used for the generation of renewable energy, part of it will remain in use as agricultural (grazing) land, thereby deriving multiple benefits from this rural land, pursuant to paragraph 120(a) of the National Planning Policy Framework (2021), and to the benefit of the character of the area, pursuant to Policy SADM11 (Landscape Character) of the Site Allocations and Development Management Policies Plan 2016.

11. **Landscape proposals**

The landscape proposals that are hereby approved, as per the Landscape and Ecological Management Plan (document R009 version 1.9) and as per the Landscape and Ecological Enhancement Plan (drawing no. 7533\_012 revision G) shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written

permission for any variation. No hedgerows or trees shall be removed or shortened unless such works are specified in the approved plans.

Reason: To ensure satisfactory landscape treatment which will screen the development, mitigate its visual impact, and enhance the character and appearance of the site and the area. To comply with Policies SADM11 (Landscape Character) and SADM12 (Trees Landscaping & Development) of the Hertsmere Local Plan, Site Allocations and Development Management Policies Plan (2016) and Policies CS12 and CS22 of the Hertsmere Core Strategy (2013).

12. **Ecological enhancement and invasive species**

A.) The development shall be carried out in full accordance with the proposals that are set out in the Ecological Appraisal (document R013) including all the measures that are proposed in sections 5 and 7.

B.) No site clearance or other ground works within the application site shall commence until an Invasive Species Eradication Plan to control and remove the presence of Japanese Knotweed from the site has been submitted and approved in writing by the Local Planning Authority. This eradication plan shall include specific details of timescales and aftercare to ensure appropriate treatment for its long term control and removal from the site. The development shall thereafter be implemented in accordance with the approved Invasive Species Eradication Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance flora, fauna and to ensure a net gain in biodiversity on the site, pursuant to Policy SADM10 (Biodiversity and Habitats) of the Hertsmere Local Plan, Site Allocations and Development Management Policies Plan (2016). Also to remove invasive non-native weeds from the site which can cause environmental and structural harm.

13. **Fences**

No fences (whether around the boundaries or adjacent to public rights of way or highways) shall exceed a height of 2.2 metres. All fences (other than those surrounding the substation and battery store compound) shall be capable of being seen through. All fences (except those around the substation and battery store compound) shall include gates to allow passage for small mammals including foxes and badgers. Poles for CCTV cameras shall not exceed a height of 2.4m, and the cameras shall face inwards only (as per section 4.2.6 of the Design and Access Statement).

Reason: To protect the open character of the Green Belt, pursuant to Policy SADM26 (Development Standards in the Green Belt) of the

Hertsmere Local Plan, Site Allocations and Development Management Policies Plan (2016). Note that this condition does not apply to hedges, and that the requirement for fences to be capable of being seen through applies to the fence only, and not to any hedge that might be adjacent to it.

14. **Colour of containers**

The containers for the battery stores and inverter stations shall be finished in one of the following colours, or in such other colour as has been agreed in writing by the Local Planning Authority: RAL 6002 leaf green, RAL 6005 moss green, RAL 6035 pearl green, RAL 7010 tarpaulin grey, RAL 7012 basalt grey or RAL 8007 fawn brown.

Reason: To ensure that the containers blend in with the landscape, and that they do not detract from the character or the visual amenity of the landscape, pursuant to Policy SADM11 (Landscape Character) of the Hertsmere Local Plan, Site Allocations and Development Management Policies Plan (2016).

15. **Site security**

The site shall be secured in accordance with the proposals that are set out in section 4.2.6 of the Design and Access Statement.

Reason: This condition is applied at the request of Hertfordshire Constabulary to ensure that public safety is protected and that crime is prevented, pursuant to paragraph 92(b) of the National Planning Policy Framework (2021).

16. **Noise**

Noise from plant and equipment associated with the development shall be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality is present).

Reason: To protect the amenity of residents in the locality, pursuant to Policy SP1 (Creating Sustainable Development) of the Hertsmere Local Plan, Core Strategy (2013).

17. **Public rights of way and permissive footpaths**

No public right of way shall be closed obstructed either during the installation of the development or during its period of operation. The proposed buffer zones of 5 metres shall be maintained between the public rights of way and the nearest solar panels or other equipment, as set out in the application. The two proposed permissive footpaths (one adjacent to Fields 15 and 16, the other around Field 12, as shown on the Landscape and Ecology Enhancement Plan) shall be provided and made



available to the public no later than the date of the first commercial export of electricity from the site. Those permissive footpaths shall be retained for the use of the public for the duration of the temporary planning permission.

Reason: To ensure that users of public rights of way are not inconvenienced, and to ensure that the very special circumstances which justify the granting of temporary planning permission on this Green Belt site and the substantial public benefits that outweigh the (less than substantial) harm to neighbouring designated heritage assets will (considered cumulatively with other benefits of the development) include the provision of new footpaths.

18. **Drainage condition 1 of 3**

The development shall be carried out in accordance with the Flood Risk Assessment (reference R010 dated 16 April 2021 prepared by RMA Environmental) and the following mitigation measures:

- 1.) Limiting the surface water run-off generated by the critical storm events so that it will not exceed the greenfield surface water run-off rates for the relevant rainfall events up to and including the 1 in 100 year + 40% climate change event.
- 2.) Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event in above ground SuDS features.
- 3.) Discharge of surface water from the private drain into a suitable location, such as an ordinary watercourse or river.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site, and to reduce the risk of flooding to the proposed development.

19. **Drainage condition 2 of 3** (pre-commencement)

No development shall take place until a detailed Surface Water Drainage Scheme for the site, based on the approved drainage strategy and sustainable drainage principles, 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 the 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 Surface Water Drainage Scheme should include the following details:

- 1.) Fully detailed drainage strategy indicating how surface water will be managed on site for the solar panel areas, battery storage area, inverter stations and access road, including all SuDS features, discharge points and watercourses. If discharging to a watercourse, full details confirming the capacity and condition should be provided.
- 2.) Full details of the ordinary watercourses on site including their location, connectivity, details regarding any associated buffers and an impact assessment to ensure there is no detrimental impact on the watercourses.
- 3.) Assessment of SuDS (sustainable drainage) management and treatment.
- 4.) Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
- 5.) Detailed assessment of existing overland flow routes and demonstration of how these will be managed as part of the development, including during the construction phase.
- 6.) Detailed post-development network calculations for all events up to and including the 1 in 100 year + 40% climate change event with half drain down times.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site, and to reduce the risk of flooding to the proposed development.

20. **Drainage condition 3 of 3**

Upon completion of the drainage works for each site in accordance with the timing/phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- 1.) Provision of a complete set of "as-built" drawings for site drainage.
- 2.) Maintenance and operational activities.
- 3.) Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site. To prevent any increased risk of flooding, both on and off the site.

21. **Hard surface at Access A** (pre-commencement)

No construction or installation shall be undertaken via site access 'A' of the Construction Traffic Management Plan (document R005) - i.e. the existing access to Field 1 - until the surface at the access bell-mouth is

formalised to provide a hard surface, in accordance with details that shall have been submitted to the Local Planning Authority for approval in advance, including the details of arrangements for surface water drainage at that access to be intercepted and disposed of separately, so that it does not discharge onto the highway carriageway.

Reason: To ensure that no debris enters the public highway of Hilfield Lane. To ensure the construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire County Council's Local Transport Plan (adopted 2018).

22. **Visibility splays at Access B** (pre-commencement)

No construction or installation shall be undertaken via site access 'B' of the Construction Traffic Management Plan (document R005) - i.e. the existing access to Hilfield Farm - until the required visibility splays have been established through a speed survey at the access. The results of the speed survey and the required visibility splays shall be submitted to the Local Planning Authority for approval prior to the commencement of any works. In the event that any proposals are made to alter visibility splays in a manner that would necessitate arboricultural works, the submission shall be accompanied by an Arboricultural Report and an Arboricultural Impact Assessment.

Reason: To prevent the unnecessary removal of trees or hedges which may affect glint and glare on Hilfield Lane, and to ensure that public highway safety is maintained, in line with Policy 5 of the Hertfordshire County Council Local Transport Plan.

23. **Construction Traffic Management Plan addendum** (pre-commencement)

No construction or installation shall commence until an addendum to the Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The addendum should set out details of a booking system for deliveries, and provide details of the compound layout including parking spaces, staff welfare facilities, turning areas for HGVs and wheel-washing facilities. The addendum should include revised times during which construction deliveries may be made to the site, which should be between 09:30 and 14:30 so as to avoid conflict with local school traffic. The mitigation measures, as detailed in the CTMP Chapter 6 and in the approved addendum, shall remain in place for the full construction phase.

Reason: Details are required of a deliveries booking system to ensure the availability of parking and unloading space and of banksmen, as otherwise delivery vehicles might obstruct public highways while waiting to

enter the site. Details of the construction compounds' layout and facilities are required to ensure that appropriate facilities are in place within the site, in the interests of the safe operation of the local highway network, pursuant to Policy 5 of Hertfordshire County Council's Local Transport Plan. One of the three site entrances is located close to the entrance to Haberdasher's Boys School on Butterfly Lane, and the revised construction delivery hours of 09:30 to 14:30 have been agreed with the school to avoid conflict with school traffic or hazard to pupils.

24. **Glint and glare mitigation for roads** (pre-occupation)

The site shall not be brought into use as a solar farm until the mitigation measures that are proposed for roads in the Glint and Glare Assessment (document RO12, (Pager Power's ref 10025C, issue 6 dated July 2021) have been put in place, and those measures shall thereafter be retained.

Reason: To protect the safe operation of the local highway network, pursuant to Policy 5 of Hertfordshire County Council's Local Transport Plan.