**Proposed Planning Conditions**

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| **Commencement of Development** |
| 1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission. |
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| **Operational Period & Decommissioning** |
| 1. The Local Planning Authority shall be notified, in writing within one calendar month, of the date the development hereby permitted is first commercially operated for the supply of electricity to the National Grid. This permission shall expire 40 years after the date of first commercial operation, or within 12 months of the date the site was last operated, if the site does not supply electrical energy for a continuous period of 12 months, whichever is the sooner. |
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| 1. Not less than 6 months prior to the cessation of electricity production from the solar panels a Decommissioning Method Statement setting out a detailed scheme of works for the decommissioning and removal of the development (excluding the approved landscaping and biodiversity works) shall be submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways). The Decommissioning Method Statement shall include; 2. a timetable for works; 3. a method statement for the decommissioning and dismantling of all equipment and surfacing on site including a decommissioning traffic management plan, including provision for addressing any abnormal wear and tear to the highway and a decommissioning plan to address noise and dust; 4. details of any items to be retained on site; 5. a method statement for restoring the land to agriculture; 6. timescales for the decommissioning, removal and reinstatement of the land; 7. an ecological assessment and habitat report detailing the proposed extent and methods for retaining landscape and ecological features and habitats; and 8. a method statement for the disposal/recycling of redundant equipment/structures.   The subsequent decommissioning of the site shall be carried out in accordance with the approved Decommissioning Method Statement within 12 months of the expiry of this permission or within 12 months of the cessation of the production of electricity production (whichever is sooner). |
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| **~~Phasing~~** |
| 1. ~~No development, including any preparation or enabling works prior to building operations shall commence until a written scheme setting out the phases of construction of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the phasing scheme so approved.~~ |
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| **Detailed Design Approval** |
| 4. No development, including any preparation or enabling works prior to building operations shall commence until full details of:  (a) the layout;  (b) scale;  (c) proposed finished ground levels;  (d) external appearance;  (e) hard-surfacing materials;  (f) vehicular and pedestrian access, parking and circulation areas;  (g) refuse or other storage units, signs and lighting;  (h) power and communications cables and pipelines;  (i) fencing and other means of enclosure; and  (j) security measures  relating to that phase have been submitted to and approved in writing by the Local Planning Authority.  The written details that are submitted for approval must accord with the drawings/documents listed in condition 5. The development shall be carried out in accordance with the details so approved. |
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| **Plans** |
| 1. The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard.    * SEI Figure 1.2 Proposed Site Layout (North) REV M    * SEI Figure 1.2 Proposed Site Layout (South) REV M    * SEI Figure 1.3 Proposed Site Layout (Aerial Image) – North    * SEI Figure 1.3 Proposed Site Layout (Aerial Image) – South    * SEI Figure: 11.9 Revision B Mitigation Plan |
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| **Construction Method Statement** |
| 1. No development, including any preparation or enabling works prior to building operations shall commence until a Construction Management Statement (CMS), to cover both site clearance and construction phases of the development, has been submitted to and approved in writing by the Local Planning Authority. The CMS shall be undertaken in accordance with best practice guidelines and BS: 5228:2009 + A1:2014 (and any revisions thereof). The CMS shall include the following:    1. Scheduled timing/phasing of development for the overall construction period;    2. Details of areas for parking, loading and unloading of plant and materials, and provision of turning for delivery and construction vehicles including HGVs;    3. Details of area for parking and turning for site personnel;    4. Details of areas for the storage of plant and materials;    5. Details of the form and location of any proposed temporary works compounds/welfare facilities;    6. Arrangements for public liaison during the construction works;    7. Evidence of a co-ordinated approach with adjacent development sites;    8. Fuels and oils will be kept in temporary site compounds and stored in double-walled containers or lined bunds;    9. Any hazardous materials stored on site during construction or decommissioning will be stored securely;    10. Details of facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances (including a visual inspection of vehicles leaving the site);    11. Temporary external lighting;    12. Dust management; and    13. Waste management during the construction phases of the development.   The approved CMS shall be adhered to and implemented throughout the duration of the site preparation, enabling and construction period. |
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| **Construction Traffic Management Plan** |
| 1. No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of a full Construction Transport Management Plan (CTMP) have been submitted to and approved in writing by the local planning authority (who shall consult National Highways). The approved CTMP shall be adhered to and implemented throughout the duration of the site preparation, enabling and construction period unless otherwise agreed in writing by the local planning authority (who shall consult National Highways). The CTMP shall include:    1. An indicative programme for carrying out of the works;    2. Details of the routing of construction and delivery vehicles to and from the site and measures to ensure compliance, including details of temporary signing scheme to clearly identify which roads are not suitable for use by construction traffic;    3. Site entrance traffic management measures, to include all site entrances and road crossing of Church Lane;    4. Details of site layout and protocol employed to manage any oversized vehicles to safeguard the rail tunnel 3.81m height limit; and    5. Details of working protocol to manage all site traffic and deliveries to the southern parcels to avoid vehicle conflict on Church Lane, including use of banksmen. |
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| **Highway Condition Survey** |
| 1. i) Prior to the commencement of development, including any preparation or enabling works prior to building operations, a highway condition survey (including photographs) for an agreed length of Church Lane, including surrounding footways and verges shall be submitted to and approved in writing by the Local Planning Authority as a matter of record.   ii) Within 3 months of substantial completion of the development, a highway condition survey of the same area of highway shall be submitted to and approved in writing by the Local Planning Authority. Should the survey demonstrate damage directly attributable to the construction of the hereby approved development, measures for the repair of this damage and a timetable for carrying out these measures shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved timetable. |
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| **Construction Environmental Management Plan** |
| 1. No development shall be undertaken (including any site/vegetation clearance) before a construction ecological management plan (CEMP – Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall be based on up-to-date ecology surveys (for habitats and species) as determined by best practice guidance and a suitably qualified ecologist, as well as the findings and recommendations of Chapter 10 (Ecology) of the East Stour Solar Farm Environmental Statement Volume 2A – Written Statement (April 2022), Turnstone Ecology Ecological Assessment Rev01 Extract from Chapter 10 – Pages 1-3 and with regards to badger, and Turnstone Ecology East Stour PV Supplementary Ecology Information August 2024 Rev02. The CEMP (Biodiversity) shall include the following: 2. Purpose and objectives for the proposed works; 3. Risk assessment of potentially damaging construction activities; 4. Practical measures (both physical measures and sensitive working practices, to include location and timing) to avoid or reduce impacts during construction (can include provision of a set of method statements and the use of protective fences, exclusion barriers and warning signs); 5. Extent and location of proposed works shown on appropriate scale maps and plans for all relevant species and habitats; 6. Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; 7. Reference to any relevant and necessary protected species licences (e.g., for badgers) and any relevant mitigation measures required; 8. Reference to a detailed arboricultural method statement to protect retained trees/hedgerows; 9. The times during construction when specialist ecologists need to be present on site to oversee works; 10. Responsible persons and lines of communication; 11. The role and responsibilities on site of an Environmental clerk of works (ECoW) or similarly competent person; 12. Measures to ensure construction noise impacts are minimised; 13. Measures to prevent entrapment in open excavations; 14. Pollution control measures including silt trap fencing; 15. Approach to field management so as to prevent birds from breeding within the working areas; and 16. Details of the disposal of any wastes required to implement works.   The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. |
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| **Ecological Design Strategy** |
| 1. No development shall be undertaken (including any site/vegetation clearance) before an Ecological Design Strategy (EDS) has been submitted to and approved in writing by, the Local Planning Authority. The content of the EDS shall be based on up-to-date ecology surveys (for habitats and species) as determined by best practice guidance and a suitably qualified ecologist, as well as the findings and recommendations of Chapter 10 (Ecology) of the East Stour Solar Farm Environmental Statement Volume 2A – Written Statement (April 2022), Turnstone Ecology Ecological Assessment Rev01 Extract from Chapter 10 – Pages 1-3 and with regards to badger, Turnstone Ecology East Stour PV Supplementary Ecology Information August 2024 Rev02, and comments from Kent County Council’s Ecological Advice Service for 22/00668/AS dated 23rd April 2024 and 5th November 2024. It will also ensure the effective creation and maintenance of the on-site biodiversity features. The EDS shall include the following: 2. Purpose and conservation objectives for the proposed works and habitat management; 3. Review of site potential and constraints (including a description and evaluation of features to be managed); 4. Reference to any necessary mitigation licences or other relevant documents e.g., the arboricultural impact assessment/method statement; 5. Type and source of materials to be used where appropriate, e.g., native species of local provenance; 6. Timetable for implementation demonstrating that works are aligned with the proposed timetable of development including a work schedule with an annual work plan capable of being rolled forward over a five year period; 7. Details of the body or organisation responsible for the implantation of the plan (including roles and responsibilities); 8. Details concerning the required management prescriptions (as well as ongoing monitoring and remedial measures) of the retained and created habitats (including soft landscaping proposals) to achieve the necessary targeted mitigation, compensation and enhancement for protected and priority species and habitats, as well as mechanisms for securing that management (as well as ongoing monitoring and remediation) for the lifetime of the development shall be detailed; and 9. Detailed design(s) and/or working method(s) to achieve stated objectives, including the extent and location/area of proposed works on appropriate scale maps and plans.   The detailed design(s) shall include:   1. Description and evaluation of features to be managed including full details of soft landscape works, to include species, size and location of new habitats (e.g., trees, shrubs, hedges and grassed areas to be planted); 2. Full details of the proposed ecological features. For habitat boxes this shall include numbers, make and model, locations to include height, aspect and mounting location shown on scaled landscaping plans suitable for construction.  For hibernacula, this shall include numbers, size (including length, width and height), locations, and materials shown on scaled landscaping plans suitable for construction; and 3. Full details of the location and extent of the proposed mitigation, compensation and enhancement areas for protected/priority species, including the extent of appropriate buffer zones (e.g., for badgers).     The EDS shall be implemented in full and managed in accordance with the submitted and approved details thereafter.  Notice in writing shall be given to the Local Planning Authority when the habitat creation and enhancement works as set out in the EDS have been completed.  Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved EDS. These monitoring reports shall seek approval from the Local Planning Authority for any necessary remedial measures, should retained, created and enhanced habitats not be achieving the necessary targeted mitigation, compensation and enhancements of the originally approved scheme. The remedial measures shall be implemented and managed in accordance with the submitted and approved details thereafter. |
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| **Soft Landscaping Proposals** |
| 1. Prior to the commencement of development, full details of soft landscaping within the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping details shall be consistent with the hereby approved plan, SEI Figure: 11.9 Revision B Mitigation Plan, and include: 2. 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; full details of proposed trees and specification to ensure maturation and long-term survival; 3. All soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the installation of the perimeter fence or the completion of the development, whichever is the sooner or in accordance with a timetable agreed by the Local Planning Authority; and 4. Any trees or plants whether new or retained which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. |
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| **Noise** |
| 1. Prior to the first operation of the development, a scheme for the control of noise of any noise-generating equipment to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority.   The scheme shall demonstrate that noise from plant 1 metre from the façade of noise sensitive premises shall not exceed a BS 4142:2014 rating level equal to the representative background noise level at the same point without the plant operating.  The scheme shall then be implemented prior to the first use of the equipment. The equipment shall be maintained and operated in compliance to the approved scheme whenever it is operation. |
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| **Designing out Crime** |
| 1. Prior to commencement of operation a crime prevention statement, to provide information in relation to physical security and security measures to be adopted, shall be submitted to and approved in writing by the local planning authority. The scheme should be implemented in accordance with the approved details. |
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| **National Highways** |
| 1. No part of the development hereby permitted shall commence until details of all works (structures or other engineering works, and hard and soft landscaping), within 20m of the M20 boundary have been submitted to and approved in writing by the Local Planning Authority (who shall consult National Highways). The approved boundary details shall thereafter be constructed in accordance with the approved plans and maintained for the life of the development. |
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| **Surface Water Drainage** |
| 1. Development shall not commence until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk, on or off-site.   The drainage scheme shall also demonstrate (with reference to published guidance):   * + That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.   + Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.   + No drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.   The drainage scheme shall be implemented and maintained in accordance with the approved details throughout the lifetime of the development. |
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| **Surface Water Drainage – Verification Report** |
| 1. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be brought into use until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed. |
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| **Flood Risk** |
| 1. Prior to operation the mitigation measures below shall be fully implemented and subsequently retained and maintained thereafter throughout the lifetime of the development.    1. All infrastructure (except access tracks) should be set outside the exclusion zone delineated by a level of 51.3m AOD as set out within Section 3.1, p.6 of the East Stour Solar Farm FRA.    2. The development shall be carried out in accordance with the submitted flood risk assessment (ref East Stour Solar Farm FRA and Outline Drainage Strategy/Wallingford Hydro solutions Ltd, March 2022). In particular a topographical survey be conducted to determine accurate ground levels as stated in Section 3.1, p.7. of the FRA.   c. Raising ground levels within the flood storage area must be avoided. |
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| **Land Contamination** |
| 1. No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components: 2. A preliminary risk assessment which has identified:    * 1. all previous uses;      2. potential contaminants associated with those uses;      3. a conceptual model of the site indicating sources, pathways and receptors; and      4. potentially unacceptable risks arising from contamination at the site. 3. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 4. The results of the site investigation and the detailed risk assessment referred to in   (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.  Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved. |
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| **PRoW Management Plan** |
| 1. No development shall take place until a Public Rights of Way Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority). The purpose of the Management Plan is to identify where and how the project affects PRoW in the pre commencement stages, construction, and operational phase and how the PRoW are managed taking due account of public safety and amenity. The Management Plan shall: 2. Identify the wider access network and ensure continuity of the access network by avoiding severance or closures. 3. Set out the management measures for each PRoW affected by development for minimising disruption to the public and ensuring public safety during all stages of the project. 4. The hierarchy for managing affected PRoW should lead with the principle of keeping PRoW open though use of signage and traffic management measures, followed by temporary closures with alternative routes provided for as short a duration as possible. 5. Identify the PRoW proposed to be temporarily closed and/or management measures. 6. ~~Identify any PRoW to be permanently closed and the alternative route/s including the specification for new routes.~~ 7. Include management measures for any shared construction / decommissioning access. 8. Include plans for restoration of all affected PRoW post operation – e.g. on access routes and crossing points. 9. Include a pre and post condition survey to be undertaken including identification and assessment of surface condition and with a scope of coverage and methodology to be agreed with KCC (the County Council) as Highway Authority. This should include pre-construction work where PRoW might be used to gain access to the corridor and reinforcement required prior to use by vehicles. 10. Where impacted by the works, commitment to restoring and reviewing opportunities to enhancing any PRoW in consultation with the County Council as Highway Authority;. 11. During operation route maintenance to be either funded by or carried out by the applicant.   The approved Management Plan shall be adhered to for the duration of the construction of the development. |
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| **Archaeology** |
| 1. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the Local Planning Authority the following: 2. Archaeological field evaluation works in accordance with a specification and written timetable; 3. Following the evaluation, details of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and written timetable; 4. Framework and written timetable for the implementation of a post excavation programme of work to include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication; and 5. Details of heritage interpretation measures, including but not limited to interpretation boards and a written timetable for implementation.   The development shall be completed in accordance with the approved details. |
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| **Permissive Footpaths** |
| 1. Prior to operation a scheme for the provision and retention of the permissive footpath “Footpath A” and for the creation of a permissive footpath “Footpath B”, as indicatively shown on SEI Figure 11.9 revision B – Mitigation Plan, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:   (a) Surface treatment and crossings for access tracks;  (b) Gates, stiles and bridges;  (c) Signage, waymarks and interpretative panels;  (d) Management and maintenance including any access restrictions; and  (e) A timetable for implementation.  The Permissive Path Scheme shall be implemented in accordance with the approved details and retained for the duration of the development hereby permitted. |
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| **External lighting** |
| 1. No external lighting shall be installed without prior written consent from the Local Planning Authority. |