

KEY

- 5m offset to all watercourses and wetlands
- Overhead line
- Work within 5m buffer zone
- Existing vegetation
- New hedgerow with hedge trees (oak) (new hedgerows to be managed at a height of 3-4 m).
- New woodland. Woodland trees on a 4m staggered grid, shrubs on a 2m staggered grid between them.
- Proposed grazing grassland: EG27 Special Old Fashioned Grazing Mix (or similar).
- Proposed grassland with wildflowers: EM1 Basic General Purpose Meadow Mix (or similar).

Public Rights of Way

- Public rights of way

Ecological Enhancement Features (indicative locations, to be determined on site)

- Bird box
- Bat box
- Hedgehog box
- Insect hotel
- Log pile

8. Pre-Commencement Condition:
No development shall take place until a scheme for the provision and management of a minimum 5 metre wide buffer zone alongside the watercourse/wetland has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme.
The buffer zone scheme shall be free from built development including lighting, formal landscaping, solar panels and associated infrastructure. The scheme shall include:
- plans showing the extent and layout of the buffer zone;
- details of any proposed planting scheme (for example, native species);
- details demonstrating how the buffer zone will be protected during development and managed over the longer term; and
- details of any proposed footpaths, fencing, lighting, etc.

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Buffer Zone Maintenance Schedule

During the operational life of the Adur Valley Solar Farm the watercourse/wetland 5 m buffer zones, detailed on this plan, shall be protected and managed over the 40 years. During the operational life no development (save for that permitted) shall be undertaken within the buffer zone. No lighting, fencing or solar panels are located within the buffer zone. Landscaping features shall be managed in accordance with the separately submitted for approval Landscape and Environmental Management Plan (Condition 7 and 11) and completed in accordance with the approved Landscape and Ecology Enhancement Plan (Drawing BY-01-P16). No existing landscaping feature shall be removed from the buffer zone. The proposed planting scheme, including species list, is detailed separately.

Watercourses, ditches and associated culverts shall be subject to regular maintenance activities undertaken as and when required, alongside any usual maintenance activities undertaken by the landowners within their wider landholding and the Solar Farm operator. Expected maintenance schedule is to include the following:

Maintenance Schedule	Required Action	Frequency
Regular maintenance	Remove litter and any debris. Vegetation and grass management (cutting back and removal of any arisings).	Once every 6 months (or additionally as required).
Remedial actions	Inspect surface for signs of compaction. Inspect culvert for signs of damage. Inspect headwall structures for signs of damage. Culvert to the cleared to ensure 'free flow' and managed as if it were an open water course (for example cleared with drainage rod). Bank stabilisation. Remove and replace any compacted material. Other remedial actions as required.	As required.
Monitoring	Inspect for evidence of poor operation – if required take appropriate remedial action.	Visit once within 48 hours of large storms in first 6 months following installation of culvert and thereafter monitoring visit undertaken at least annually.

Any requirements for Ordinary Watercourse Consent will be adhered to.

Public Rights of Way (footpath) within the 5m buffer zone shall continue to be provided in their definitive locations (unamended).

Revisions:
First Issue- 17/01/2025 JS

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Project Title:
Adur Valley Solar Farm

Drawing Title:
Condition 8: Watercourse Offset

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BY-01-P25	-	-

Drawn by :	Checked by:
JS	OH

Scale:	Date:
1:1250 @ A0	17/01/2025