

Strategic Planning Committee

MINUTES OF THE STRATEGIC PLANNING COMMITTEE MEETING HELD ON 16 AUGUST 2023 AT COUNCIL CHAMBER - COUNTY HALL, BYTHESEA ROAD, TROWBRIDGE, BA14 8JN.

Present:

Cllr Howard Greenman (Chairman), Cllr Tony Trotman (Vice-Chairman), Cllr Ernie Clark, Cllr Adrian Foster, Cllr Sarah Gibson, Cllr Pip Ridout, Cllr James Sheppard, Cllr Elizabeth Threlfall and Cllr Robert Yuill

Also Present:

Cllr Richard Britton, Cllr Nick Botterill and Cllr Martin Smith

47 **Apologies**

Apologies were received from Cllr Carole King.

48 **Minutes of the Previous Meeting**

The minutes of the meeting held on 25 April 2023 were presented for consideration, and it was,

Resolved:

To approve and sign as a true and correct record the minutes of the meeting held on 25 April 2023.

49 **Declarations of Interest**

In relation to agenda item 7, 20/08618/FUL - Land west of A429 (Crudwell Road), North of Malmesbury, Wilts – Cllr Elizabeth Threlfall declared two matters for the sake of transparency. These were:

- That Cllr Threlfall was a Member of the Strategic Planning Committee and was also a local division Member for the application and had called it in along with another unitary division Member.
- That the landowner for the application was the Charlton Park Estate. Every year they held a festival called the Womad festival and this was the largest event in Cllr Threlfall's division. They had gifted her two 4 day passes to the event, which had a face value of £260. However, the Cllr only attended the event for 2 hours on 2 of the days and as such the pro-rata value was thought to be less than £50. This had been recorded on the Cllr's gift register in accordance with procedure.

Cllr Threlfall stated that she had sought advice from both Democratic Services and Legal and was advised that none of the above precluded the Cllr from taking part in the debate and vote.

Cllr Threlfall confirmed that she had an open mind, with no bias and that she was not predetermined. The Cllr would listen to everything said during debate with interest and would make her decision following the debate.

50 **Chairman's Announcements**

There were no Chairman's announcements.

51 **Public Participation**

The procedures for public participation were detailed and noted.

52 **Planning Appeals and Updates**

The planning appeals update was received as set out in the agenda.

A member of the public, Francis Morland, had registered to speak to the item. The main points raised included that he believed that Wiltshire Council did have a 5 year Housing Land Supply (HLS) but was choosing not to demonstrate it. He raised issues with the methodology used by the Council to calculate the 5 year HLS. He also cited appeals which he felt should have a bearing on matters, and that many appeals for sites on windfall greenfield sites were allowed. He raised concerns that some appeals were not included in the report.

Mr Morland then highlighted the decision of the Committee on 11 January 2023 regarding 15/04736/OUT - Land south east of Trowbridge and the fact that the deadline for the S106 agreement had passed and permission had neither been granted or refused.

In response the Chairman stated that whilst he would be pleased if we had a 5 year HLS, the methodology to calculate the 5 year HLS was what it was and they had to work with it and go on the figures officers provided.

The Chairman clarified that appeals got reported to the Committee which the application had originally been to. The appeal he was concerned was missing had been reported to the Northern Area Planning Committee.

The Chairman explained that regarding the resolution for 15/04736/OUT - Land south east of Trowbridge, it had been delegated to the Head of Development Management to refuse planning permission if the S106 was not agreed. The S106 agreement involved in that application was extremely complicated and whilst the deadline had passed, a timeline had been developed that the officers expected the applicant to adhere to. At present they were adhering to that timeline, and whilst that continued to be the case, they would not refuse the permission, so the agreement was still being worked on at present.

53 **20/08618/FUL - Land west of A429 (Crudwell Road), North of Malmesbury, Wilts**

Public Participation

Peter Grubb (agent) spoke in support of the application.

Robin Aird spoke in support of the application.

Adrian Walker (Development Management Team Leader) presented a report which recommended that planning permission be granted, subject to conditions, for the installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.9MW, including mounting system, battery storage units, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping and environmental enhancements for a temporary period of 40 years and a permanent grid connection hub.

The officer showed the Committee the slides relating to the application, whilst explaining key details.

The site was located in open countryside North of Malmesbury. Plans of the site were shown and it was highlighted that the grid connection point was approximately 6 km away to the East, this would be connected to the solar farm by an underground cable. Access to the site would be via the A429. The site was not in a protected landscape but was close to the Cotswolds Area of Outstanding Natural Beauty (AONB) which was about 800m to the West.

The solar panels would be fixed, facing South, with a maximum height of 2.8m and an angle of 25 degrees above horizontal. Slides of how these may look on site were shown along with the grid connection point.

There was an ecological mitigation and enhancement plan for the application. This included habitat creation and enhancement of grassland. There would be a biodiversity net gain which exceeded that which was required.

The site was on agricultural land, which was mostly grade 3b or grade 4. 10% of the land was grade 3a (good quality), that equated to about 6.2 hectares. This fell below the limit which would concern Natural England. The land could still play a part agriculturally and environmentally as livestock could graze amongst the solar panels.

There would be a minor adverse effect on the landscape. The cumulative impact on visual amenity was also considered as there were several solar farms in the area, and a cumulative impact would occur when you could see two or more developments from one viewpoint. However, in this instance you could not see this site and other solar farms from the viewpoints.

Construction of the site was estimated to take 4 months, which could cause some temporary disruption.

Both the local and national planning policy context was to support renewable energy projects if the impacts were (or could be made) acceptable.

It was explained that at present solar farms covered 0.1% of the land in the UK. This would likely increase to 0.3% of the land in the UK in order to help meet the net zero targets. This was far less than the land used for farming or even for golf courses. The proposal would help to cut greenhouse gas emissions. It was also a temporary change, albeit for 40 years. There would be no adverse effect on protected species or habitat and the proposal would bring ecological enhancement through biodiversity net gain. It was therefore concluded that the benefits outweighed any limited harm and as such the application was recommended for approval.

Members of the committee then had the opportunity to ask technical questions of the officer. In response to the questions the officer explained that it was possible to graze sheep among the solar panels, but this was not a requirement. The impact assessment for the site had been undertaken with the height of 2.8m and was not found to be significant.

The biodiversity net gain had to be considered against the current Local Plan, where the requirement was 10%, and not against the draft Local Plan where the aim was 20%. The draft Local Plan carried little weight at present. The proposal exceeded the 10% required.

Contributions from the applicant to the community could not be conditioned for as they were not required, and it was not a planning consideration. The proposal for the connection cable from the site to the grid connection point was to not put it within the highway. Wherever possible it would go in the verge, however there would be occasions when it did need to cross the road.

Condition 2 was explained to the Committee; the use was for 40 years of exporting electricity. It was highlighted that the National Planning Policy Framework (NPPF) did not require applicants to demonstrate the overall need for renewable or low carbon energy.

Members of the public then had the opportunity to present their views, as detailed above.

One of the unitary division members for the application, Cllr Martin Smith (Sherston), spoke to the item. Cllr Smith highlighted some of the benefits of the scheme in that it would provide home grown electricity, improving energy security and would help to lower emissions, helping in the climate emergency. The applicants had made accommodations to avoid archaeology and to site the panels further from the road, mitigating impact on local residents. Cllr Smith felt that there should be community contributions, which it sounded like there would be from the agents statement. Cllr Smith stated that if he was on the Committee he would recommend the application for approval, and he could not see sound planning reasons for refusing the application.

Cllr Elizabeth Threlfall (Brinkworth), another unitary division Member for the application also spoke to the item. To give some background Cllr Threlfall highlighted that there was a super substation near Minety and there were already several solar farms in the area and applications for others were likely to be forthcoming. At some point the cumulative effect must be considered. The need for renewable energy was not a planning matter to be debated. So, there was a need to look at the application in question and the proposed mitigations.

Cllr Threlfall explained that the area involved was remarkably undeveloped so there were few residents who would be affected. However, it was also an unspoilt landscape next to an AONB, but the AONB had not objected. The panels had been moved further back from the roads in the proposal, but at a height of 2.8m, it was inevitable that they would still be seen, so conditions 10 and 11 regarding the hedging and maintenance of that were welcomed. The listed buildings in the wider vicinity would be largely screened from the site. It was not ideal that some of the land was grade 3a, however it was only 2 small areas. Regarding the cumulative effect there was a screen of landscaping between this site and other solar farms to help prevent interactivity. The officer had concluded that the application was not without harm but that this was outweighed by the benefits, so she looked forward to hearing the Committee's views.

The Chairman opened the item for debate and requested that the first Cllr to speak proposed a motion to debate. Cllr Adrian Foster, seconded by Cllr James Sheppard, proposed that planning permission be granted, with conditions as per the officer recommendation. Both were supportive of the application.

The Chairman stated that this was the fifth solar farm application to be considered by the Committee since April 2022. He suspected that more would come soon and knew of two in the offing. The Chairman had concerns regarding agricultural production, as whilst the site could still be used for grazing sheep, grain supply was an issue at the moment, and this had been heightened by the war in the Ukraine. However, the Chairman also understood the real need for sustainable energy and possible capacity issues with supply which could be faced in the future. He therefore felt that one should look on the application favourably.

The Chairman also gave details regarding a recent appeal that was won in Shropshire for a solar farm. This had originally been refused by Shropshire Council as the site was in an AONB and was on 95% grade 3a agricultural land. There were also existing and planned solar farms in the vicinity. Despite this, the Inspector had allowed the appeal. However, the Inspector did state that this was not blanket support for similar applications and each one had to be assessed on its own merits.

Members highlighted that the UK only produced 0.5% of the world's grain, so losing a site of this size would have little effect on the world's supply. Grass was also a good carbon sink.

Cllr Threlfall queried whether, if the Committee were minded to approve, it would be possible to amend the reason for condition 10 (regarding hard and soft landscaping), adding that it should reduce intervisibility with other solar farms. The officer stated that this would be possible. This was accepted as a friendly amendment by the proposer and seconder.

Some Members drew attention to the Natural England and the Campaign to Protect Rural England (CPRE) objections. They also highlighted that the agent had stated that yields would reduce due to climate change and as such using this agricultural land for a solar farm rather than for growing crops was counter intuitive. The sum to the local parish council was also felt to be low.

The Officer clarified that Natural England objection had been that there was no views assessment submitted with the application, however, later in the process a views assessment was submitted. The CPRE objection still stood.

Members felt the application had to be assessed on planning grounds and paragraph 158 of the NPPF was highlighted, which stated that applications should be approved if impacts were (or could be made) acceptable.

At the conclusion of the debate it was,

Resolved:

That having taken into account the environmental information, that planning permission is granted, subject to the conditions set out below:

Conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. **The permission hereby granted shall be for a temporary period and shall expire 40 years from the date that electricity from the development is first exported to the electricity distribution network ('First Export Date') or no later than 45 years from the date of this decision, whichever is the soonest. Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after that First Export Date. Within 6 months of the date of expiry of this planning permission, or, if sooner, the cessation of the use of the solar panels for electricity generation purposes for a continuous period of 6 months, the solar panels together with any supporting/associated infrastructure including the inverter stations, security equipment, poles and fencing shall be removed from the land and the land restored to its former agricultural condition in accordance with a scheme of work to be submitted to,**

and approved in writing by, the local planning authority. The scheme of work, including a restoration plan and a decommissioning scheme that takes account of a recent ecological survey, shall be submitted to the local planning authority not less than six months before the removal of the installation.

REASON: In the interests of amenity and the circumstances of the use and to ensure the long-term management of landscape and ecological features retained and created by the development and in the interests of the significance of the heritage assets and their setting.

3. The development hereby permitted shall be carried out in accordance with the following approved plans and details:

- SITE LOCATION PLAN 20.09_100 REV E
- SITE BLOCK PLAN – PROPOSED 20.09_301 REV F
- SITE BLOCK PLAN (DNO AREA) – PROPOSED 20.09_302 REV D
- TYPICAL BATTERY STORAGE UNIT – DETAIL
- Tree Constraints Plan - 10693 TCP 05_Bishoper Farm (1/12)
- Planning, Design and Access Statement – March 2021
- Appendix 4.2A - Outline Landscape and Ecology Management Plan – November 2022
- Archaeological Evaluation - CR1155_1 October 2022
- Transport Statement - 16423-HYD-XX-XX-RP-TP-4001-P1 – March 2021
- Flood Risk Assessment - 16467-HYD-XX-XX-RP-FR-0001 – January 2021
- Solar Photovoltaic Glint and Glare Study - 10088A
- Arboricultural Technical Note – March 2023

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

4. The development hereby approved shall be carried out in strict accordance with the following plans/reports:

- Figure 1: Ecological Mitigation and Enhancement Plan. Rev. 1. Ref: 1098-EMEP-F1 (GE Consulting, 23/03/2021).
- Tree Constraints Plan (Aspect Arboriculture, March 2023).
- Arboricultural Technical Note (Aspect Arboriculture, March 2023).
- Tree Schedule (Aspect Arboriculture, March 2023).
- Tree Protection Plan (Aspect Arboriculture, March 2023).
- Environmental Statement Volume 1: Chapter 6.0 Ecology and Nature Conservation Rev. 1. (Savills, March 2021).
- Appendix 4.3 Great Crested Newt Survey Addendum Report - 1098 – GCN – CB (GE Consulting October 2022).

- Appendix 4.4: Bat Automated Detector Survey Addendum Report – 1098-BAT-RP (GE Consulting October 2022).
- Appendix 4.5 Ecological Monitoring Strategy – 1098 -EMS-RP (GE Consulting, November 2022).

REASON: To ensure compliance with planning policy and secure the protection and mitigation for the habitats and species recorded.

5. No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

6. 'No development shall commence within the area indicated by application 20/08618/FUL until:
 - a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order to enable the protection of any matters of archaeological interest.

INFORMATIVE: The work is to be carried out following the standards and guidelines for Strip, Map and Record excavations as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be met by the applicant.

7. No development shall commence within the area indicated by application 20/08618/FUL until:
An Archaeological Management Plan, setting out how the archaeological exclusion zones are to be scoped out of the development and then protected from impacts during the developmental and operational phases of the proposals, has been submitted to and approved by the Local Planning Authority

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order to enable the protection of any matters of archaeological interest.

INFORMATIVE: The AMP is to be prepared by qualified archaeologists following the standards and guidelines of the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

8. Prior to the commencement of works, including ground works/excavation, site clearance, vegetation clearance and boundary treatment works a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order to ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

9. Prior to the commencement of works, including ground works/excavation, site clearance, vegetation clearance and boundary treatment works, an Ecological Construction Management Plan (EcCMP) shall be submitted to the local planning authority for approval in writing. The EcCMP shall include a marked up plan showing details of biodiversity protection zones for the main site and the sub-station/DNO site and shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
 - a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
 - b) Working method statements for protected/priority species, such as nesting birds and reptiles.
 - c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the preconstruction/construction related elements of strategies only.
 - d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors;

including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved EcCMP.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order to ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

10. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- dimensioned stand-off distances from new development to important retained landscape features such as hedgerows and watercourses.
- a detailed planting specification and plan showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure. Security / deer proof fence layouts must not isolate existing areas of woodland or hedgerows and watercourses. The security fencing shall maintain functional green infrastructure connectivity for larger wildlife species to pass through the solar PV site.
- Location of temporary car park and storage area/s;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. containers, 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 etc);

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the

development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area, and to reduce intervisibility with other solar farms.

11. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first operation of the development or the completion of the development whichever is the sooner, or in accordance with a schedule and timetable to be agreed in writing by the Local Planning Authority. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

11. No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:
 1. the parking of vehicles of site operatives and visitors;
 2. loading and unloading of plant and materials;
 3. storage of plant and materials used in constructing the development;
 4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 5. wheel washing facilities;
 6. measures to control the emission of dust and dirt during construction;
 7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
 8. measures for the protection of the natural environment.
 9. hours of construction, including deliveries;
 10. pre-condition photo survey

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order to minimise

detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

13. No development, at the Solar Farm area at Crudwell Road, shall take place until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

14. No development, at the Solar Farm area at Crudwell Road, shall take place until details of a consolidated and surfaced vehicle access, has been submitted to and approved in writing by the Local Planning Authority. The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

15. No development, at the Solar Farm area at Crudwell Road, shall take place until details of a consolidated and surfaced vehicle turning space for post-construction purposes has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first brought into use until that turning space has been completed in accordance with the approved details. Such turning space shall always thereafter be retained and kept clear of obstruction.

REASON: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.

16. No development, at the Grid Connection compound, shall take place until details of the visibility splays have been submitted to and approved in writing by the Local Planning Authority. Such splay will have no obstruction to visibility at or above a height of 900mm above the nearside carriageway level, and shall thereafter be maintained free of obstruction at all times.

REASON: In the interests of highway safety.

17. No development, at the Grid Connection compound, shall take place until details of a consolidated and surfaced vehicle access has been submitted to and approved in writing by the Local Planning Authority. The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

18. No development, at the Grid Connection compound, shall take place until details of a consolidated and surfaced vehicle turning space for

post-construction purposes has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first brought into use until that turning space has been completed in accordance with the approved details. Such turning space shall always thereafter be retained and kept clear of obstruction.

REASON: To enable vehicles to enter and leave the site in forward gear in the --interests of highway safety.

19. No construction or operational artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site and in the interests of conserving biodiversity.

20. Notwithstanding the details hereby approved, the finished colour for all cabins, substation containers, fencing and any other structure that forms a part of this development shall be finished in a dark green (RAL 6007) and shall be maintained as such thereafter.

REASON: In the interests of preserving the character and appearance of the area.

21. Within three months of the end of the construction phase a compliance report shall be submitted to the local planning authority. The report shall detail all works overseen by the ecologist/EcoW and all compliance checks undertaken as detailed in the Ecological Construction Management Plan by the competent person prior to, during and post-completion of construction works. Associated dates of visits to site shall be stipulated in the compliance report and photographic evidence shall be provided.

REASON: To ensure works are undertaken in strict accordance with an approved plans prior to and during construction, and that works are conducted in line with current best practice and are supervised by

a suitably licensed and competent professional ecological consultant/ECoW where necessary.

22. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

23. In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed by a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives:

21. Informative

- Flows from solar farm sites should be restricted to the greenfield rates and volumes for equivalent storm events for all return periods up to the 1 in 100year event.
- If a formal outfall to a watercourse / sewer is provided, any increase in discharge rates as a result of climate change shall be attenuated on site.
- It will not be acceptable for a solar farm site to increase discharge rates above greenfield rates.
- The drainage proposal take opportunities available for improving the character and quality of the area through the provision of amenity, biodiversity and climate change resilience in accordance with the National Planning Policy Guidance
- SuDS should be selected to provide source controls, and treatment / management “trains” throughout the site. Applicants should use multiple features around the site and avoid relying on single site-wide features (wherever possible) in order to provide the required levels of water quantity / quality management.

22. Informative:

The drainage strategy should discuss how the erosion risk from a sheet flow off panels will be managed in order to prevent erosion of channels over time, which could concentrate and direct surface water

runoff. It is noted that most solar farms may be largely permeable, and Section 5.2 of the FRA does state:

Whilst it is accepted that there may be a concentration of run-off from the bottom edge of the panels (albeit the likelihood of this is minimised as a result of the vertical and horizontal gaps between the panels, as shown in Figure 4), any rainwater unable to infiltrate at that point will flow across the ground between the proposed panel rows and beneath the downslope rows and infiltrate there as per the existing 'natural' situation, i.e. the same surface area will be available for infiltration compared to the pre-development situation. This arrangement will ensure that existing drainage patterns will not be altered, and therefore that flood risk is not increased off-site.

The LFA requires that overland flows will still need to be managed to prevent discharge and increase in flood risk to 3rd party land. It is anticipated that for solar farms, overland / exceedance flows will be captured and conveyed in linear features such as swales / ditches.

1. The applicant is required to submit greenfield runoff rates, to be calculated using one of two methods:
 - Flood Estimation Handbook (FEH); or
 - Institute of Hydrology Report 124 (IH124) based on Flood Studies Report (FSR)
 2. The applicant should submit calculations to demonstrate that the any SuDS features provide sufficient water quality treatment to prevent pollution of receiving watercourses / groundwater.
 3. It is noted that solar panels are not listed in the SuDS Manual – for the purposes of analysis, Solar Panels should be assessed as being like roofs. Roads should continue to be assessed as per normal, based on guidance in the CIRIA SuDS Manual.
 4. The applicant should demonstrate that NFM principles have been applied as far as reasonably practicable in accordance with CIRIA C802, in order to manage surface water runoff from the site.
 5. The application is to provide a robust land management plan which should include checklists and details of the regime for monitoring vegetation cover including frequency of visits, and set out remedial measures that could be implemented if problem areas are identified
23. Informative:
- Groundwater Protection - The site falls within a groundwater Source Protection Zone 1 (SPZ 1). This is a zone of protection surrounding a nearby drinking water borehole, which is highly vulnerable to

pollution. It therefore requires careful protection from contamination. Further information on SPZs can be found at <http://www.environment-agency.gov.uk/homeandleisure/37833.aspx> This will particularly be the case during the construction phase.

24. Informative:

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- the use of plant and machinery**
- wheel washing and vehicle wash-down**
- oils/chemicals and materials**
- the use and routing of heavy plant and vehicles**
- the location and form of work and storage areas and compounds**
- the control and removal of spoil and wastes.**

25. Informative:

The application may involve the creation of a new vehicle access/dropped kerb to Oaksey Road. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

54 PL/2022/09532 - Land at Romsey Road, Whiteparish, Salisbury, Wilts

Public Participation

Ivor Ellis spoke in objection to the application

Hollie Sturgiss (agent) spoke in support of the application.

Matt Allsopp (applicant) spoke in support of the application.

Lynda King (Senior Planning Officer) presented a report which recommended that planning permission be granted, with conditions and subject to an S106 agreement, for an outline application (all matters reserved except external access) for residential development of up to 25 dwellings with access to Romsey Road, parking, opens space, landscaping and drainage.

Key details were stated to include the following: the application was before the Committee as it was contrary to policy, due to the site being outside the settlement boundary of the village. However, as Wiltshire Council did not currently have a demonstrable 5 year Housing Land Supply (HLS), then the application could be considered for approval.

The officer ran through the slides for the application, the site was a field on the edge of the village, although it was contained by existing properties. Hedgerows

would be reinforced, and the application would result in an improvement in biodiversity. There was a significant additional area of landscaping at the back of the site. The access points to the site were shown, a footpath would be added on the inside of the hedge boarding the site. There was an existing footpath along the outside edge of one side of the site, which was not part of the site and was not affected by it. The path inside the development would link to the existing footpath. There was a bus stop adjacent to the site and a pedestrian crossing point as the road only had a pavement along one side.

The village of Whiteparish had grown in a linear fashion over time, to the South East and West along the roads.

The application was an outline application, with all matters reserved except for access. The development would go no further south than existing surrounding development and the houses faced over open space giving a pleasant edge to the site.

The accommodation mix was detailed, 60% were 2 and 3 bedroom houses, there would also be some 1 bedroom units and some 4 bedroom units.

The parish council were generally supportive of the application; however, they would have preferred the percentage of affordable housing to be 50% rather than 40%. The officer explained that would not be policy compliant, so the amount remained at 40%. Increasing the percentage of affordable housing would also have affected the viability of the application. The proposal would bring a significant benefit to the settlement in terms of affordable housing as there had not been any development there for some time.

Few objections had been received, and the local primary school had been supportive, as they were struggling with pupil numbers which affected their viability, and the development would likely bring families with young children to the village.

Issues raised by those opposed to the application included highways safety, the speed of traffic, and that there was no footpath. The site was in a 30mph zone, close to where it changed to a 40mph zone. Highways officers had assessed the application and had no objections, subject to conditions.

The applicant had submitted a pre application and had worked to address as many of the points raised as possible. Drainage on the site had held up the application as there was a possible high risk of ground water. A flood risk assessment had been undertaken and the drainage engineers were satisfied that the strategy proposed was sound.

The site met ecological requirements. As the site was in the zone of influence for the New Forest, CIL payments would be used to mitigate any harm caused to the New Forest. The site was also in a bat buffer area and so there would be lighting conditions to minimise light pollution which could affect the bats. The site was also in the River Test catchment area and so was affected by nitrate neutrality. Therefore, the applicants would pay to enter into the Councils

mitigation scheme. The application was subject to an extensive S106 agreement.

The officer explained that the tilted balance applied to this application. Whilst it was technically contrary to policy, Wiltshire Council's 5 year HLS was stated recently at an appeal regarding an application in Holt (PL/2022/03315), to be 4.59 years, which could not be termed as a moderate shortfall, but was significant. Whilst the new Local Plan would help the situation, it would be some time before that came into effect, if approved.

The officer stated that as the application was only for 25 dwellings; related well to the settlement; had affordable housing; had support from the local primary school; had tacit support from the parish Council; and had no significant objections, it was recommended for approval on the tilted balance.

Members of the Committee then had the opportunity to ask technical questions of the officer. Details were sought on the Holt appeal decision and why our HLS was now at 4.59 years when it was at 4.7 years and whether a shortage of staff had held up the new Wiltshire Core Strategy and new Local Plan. The officer stated that there was a shortage of planning staff across the country, so the situation was not unique to Wiltshire. Spatial Planners were very specialist and there was an even greater shortage of those.

In response to a question regarding whether the mix of housing was appropriate for the area, the officer explained that housing enabling officers had assessed the application and agreed that the mix was appropriate and this would be covered in the S106 agreement.

The officer confirmed that the village was classed as a large village and that it did not have a neighbourhood plan. The concept had been lodged but not progressed. It was also confirmed that the village had a residual requirement of 42 houses in the Local Plan.

Members queried whether the Holt appeal decision cited by the officer was relevant as it only referred to the Holt application, so could not be used as a precedent. The officer stated that it was a material consideration so should be considered, and whilst each application should be considered on its own merits, this application was similar in many ways to the Holt application.

Members of the public then had the opportunity to present their views, as detailed above.

The unitary division member, Cllr Richard Britton (Alderbury & Whiteparish), spoke to the application. Cllr Britton stated that a development of 25 houses was significant in the village, and the objections to the application had been clearly described by Mr Ellis during public participation, which included that the application was contrary to the development plan, was outside of the settlement boundary and contrary to the following core policies, CP1, CP2, CP57, CP60 and CP61. Road safety and the footpaths were also highlighted as issues.

Cllr Britton felt it was significant that the parish council were not present to object, their only issue with the application stemmed from the percentage of affordable housing which they would prefer was 50% rather than 40%.

Cllr Britton took part in the Community Speed Watch in the village and was surprised by the low volume of traffic on the A road through the village.

Cllr Britton was a staunch supporter of settlement boundaries, however in this instance, due to the provision of affordable housing and the application helping to address problems at the primary school with pupil numbers, he was in support of the application and invited the Committee to support it as well.

The Chairman opened the item for debate and invited the first Member to speak to make a proposal. Cllr Tony Trotman, seconded by Cllr Sarah Gibson proposed that planning permission be granted, with conditions, subject to a successful S106, as per the officer recommendation.

Cllr Trotman stated that whilst this went against many core policies, the village needed affordable housing. As such and with the tilted balance in play due to the lack of a 5 year HLS, he felt that this small development sat well within the village even if it was outside the settlement boundary, particularly with the soft edge proposed. Hence his support for the application.

Cllr Gibson concurred, stating that the 5 year HLS figures were what they were. She was supportive of small applications by small developers as they were often much more deliverable. Cllr Gibson felt that it was a sensible application and in the right area.

Members discussed at length the issues regarding the 5 year HLS. Some Members felt that the Council had been reduced to planning by appeal. They expressed frustration and felt that the Committee's hands were tied, meaning that they could not make proper decisions on anything except solar farms and Gypsy and Traveller sites. Some questioned what the strategy was to overcome the situation.

Members also discussed some of the issues raised by the speaker in objection to the application. The public footpath went directly from the site to the school, which was good. Whilst it may have styles at present, these could be replaced in the future with gates. Others felt that the footpaths would not be used and that residents would drive to the school, increasing traffic.

Many Members felt that whilst they did not want to go against policy there were many advantages to this application.

During debate Members discussed adding and amending informatives. An informative was suggested on page 70 of the agenda, whereby the reserved matters application should broadly follow that set out on the illustrative masterplan, Members queried if this could be added. The officer confirmed that this had already been added as informative 8. Members further questioned the

use of the word broadly in that informative and requested that it be changed to 'closely'. The officer confirmed that it could.

On page 80, informative 2 regarding the Community Infrastructure Levy (CIL) stated that the development could be liable to CIL, Members queried whether this could be changed to say that it will be subject to CIL. The officer explained that the scheme was partially CIL compliant, as the affordable housing would not be subject to CIL, but the open market housing would be. It was confirmed that the parameters of CIL could not be changed by the Committee, but the wording of the informative could be altered as suggested to say 'will be subject to CIL' instead of 'could be subject to CIL'.

These amendments to the informatives were accepted as friendly amendments by the proposer and seconder of the motion.

In response to a question, it was confirmed that when the reserved matters application came in, this could be called in by the local Member if they chose to do so.

At the conclusion of the debate it was,

Resolved:

To grant planning permission, subject to the prior completion of a S106 Agreement in respect of the Heads of Terms referred to above, and subject to the following conditions:-

- 1) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:**
The scale of the development;

The layout of the development;

The external appearance of the development;

The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 5 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3) An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4) **Approved plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- **Site Location Plan – drawing no. P22-1712_DE_001_A_01, received on 12 December 2022**
- **Proposed Access Arrangement- drawing no. 1294-008, received on 12 December 2022**
- **Land Use Plan- drawing no. P22-1712_DE_004_B_01, received on 12 December 2022.**

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

- 5) No development above slab level shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and/ the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 6) No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in

accordance with the approved details prior to the development being.

REASON: In the interests of visual amenity and the character and appearance of the area.

7) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and 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 etc);

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

9) No development shall commence within the redline boundary marked on Pegasus Group Drawing: P22-1712_DE_001_A-01, dated 09/08/2022 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

10) Details of the surface water drainage scheme, (including sustainable drainage details), the foul water drainage scheme and timetables for their implementation shall be submitted to the local planning authority for approval with or before the submission of reserved matters. No development shall commence until those schemes have been approved in writing by the local planning authority, and the surface water drainage scheme and the foul water drainage scheme shall then be implemented in accordance with the approved schemes and timetables, and thereafter retained.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

11) Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

b) Working method statements for protected/priority species, such as nesting birds and reptiles.

c) Mitigation strategies already agreed with the local planning authority

prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.

- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

The CEMP shall also address the following:-

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable, and the development is carried out in such a way as to not cause a nuisance to local residents.

- 12) Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding

mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

- 13) No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: to avoid illumination of habitat used by bats.

- 14) The residential development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage). Within 3 months of each phase being completed and the housing being brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

- 15) No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 59 metres to the west and 59 metres to the east from the centre of the access in accordance with the approved plans (ref: 1294-008). Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 16) Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

- 17) No development shall commence until full construction details of the proposed 2m wide footway across the site frontage together with dropped kerbs and tactile paving, street lighting and drainage, has

been submitted to and approved by the Local Planning Authority; the footway and associated work shall be constructed in accordance with the approved details prior to first occupation of the development.

REASON: In the interests of highway safety.

18) There shall be no burning undertaken on site at any time.

REASON: In the interests of the amenities of local residents.

19) Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

REASON: In the interests of the amenities of local residents.

20) Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 Guidance on sound insulation and noise reduction for buildings (or any subsequent version) and WHO Guidelines for Community Noise (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which, if approved, must be implemented in full and maintained in that way in perpetuity.

General: In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB LAmax between the hours of 23:00 and 07:00.

REASON: In the interests of the amenities of local residents and the occupiers of the new dwellings.

21) No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and/or construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles;**
- ii. The cutting or other processing of building materials on site;**
- iii. Wheel washing and vehicle wash down facilities;**
- iv. The transportation and storage of waste and building materials;**
- v. The recycling of waste materials (if any)**

- vi. The loading and unloading of equipment and materials
- vii. The location and use of generators and temporary site accommodation
- viii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts

The construction/demolition phase of the development will be carried out fully in accordance with the construction management plan at all times.

REASON: In the interests of the amenities of local residents.

- 22) Concurrent with the reserved matters application a Sustainable Energy Strategy (SES) shall be submitted for the approval in writing by the local planning authority. The SES shall set out the measures to deliver sustainable construction and climate change adaption, and include an implementation schedule and any approved infrastructure shall be provided in accordance with the approved schedule.

REASON: To ensure that the development is carried out to the prevailing sustainable construction and climate change adaption principles.

- 23) For the avoidance of doubt, the number of dwellings to be developed on the site shall not exceed 25 in number.

REASON: To ensure that the development is carried out in accordance with the principles considered at the Outline stage.

Informative Notes

- 1) This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the XXXX.
- 2) The development hereby approved will be subject to the Community Infrastructure Levy. Wiltshire Council has now adopted a Community Infrastructure Levy (CIL) charging schedule. CIL is a charge that local authorities can place on new development in their area. The money generated through CIL will contribute to the funding of infrastructure to support growth.

More information and the charging schedule for CIL can be found using the following link:

<http://www.wiltshire.gov.uk/planninganddevelopment/dmcommunityinfrastructurelevy.htm>

3) The programme of archaeological work required by Condition 9 will comprise:

- i) an initial phase of exploratory archaeological investigation (a field evaluation) prior to the commencement of development to establish if there are any areas of archaeological interest that will be impacted by the proposed development
- ii) Further archaeological investigation of any areas of archaeological interest, either prior to the commencement of, or during, development
- iii) A programme of post-fieldwork assessment, analysis, reporting and publication commensurate with the significance of the archaeological results.

4) A water efficiency calculation will be needed to discharge condition 14. For guidance on how to do this and what is required, please refer to the following document: 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency', Appendix A (p36-44).

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

5) There is a low risk that great crested newts may occur at the development site. Great crested newts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a great crested newt mitigation licence if an offence is likely. For all construction and ground clearance works it is advised to follow advice from an independent ecologist.

6) The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

7) The applicant will be required to enter into a S278 (Highways Act) legal agreement with Wiltshire Council for the footway work and bellmouth.

8) The layout for the Reserved Matters application shall closely follow that set out on the Illustrative Masterplan (drawing no. P22-1712_DE_003_B_01).

Note: Cllr Ernie Clark requested that the fact he abstained from the vote was recorded.

55 **Urgent Items**

There were no urgent items.

(Duration of meeting: 10.30 am - 1.05 pm)

The Officer who has produced these minutes is Tara Hunt of Democratic Services, direct line 01225 718352, e-mail tara.hunt@wiltshire.gov.uk

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