

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/01643

Decision Date: 14 July 2023

Applicant:	National Grid National Grid House , Warwick Technology Park , Gallows Hill , Warwick , United Kingdom, CV346DA
Particulars of Development:	Proposed construction of two Cable Sealing End Compounds (CSEC) to facilitate the connection between new underground cables and the existing OHL, north of Devizes, and associated permanent access roads to the CSECs in addition to temporary bell-mouths created to support the cable construction along classified roads
At:	Land North of Conscience Lane, Roundway (GRID REF 399525, 163562), Land East of Marlborough Road, Devizes (GRID REF 403771,163002), Land Adj Bridge Inn, Horton Road, Devizes (GRID REF 403224, 163136)

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (15)

- 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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location Plan – NWD Cable Sealing End Compounds, Dwg No. 5417-PTDC-CABXX-XX-EC-DT-000071 Rev P07 Sheet 1 of 4

- Location Plan – NWD Cable Sealing End Compounds, Dwg No. 5417-PTDC-CABXX-XX-EC-DT-000071 Rev P07 Sheet 2 of 4
- Location Plan – NWD Cable Sealing End Compounds, Dwg No. 5417-PTDC-CABXX-XX-EC-DT-000071 Rev P07 Sheet 3 of 4
- Location Plan – NWD Cable Sealing End Compounds, Dwg No. 5417-PTDC-CABXX-XX-EC-DT-000071 Rev P07 Sheet 4 of 4
- Site plan, Dwg No 5417-MMD-CIVXX-XX-DR-PL-10128 Rev P03 Sheet 1 of 5
- Site plan, Dwg No 5417-MMD-CIVXX-XX-DR-PL-10128 Rev P03 Sheet 2 of 5
- Site plan, Dwg No 5417-MMD-CIVXX-XX-DR-PL-10128 Rev P03 Sheet 3 of 5
- Site plan, Dwg No 5417-MMD-CIVXX-XX-DR-PL-10128 Rev P03 Sheet 4 of 5
- Site plan, Dwg No 5417-MMD-CIVXX-XX-DR-PL-10128 Rev P03 Sheet 5 of 5
- Earthworks layout WCSEC, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10093 Rev P03
- Earthworks long section WCSEC, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10119 Rev P03
- ELECTRICAL LAYOUT ELEVATIONS ROWDEFIELD WEST CSE COMPOUND, Dwg No. 5417-PTDS-SUBXX-CCECW-DR-ES-20016 Rev P01
- ELECTRICAL LAYOUT PLAN ROWDEFIELD WEST CSE COMPOUND, Dwg No. 5417-PTDS-SUBXX-CCECW-DR-ES-20015 Rev P01
- Earthworks layout ECSEC, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10095 Rev P03
- Earthworks long section ECSEC, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10121 Rev P03
- ELECTRICAL LAYOUT PLAN NORTHFIELDS EAST CSE COMPOUND, Dwg No. 5417-PTDS-SUBXX-CCECE-DR-ES-20001 Rev P01
- ELECTRICAL LAYOUT ELEVATIONS NORTHFIELDS EAST CSE COMPOUND, Dwg No. 5417-PTDS-SUBXX-CCECE-DR-ES-20002 Rev P01
- Landscape Proposals Sheet Layout Sheet 1 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Landscape Proposals WCSEC Sheet Layout Sheet 2 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Landscape Proposals Sheet 3 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Landscape Proposals Sheet 4 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Landscape Proposals Sheet 5 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Landscape Proposals Sheet 6 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Landscape Proposals Sheet 7 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Landscape Proposals ECSEC Sheet 8 of 8, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10024 Rev P04
- Typical CSEC Permanent Access Road General Arrangement and Pavement Details, Dwg No. 5417-MMD-CIVXX-XX-DR-CGN-10123 Rev P01
- Permanent Access Road general and Profile Layout, Dwg No. 5417-MMD-CIVWAR-XX-DR-CGN-10115 Rev P03

- Permanent Access Road General and Profile Layout, Dwg No. 5417-MMD-CIVWAR-XX-DR-CGN-10116 Rev P03
- Permanent Access Road General and Profile Layout, Dwg No. 5417-MMD-CIVWAR-XX-DR-CGN-10117 Rev P02
- Temporary bellmouth BM06/BM07 for existing roads GA and Profile Layout, Dwg No. 5417-MMD-CIVWAR-XX-DR-CGN-10052 Rev P03
- Temporary bellmouth BM08 for existing roads GA and Profile Layout, Dwg No. 5417-MMD-CIVWAR-XX-DR-CGN-10111 Rev P03

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

- 3 The development hereby permitted shall be carried out in accordance with the conclusions and recommendations, as set out in section 8 of the approved 'Drainage Strategy' (BIM Code: 5417-MMD-CIVDG-XX-RP-CGN-10055, Version P03) and the following approved plans:
- Proposed Drainage Layout Plan, Dwg No. 5414-MMDCIVDG-XX-DR-CGN-10057 Rev P03 Sheet 1 of 9
 - Proposed Drainage Layout Plan, Dwg No. 5414-MMDCIVDG-XX-DR-CGN-10057 Rev P04 Sheet 9 of 9

REASON: In order to ensure that the site can be adequately drained and for the avoidance of doubt and in the interests of proper planning.

- 4 The development hereby permitted shall be carried out in accordance with the approved 'Landscape and Ecology Management Plan' (BIM Code: 5417-MMD-CIVXX-XX-RP-CGN-10129, Version P01).

REASON: In order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

- 5 The development hereby permitted shall be carried out in accordance with the approved programme of archaeological work as set out in the Written Scheme of Investigation for Archaeological Mitigation (Doc. Ref. 221259.01, dated Feb 2023).

REASON: To enable the recording of any matters of archaeological interest.

- 6 The development hereby permitted shall be carried out in accordance with the approved

'Ecological Impact Assessment' (SLR Ref: 404.01674.00206, Version No:V1.2, February 2023) and shall deliver the proposed mitigation and compensation measures as set out in Tables 7.2 and 7.3 in Section 7 'Proposed Biodiversity and Enhancements' of the approved document.

REASON: In order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

- 7 No development shall commence on site (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:
- a) Risk assessment of potentially damaging construction activities
 - b) Identification of 'biodiversity protection zones'
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
 - d) The location and timing of sensitive works to avoid harm to biodiversity features
 - e) The times during construction when specialists ecologists need to be present on site to oversee works
 - f) Responsible persons and lines of communication
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s)
 - h) Use of protective fences, exclusion barriers and warning signs.
 - i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A report prepared by a competent person(s), certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, shall be submitted to the Local Planning Authority within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences to ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

No development shall commence on site (including any works of demolition), until a Construction METHOD and Site MANGEMENT Statement , which shall include the following:

1. Traffic Management Plan including the wider routing/network plans , location of directional signage etc
2. Number (daily/weekly) and size of delivery vehicles and hours of deliveries and site operation.
3. Number of staff vehicle movements and a site plan showing staff parking location within the site compound
4. Details of temporary/permanent Traffic Regulation Orders
5. Phases plan including a week/month by month breakdown of operations including vehicle movements (in particular HGV movements)
6. Drawing showing loading and unloading of plant and materials;
7. Drawing showing the location of storage of plant and materials used in constructing the development;
8. Drawing showing the location of wheel washing facilities;
9. Details of how measures to control the emission of dust and dirt during construction;
10. Details of measures for the protection of the natural environment.

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 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.

- 9 Works shall not commence on site until the temporary “construction” accesses have been provided in line with the plans submitted to and approved by the Local Planning Authority. The approved temporary accesses shall be reinstated to the original standard by the applicant within 3 months of the completion of the development.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in the interests of highway safety.

- 10 All landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development or in accordance with a programme to be agreed in writing with 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 Works shall not commence on the permanent access until full details of the permanent access has been provided to and approved by the Local Planning Authority. The site will not come into operation until the permanent access has been implemented as per the approved plans.

REASON: In the interests of highway safety.

- 12 No part of the development shall be first brought into use, until the visibility splays , access geometry and layout (with a consolidated surface - not loose stone or gravel) has been constructed as per the approved drawing 5417-MMD-CIVWAR-XX-DR-CGN-10113. The splay will be 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

- 13 All temporary accesses shall be provided with the first 10m, measured from the edge of the carriageway surfaced in a consolidated material and be made to actively drain away from the highway (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

- 14 All temporary accesses will be provided with 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

- 15 The hours of construction for the development hereby approved shall be limited to the following hours:

- 08:00 to 18:00 Monday to Friday
- 08:00 to 13:00 Saturdays
- No working on Sundays and Public/Bank holidays

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

Informatives: (5)

16 **INFORMATIVES**

Vehicle Crossover Licence

The application involves an the creation of a new vehicle access and dropped kerb. 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. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk

Streetworks approval and S278 Agreement

The applicant will be expected to enter into a S278 Agreement with the Highway Authority to undertake works for the permanent accesses.

Before commencing any works to the highway the applicant must ensure that they have all the relevant permissions from the LHA , including Road space booking, Streetworks permits and traffic Management Approval.

17 **INFORMATIVE:**

It is noted that the applicant has provided a comprehensive plan detailing the rights of way requiring temporary diversion during the works. Temporary closures must be applied for 3 months before any work is carried out. The applicant should contact the Countryside Access Officer or email rightsofway@wiltshire.gov.uk

18 **INFORMATIVE:**

The work required under the “Written Scheme of Investigation for Archaeological Mitigation” is to be carried out by qualified archaeologists following the standards and guidelines for archaeological monitoring as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

19 **INFORMATIVE:**

Wessex Water has no objections, in principle, to the proposed surface water drainage for the construction compounds, however, it will be necessary to formally agree a discharge rate for the discharge to the existing surface water sewer network.

The site is within close proximity to Source Protection Zone 3 (Bishops Canning drinking water source). Therefore, there must be suitable protection and emergency spill kits available to ensure no foul water is allowed to spill to ground either during daily use or when the temporary welfare and toilet facilities are emptied.

20 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk