# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/10735 |
| **Application Type:** | Approval of details reserved by a condition |
| **Site Inspection:** | |
| **Consultation ends:** | 23 January 2024 |
| **Case officer:** | Jonathan James |

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| **Site Address:** | Land at Forest Gate, Pewsham, Chippenham, SN15 3RS |
| **Proposal:** | Discharge of Conditions 7, 8 & 9 of planning application PL/2021/06112 (The development of a solar farm of up to 49.9 MW of generating capacity, comprising the installation of solar photovoltaic panels and associated infrastructure including customer cabin, customer substation, DNO substation and equipment, inverter and transformer substations, spare part container, associated battery storage, access tracks, fencing, security cameras, landscape planting and associated works) |
| **Recommendation:** | Approve |

POLICIES
Wiltshire Core Strategy (WCS, 2015)
• Core Policy 50 - Biodiversity and Geodiversity
• Core Policy 51 - Landscape
• Core Policy 52 - Green infrastructure
• Core Policy 57 – Ensuring High Quality Design and Place Shaping

National Planning Policy Framework (2023) (NPPF)

Planning Practice Guidance (PPG)

CONSULTATION RESPONSES

Parish Council – N/a

REPRESENTATIONS

WC Ecology – Comments

We welcome the information submitted in support of the discharge of conditions 7, 8 and 9 in relation to Ecology to include;
• CEMP. December 2023. Wychwood Biodiversity;
• LEMP. December 2023. Wychwood Biodiversity;
• Biodiversity Management Plan. December 2023. Wychwood Biodiversity

Sufficient information has been submitted in support of the discharge of the above conditions, assuming works are carried out in accordance with the submitted information, we would support the discharge of these conditions.

ASSESSMENT

The application before the Council is for discharge of conditions 7, 8 and 9 of planning consent PL/2021/06112.

Con 7
“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 and agreed in writing by the local planning authority”.

The ecologist has confirmed that the Construction Environment Management Plan, December 2023, by Wychwood Biodiversity satisfactorily addresses this.

Con 8
“Prior to the commencement of works, including demolition, 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 ecologist has confirmed that the Landscape Ecological Management Plan, December 2023, by Wychwood Biodiversity satisfactorily addresses this.

Con 9
“Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Monitoring Strategy for the Biodiversity Management Plan hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority”.

The ecologist has confirmed that the Biodiversity Monitoring Strategy, December 2023, by Wychwood Biodiversity satisfactorily addresses this.

CONCLUSION

In conclusion it is considered that the submitted details are adequate to satisfy the requirements of conditions 7, 8 and 9 of planning consent PL/2021/06112. Development shall be carried out in accordance with the approved details.

RECOMMENDATION:
Approve

I can confirm that the details submitted are considered acceptable to satisfy the requirements of conditions 7, 8 and 9 of planning consent PL/2021/06112. Please note that development must be carried out in accordance with the approved details.

Please ensure that a copy of this correspondence is kept with the decision notice. If you have any queries, please contact the case officer on their details below.

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