



Town and County Planning Act 1990, S73 Planning Application

PL/2021/08690 Melksham Solar Farm:
S73 Variation of Conditions- Planning
Statement

September 2025

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September 2025

Town and County Planning Act 1990, S73 Planning Application

PL/2021/08690 Melksham Solar Farm: S73 Variation of Conditions -
Planning Statement



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1. INTRODUCTION

Sol Environment Ltd ('Sol') (the '*planning agent*') have been instructed by Melksham Calne Green Limited (the '*prospective applicant*') to undertake a formal Section 73 Planning Application for change of conditions within planning permission PL/2021/08690 relating to the installation of a solar farm at Studley Farm, Melksham.

The site is currently consented under planning permission PL/2021/08690 dated 9th June 2022 for the:

'Installation of a solar farm and battery storage facility with associated infrastructure'

This permission has been implemented onsite with the completion of a package of Preliminary Works authorised under planning permission PL/2025/02594 in April 2025. The Preliminary Works comprised staking out of an 800m length of consented roadway.

Since the granting of the original permission in 2021, detailed site design has been undertaken. As such, minor changes to the site layout and noise mitigation measures are required. This will require variation of Conditions 3 and 14. It is also noted that other Conditions, including Condition 4, 5 and 7 will require minor variation to refer to the correct plans associated with Condition 3 once approved.

In addition, the existing permission (PL/2021.08690) has a number of pre-commencement conditions associated with it. It is intended that the documentation required for discharge of these conditions is submitted as part of this application, negating the requirement for any pre-commencement conditions on any planning consent tied to this permission.

This document comprises the Planning Statement submitted to Wiltshire Council (WC) (as Planning Authority) as part of the S73 application package.

The remainder of this note sets out information on the project and our professional evaluation of the likely significant effects that may arise having regard to the associated guidance contained within the web-based Planning Practice Guidance (PPG).

The associated Annexes are detailed below:

- Annex 1 provides updated layout plans;
- Annex 2 provides an updated Glint & Glare Assessment;
- Annex 3 provides an updated Landscape and Visual Assessment including Photomontages;
- Annex 4 provides an updated Landscaping Plan;
- Annex 5 provides an Ecological Constraints Report and updated BNG calculation;
- Annex 6 provides documentation for Discharge of Conditions.

2. SITE DESCRIPTION

2.1 Location

The site is located on land at Studley Farm, Atworth, Melksham, Wiltshire. The site is located in predominantly rural surrounds with the villages of Atworth to the north and Broughton Common to the south.

The centre of the site is at approximate National Grid Reference ST 86810 65316. The red line boundary covers an area of approximately 35.65Ha.

In terms of local government and administration, the site is situated within the administrative area of Wiltshire Council.

The surrounding area predominantly comprises agricultural land with scattered farm dwellings and settlements. The town of Melksham is located approximately 2km to the east. The closest residential receptors are located at Studley Farm, central to the site, and housing at Bath Road located 250m to the northeast.

The site is currently undeveloped, utilised as agricultural land with occasional pylons. The staking out of consented roadway is the only onsite material operation to date.

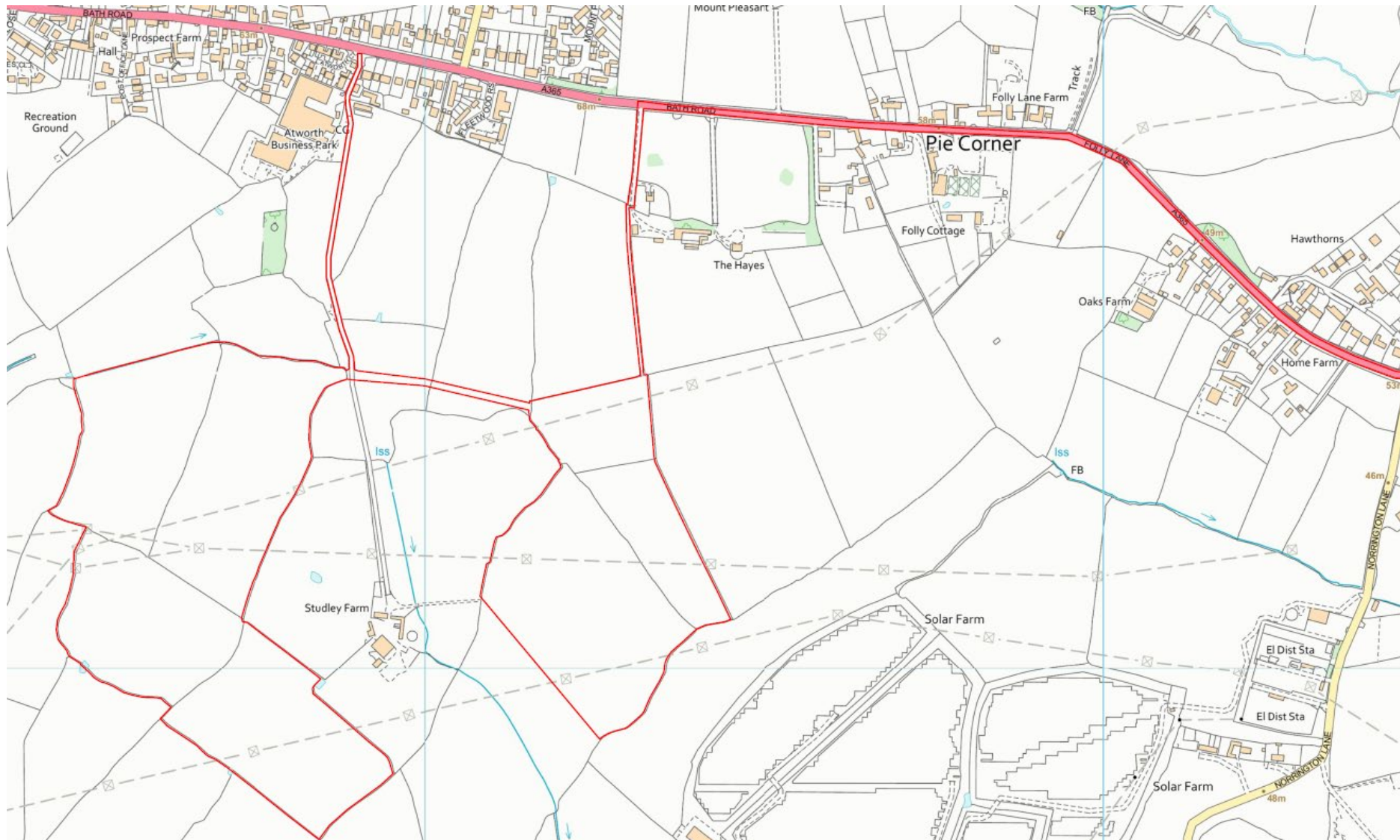


Figure 2.1 Site Location

2.2 Planning History

The Melksham Solar Farm site has approved planning consent dated 9th June 2022, under reference: PL/2021/08690.

A Section 96A Non-Material Amendment (reference PL/2025/02594) was submitted 7th April 2025 to introduce a package of Preliminary Works which could be undertaken prior to discharge of all pre-commencement conditions. These works were undertaken in April 2025 to implement the permission prior to its expiry.

Table 2.1 Planning History

Planning Reference	Description	Decision	Date
PL/2021/03564	EIA Screening Opinion for proposed solar farm and battery storage facility with associated infrastructure	Not Required	18/05/2021
PL/2021/08690	Installation of a solar farm and battery storage facility with associated infrastructure	Granted	09/06/2022
PL/2022/06260	Discharge of condition 16-(Archaeological Management Plan) of planning application PL/2021/08690 (Installation of a solar farm and battery storage facility with associated infrastructure)	Approved	24/08/2022
PL/2025/02594	Non-material amendment to planning application PL/2021/08690 for the addition of an approved scope of Preliminary Works that can be implemented prior to discharge of outstanding pre-commencement conditions in order to preserve the planning permission.	Granted	07/04/2025
PL/2025/04408	Certificate of lawfulness is in relation to the lawfulness of the implementation of planning permission PL/2021/08690 through the completion of a Preliminary Works package granted under PL/2025/02594.	Granted	15/08/2025

3. PROPOSED CHANGES

3.1 Introduction

This section provides details of the proposed condition changes.

3.2 Condition 3: Layout Changes

The site's detailed design has resulted in some minor layout changes to the consented site layout which are summarised below:

- Fewer rows of PV panels generally as a 4 panel mounting layout is being proposed rather than 3 panel originally submitted.
- Minor repositioning of security fence to optimise PV panel layout.
- Minor repositioning of some panels to ensure pylon buffer zone is acceptable and for pylons to remain accessible to transmission operators. Addition of 1 gate for access to pylon.
- Panels shaded pink on the drawing are on ballasted foundations due to height restrictions for installation machinery from overhead lines. The panels themselves remain 3m or lower as consented.
- Minor additional sections of access roads to ensure all fields are accessible, which will be subject to a separate minor planning application to be completed.
- PV MV Inverter stations reduced from 6 to 3, and placement optimised.
- Hedge works are required at 3 no. access points outlined in the latest layout drawing and marked in red.
- BESS compound layout has changed to reflect latest technology available. The height of the BESS compound is the same as is consented.
- Terracing of BESS and BESS BoP compound and additional swales in line with revised drainage consultant drawings.
- Inclusion of laydown and site compound area, not included in original submission.

3.2.1 General Arrangement

Figure 3.2 illustrates the layout of the site including the proposed changes. Please view the full drawing provided in Annex 1 for detail.

All changes are summarised in Section 3.2. In short, no major alterations have been made to the general arrangement of the site. Fewer rows of PV panels and PV inverter stations are proposed with a reduction in the footprint of the BESS compound and slight repositioning of panels around pylons and associated security fencing.

3.2.2 Structures

The structures proposed onsite remain largely unaltered. Some proposed panels are to be placed on ballasted foundations due to restrictions on installation machinery relating to overhead lines. The heights of all structures onsite will be in line with the existing consent, no increase in consented heights is proposed.

3.2.3 Ancillary Works

Additional hedge works are required to include additional access points to ensure access to all fields is maintained.

There are no additional ground disturbance works to those currently consented. As such, it is considered that no updated heritage statement is required.

3.2.4 Transport

The proposed changes to site layout will not have an impact on consented transport issues. There will be no increase in vehicle numbers or trip rates as a result of any of the proposed changes.

3.2.5 Condition Changes

The minor changes detailed above will necessitate the variation of Condition 3 to refer to the updated plans. Condition 3 as existing is replicated below. Plans which will become obsolete or require update as a result of the new layout are highlighted in blue.

Condition 3

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

- *Figure A1 – The Preliminary Works*
- *Annex A: Proposed Scope of the Preliminary Works*
- *Site Location Plan. Drawing No. SF1.0 REV 02 (Overview). Dated 28 September 2021*
- *Site Location Plan. Drawing No. SF1.0 REV 02 (Sheet 1 of 2). Dated 28 September 2021*
- *Site Location Plan. Drawing No. SF1.0 REV 02 (Sheet 1 of 2). Dated 28 September 2021*
- *Proposed Site Plan. Drawing No. SF2.0 REV 12A. Dated 24 November 2021*
- *PV Elevations. Drawing No. SF3.0 REV 03. Dated 28 September 2021*
- *Inverter Transformer Stations. Drawing No. SF4.0 REV 01. Dated 21 May 2021*
- *Internal Access Road Detail. Drawing No. SF5.0 REV 01. Dated 21 May 2021*
- *Fence and Gate Elevations. Drawing No. SF6.0 REV 01. Dated 21 May 2021*
- *Weather Station Detail. Drawing No. SF7.0 REV 01. Dated 21 May 2021*
- *Substation Elevations. Drawing No. SF8.0 REV 01. Dated 21 May 2021*
- *Control Room Elevations. Drawing No. SF9.0 REV 01. Dated 21 May 2021*
- *Auxiliary Transformer. Drawing No. SF10.0 REV 01. Dated 21 May 2021*
- *CCTV Elevations. Drawing No. SF11.0 REV 02. Dated 28 September 2021*
- *Battery Container Elevations. Drawing No. SF12.0 REV 01. Dated 21 May 2021*
- *Storage Container Elevations. Drawing No. SF13.0 REV 01. Dated 21 May 2021*
- *Battery Fence and Gate Elevations. Drawing No. SF14.0 REV 01. Dated 21 May 2021*
- *Planting Plan. Drawing No. BLA 034 02 Rev E. Dated 22 February 2022*

- *Development Proposals. Drawing No. BLA 034 03 Rev C. Dated 24 March 2022.*
- *Environmental Statement (March 2022) by Savills*
- *Construction Traffic Management Plan (April 2022) by TPA*
- *Ecological Assessment (August 2021), including Breeding Bird Survey Report and Great Crested Newt Presence or Absence (eDNA) Survey Report and by Avian Ecology*
- *Water Vole and Otter Survey Report (September 2021) by Avian Ecology*
- *Bat Activity Survey Report (December 2021) by Avian Ecology*
- *Biodiversity Net Gain (BNG) Calculator (August 2021) by Avian Ecology*
- *Ecology Note (26 January 2022) by Avian Ecology*
- *Arboricultural Impact Assessment (July 2021) by Barton Hyett Associates*
- *Glint and Glare Study (July 2021) by Pager Power*
- *Flood Risk Assessment (August 2021) by RMA Environmental*
- *Flood Risk Assessment Addendum Letter (09 November 2021) by RMA Environmental*
- *Geophysical Survey (September 2021) by Archaeological Services WYAS*
- *Archaeological Evaluation (December 2021) by Cotswold Archaeology*

The blue marked plans should be replaced with the following documentation or removed from the condition:

- Proposed Site Plan, Drawing No. GB-MEL01&CLD104_R10_OVERALL SITE LAYOUT Dated March 2025;
- ~~PV Elevations~~ (elevations are now included within the layout drawing);
- Internal Access Road – BELUK1002-230 Access Track Section Details Rev01 Dated November 2024;
- Substation Elevations – BELUK1002-221 Customer Substation Details Rev00 Dated October 2024;
- Battery Container Elevations – BELUK1002-250 Battery Container Details Rev00 Dated October 2024;
- Fence and Gate Elevations - BELUK1002-231 Fence & Gates Details Rev00 Dated October 2024;
- Control Room Elevations - BELUK1002-225 Control Room Rev00 Dated October 2024;
- Auxiliary Transformer - BELUK1002-226 Auxiliary Transformer Details Rev00 Dated October 2024;
- CCTV Elevations - BELUK1002-232 CCTV Pole Mounting Details Rev00 Dated October 2024;
- Storage Container Elevations - BELUK1002-222 Spare Parts Container Details Rev00 Dated October 2024;
- AC Twinskid Elevations - BELUK1002-255 AC TwinSkid Rev00 Dated October 2024;
- Planting Plan Drawing No. B:A 034-02 Rev G Dated 6th February 2025;
- Ecological Constraints Report (August 2025) by Antea Group;
- Biodiversity Net Gain (BNG) Calculator (September 2025) by Antea Group;
- Arboricultural Method Statement and Tree Protection Plan (June 2025) by Antea Group; and

- Glint and Glare Study (January 2025) by Pager Power.



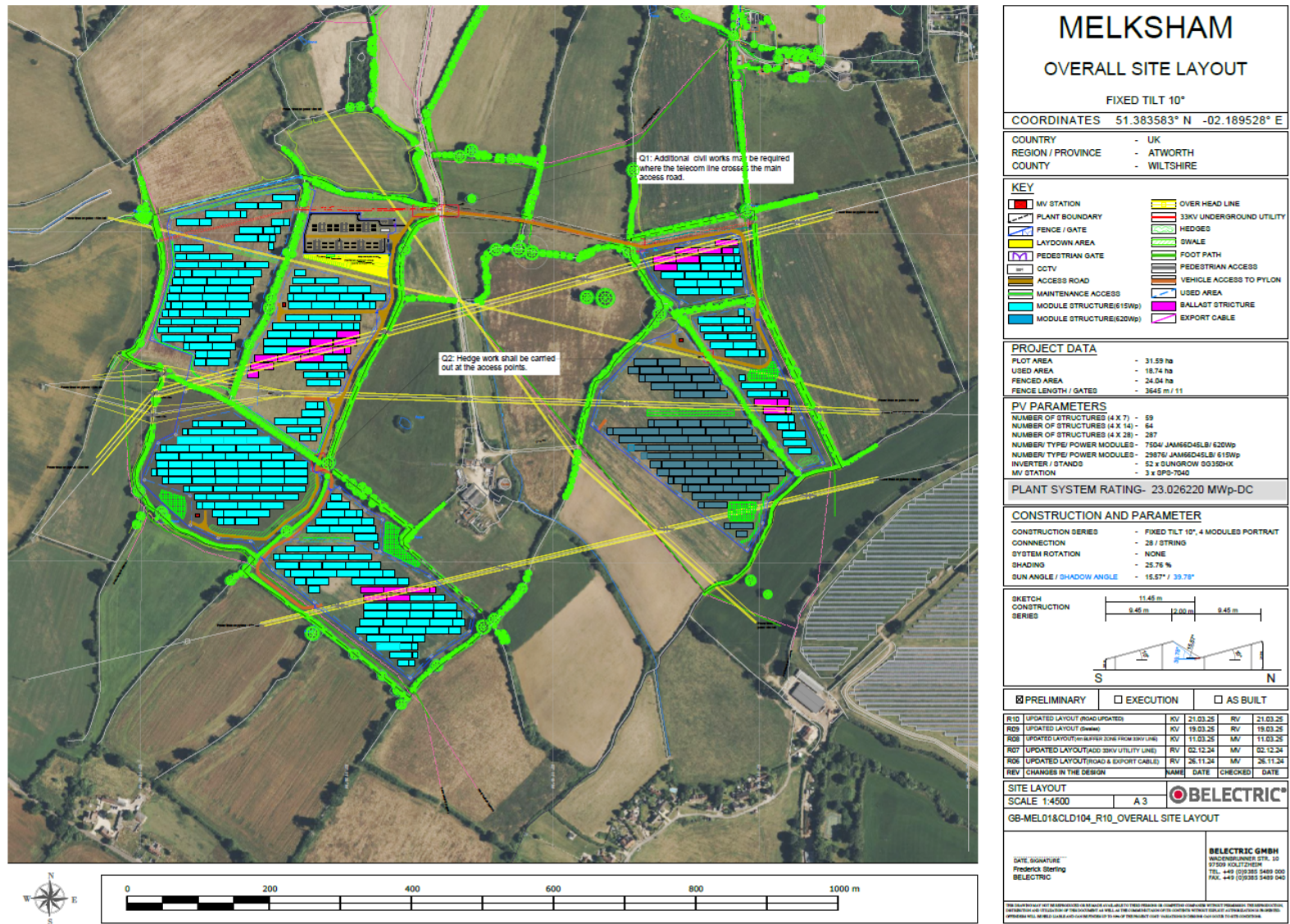


Figure 3.2 Proposed Layout

3.3 Condition 14: Changes to Noise Condition

3.3.1 Noise Impact Assessment

Condition 14 of the permission relates to noise:

i) With the exception of the Preliminary Works, no development shall commence until an assessment of the acoustic impact arising from the likely operation of the solar farm has been undertaken in accordance with BS4142: 2019 and submitted to the Local Planning Authority and agreed in writing. This assessment shall include where necessary, a scheme of attenuation measures to demonstrate the rated level of noise shall be at or below the measured background and is protective of local amenity. Background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors.

ii) A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be submitted to and agreed in writing by the LPA. The approved details will be implemented and thereafter be permanently retained.

During the undertaking of Part i) of Condition 14, the Noise Impact Assessment, it has been identified that the requirement to demonstrate noise levels at or below background cannot be met with current site design.

The NIA utilised real data supplied by the manufacturers for the equipment proposed onsite, and it has been identified that reducing levels to ‘at or below measured background’ as stated in Condition 14 is not practicable, whilst maintaining commercial viability of the project. It is considered that this requirement is onerous in nature due to very low background noise levels. The NIA demonstrates that the site can achieve noise levels of +4dB causing only a low impact at nearby receptors in accordance with BS4142:2019. This can be achieved without the use of noise attenuation fencing, which if utilised could cause a visual impact and would only reduce noise levels by 1dB. As such, it is proposed to vary the wording of Condition 14 to allow rated noise levels of +4dB above measured background.

The Noise Impact Assessment completed, which is included in Annex 8, demonstrates that the proposed operation of the facility shall result in a low noise impact at the worst affected noise sensitive receptors. This would be +4db above background at night time periods.

3.3.2 Proposed Change in Condition

With the updated equipment, noise levels of +4dB above background can be achieved at the most affected receptor during night time. This results in a low impact in accordance with BS4142:2019 and as such it is proposed to vary the wording of Condition 14 to state:

*‘With the exception of the Preliminary Works, no development shall commence until an assessment of the acoustic impact arising from the likely operation of the solar farm has been undertaken in accordance with BS 4142: 2019 and submitted to the Local Planning Authority and agreed in writing. This assessment shall include where necessary, a scheme of attenuation measures to demonstrate the rated level of noise shall be **no greater than +4dB above the measured background** and is protective of local amenity. Background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors.’*

3.4 Condition 4, 5 & 7 Minor Wording Changes

Following approval of this application and the layout changes, the following conditions will require rewording to refer to the updated relevant plans. Suggested wording changes are shown in **bold** in the below.

Condition 4

*'All soft landscaping comprised in the approved details of landscaping set out in the approved Planting Plan (~~drawing number BLA 034-02 Rev E dated 22/02/2022~~ **Drawing No. B:A 034-02 Rev G Dated 06/02/2025**) shall be carried out in the first planting and seeding season following the First Export Date of the development 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 First Export Date of the development or the completion of the development, whichever is the sooner.'*

Condition 5

*'No development shall commence until a Landscape and Ecological Management Plan (LEMP) explaining how habitats will be managed to achieve the predicted biodiversity net gains outlined in the submitted Biodiversity Metric and represented on the submitted Planting Plan (~~drawing number BLA 034-02 Rev E dated 22/02/2022~~ **Drawing No. B:A 034-02 Rev G Dated 06/02/2025**) during the operational phase, has been submitted for approval by the LPA. Evidence will be required to demonstrate how management will be delivered and to prove it will be effective.*

Methods to achieve biodiversity enhancement are detailed in Section 4.0 of the Ecology Assessment Report prepared by Avian Ecology (03/08/2021) and these must be included within, but not necessarily limit the basis of the LEMP. The management plan must be implemented for the lifetime of the installation including decommissioning. All management plans must reference the requested monitoring scheme (submitted as a separate document) and include a mechanism for adaptive management to achieve the long-term objectives.'

Condition 7

*'No development shall commence until a Construction Ecology Management Plan (CEMP) has been submitted to and approved by the Local Authority. The CEMP will demonstrate how construction works will be managed to avoid impacts on biodiversity in accordance mitigation detailed in Section 4.0 of the Ecology Assessment Report prepared by Avian Ecology (03/08/2021) including the protection of features of biodiversity value represented on the Planting Plan (~~drawing number BLA 034-02 Rev E dated (22/02/2022)~~ **Drawing No. B:A 034-02 Rev G Dated 06/02/2025**).*

The CEMP must identify a suitably qualified ECoW who will oversee the construction works in relation to ecology with particular emphasis on:

- *Update of surveys prior to start of works including (but not exclusively); the cable route, water vole and badgers.*

- *The erection of perimeter fence.*
- *Removal of hedgerow sections where agreed.*
- *Protection zones around features of value to wildlife (trees, hedges, ditches and ponds).*
- *No dig construction methods where construction within RPZ is unavoidable.*
- *Reasonable Avoidance Measures (RAMs) for dormice, water vole and great crested newts.*
- *Identifying if works affecting water vole habitat requires a license.*
- *The CEMP will identify all timing constraints on works e.g. in relation to water vole, breeding birds, hedgerow removal.*
- *If construction lighting is required, a strategy must be included in the CEMP which clearly demonstrates no impacts on sensitive, retained habitat features.*
- *The CEMP will make provision for protection of all wildlife identified as present or likely to be present within a zone of influence and will implement the precautionary principle at all times.*

Construction works will be carried out in strict accordance with the agreed CEMP.'

3.5 Discharge of Pre-commencement Conditions

In order to negate the requirement for any pre-commencement conditions on the approved permission following this S73 application, a number of documents are included within this submission to discharge the existing pre-commencement conditions. These document are in relation to the scheme layout as would be approved by this application, rather than the currently consented layout.

The following documents and the condition to which they relate are outlined in Tabel 3.1 below.

Table 3.1 Discharge of Conditions Summary Table

Pre-Commencement Condition Number	Document Title	Document Reference
5	Landscape and Ecological Management Plan by Antea Group dated June 2025	MEL_ANT_2024-07-546400_REP_Studley_LEMP_170625
6	Landscape and Ecology Monitoring Scheme by Antea Group dated June 2025	2024-07-546400_REP_Studley_Monitoring scheme_250606
7	Construction Ecology Management Plan by Antea Group dated June 2025	MEL_ANT_2024-07-546400_REP_Studley Solar_CEMP-B_9.6.25_110625
8	Public Rights of Way Improvement Plan by Transport Planning Associates dated March 2025	MEL_TPA_PROWiP_270325
9	Customer Substation Details by Belectric dated October 2024	BELUK1002-221 Rev00
	Spare Parts Container Details by Belectric dated October 2024	BELUK1002-222 Rev00

	Control Room by Belectric dated October 2024	BELUK1002-225 Rev00
	Auxiliary Transformer Details by Belectric dated October 2024	BELUK1002-226 Rev00
	Access Track Section Details by Belectric dated November 2024	BELUK1002-230 Rev01
	Fence & Gates Details by Belectric dated October 2024	BELUK1002-231 Rev00
	CCTV Pole Mounting Details by Belectric dated October 2024	BELUK1002-232 Rev00
	Battery Container Details by Belectric dated October 2024	BELUK1002-250 Rev00
	AC TwinSkid by Belectric dated October 2024	BELUK1002-255 Rev00
10	Flood Risk Assessment And Drainage Strategy by RMA Environmental dated March 2025	RC2788_1 - Studley Solar Farm Wiltshire FRA FULL
11	Letter by RMA Environmental dated May 2025	RMA/LC2788 – Studley Solar Farm Wiltshire – Discharge of Condition 11
12	Construction Management Statement by Transport Planning Associates dated November 2024	2408-013_Melksham_Construction Management Statement_261128
13	Construction Method Statement by Transport Planning Associates dated May 2025	2408-013_Melksham_Construction Method Statement_Issue_250527
14	Noise Impact Assessment by Sol Acoustics dated April 2025	MEL_SOA_P2523-REP03-BDH_240425
15	Arboricultural Method Statement for Enabling and Construction Phases of Work by Antea Group dated June 2025	2024-07-546400_REP_Studley Solar Farm_AMS_10.06.25

4. ENVIRONMENTAL IMPACTS

The following environmental impacts associated with the proposed changes to layout and noise condition have been considered as below:

- Landscape and Visual Impact;
- Ecology and Habitats;
- Noise; and
- Drainage and the Water Environment.

The conclusions presented in this section outline the assessments which have been included within the S73 planning application to reflect any potential changes to the environmental impact.

4.1 Landscape Impact

The proposals are not thought to negatively impact the landscape character of the area in comparison to the consented layout. The anticipated primary impact to views are from the PRoW (ATW019) which travels through the site, and runs along the northern boundary of the battery storage area. It is noted that this area has increased in footprint from the consented layout due to technology changes and detailed design. However, as can be seen in Figure 2.2 a hedgerow is proposed in the extended area to provide screening for footpath users.

A revised Landscape and Visual Impact Assessment with associated photomontages is included in this S73 submission. Additionally, a revised Glint and Glare study has been included within this submission which details no significant impacts upon road safety, residential amenity and aviation activity associated with the minor proposed changes to the solar panels (numbering and positioning).

None of the proposed changes increase the height of any part of the proposed development.

4.2 Ecology & Habitats (including Arboricultural Impact)

An updated landscaping scheme has been undertaken, which demonstrates that the vast majority of the site remains as is consented, in terms of planting. The primary area of change is present surrounding the battery storage expansion, which sees a reduction in grassland to accommodate for a loading and storage area, car park, and additional battery storage requirements.

The original consent did not include access tracks to all fields within the development. This has now been addressed in the proposed site layout amendment. In addition to this, the internal site boundary hedgerows have not been maintained. For these two reasons it is necessary to undertake additional hedgerow works as detailed in the proposed amendment.

The LEMP, as required through Condition 5 of the original consent has been submitted with this application, and demonstrates the strategy for providing an overall biodiversity gain in line with BS 42020 – *A Code of Practice for Biodiversity in Planning and Development*. Therefore, this additional loss is not thought to change the conclusions of the ecological assessment, or adversely impact the habitats of the area. This is further supported through the updated Ecological Constraints Report provided by Antea Group (August 2025) which concludes that the proposed amendments to site layout are considered to have negligible additional impacts on biodiversity compared to the consented scheme and as such the original mitigation methods proposed remain appropriate.

4.3 Noise

An Environmental Noise Assessment undertaken in accordance with BS:4142 has been undertaken to assess the potential impact of the facility on nearby sensitive receptors.

The result of the modelling indicated that at +4dB above background there would not be significant impact at the most affected sensitive receptor in accordance with the BS41422 standard. This noise level can be achieved through the use of upgraded equipment without further mitigation, as such it is proposed to vary Condition 14 to allow these noise levels rather than the more stringent existing 0dB above background requirement.

4.4 Drainage

The proposed changes require an updated drainage assessment and full design plan to be submitted alongside the S73 application. This has been included to additionally discharge Condition 10 of the permission. The changes do not adversely impact the drainage.

In the event of a fire, the BESS equipment onsite is fitted with a gas suppression system, there is no automatic water-based fire suppression installed. In addition to this, the draft emergency response plan proposes a risk assessed controlled burn which is in line with NFCC guidance. Nevertheless, the detailed site drainage for the BESS compound considers a scenario where contaminated run-off could occur. The proposal is to include interceptor penstocks with valves which will be shut, blocking drainage to any outfalls.

5. CONCLUSIONS

This Planning Statement has been prepared by Sol Environment Ltd on behalf of Melksham Calne Green Limited to support a Section 73 Application for variations to Conditions 3 and 14 of planning permission PL/2021/08690, relating to the installation of a solar farm and battery storage facility at Studley Farm, Melksham. The proposals reflect the outcome of detailed site design following the grant of planning consent and the implementation of Preliminary Works approved under PL/2025/02594.

The proposed amendments to Condition 3 are minor in nature and relate to updates to the site layout to reflect detailed design requirements. The proposed amendment to Condition 14 seeks to address an overly stringent noise condition that, due to exceptionally low baseline noise levels, cannot be met even with significant mitigation. A robust Environmental Noise Assessment has demonstrated that a rated noise level of +4dB above background will result in a low impact at the nearest sensitive receptors in accordance with BS4142:2019, and can be achieved without introducing visually intrusive acoustic fencing.

The updated layout and revised noise parameters are not anticipated to result in any significant adverse environmental effects or landscape impacts beyond those assessed under the existing planning permission. The increase in the battery storage area footprint is mitigated through the inclusion of new hedgerow planting to screen the adjacent Public Right of Way. On this basis, the proposed variations are considered appropriate and justified.

Additionally, documentation is provided within this submission to discharge all pre-commencement conditions associated with the permission. All documentation submitted as such reflects the proposed changes in layout and is anticipated to negate the requirement for any pre-commencement conditions upon approval of this S73 application.

A summary of the proposed rewording of Conditions is provided in Table 5.1 below.

Table 5.1 Proposed Condition Wording

Condition	Existing Wording	Proposed Wording
3	The development hereby permitted shall be carried out in accordance with the following approved plans: - Figure A1 – The Preliminary Works - Annex A: Proposed Scope of the Preliminary Works - Site Location Plan. Drawing No. SF1.0 REV 02 (Overview). Dated 28 September 2021 - Site Location Plan. Drawing No. SF1.0 REV 02 (Sheet 1 of 2). Dated 28 September 2021 - Site Location Plan. Drawing No. SF1.0 REV 02 (Sheet 1 of 2). Dated 28 September 2021 - Proposed Site Plan. Drawing No. SF2.0 REV 12A. Dated 24 November 2021 - PV Elevations. Drawing No. SF3.0 REV 03. Dated 28 September 2021 - Inverter Transformer Stations. Drawing No. SF4.0 REV 01. Dated 21 May 2021 - Internal Access Road Detail. Drawing No. SF5.0 REV 01. Dated 21 May 2021 - Fence and Gate Elevations. Drawing No. SF6.0 REV 01. Dated 21 May 2021 - Weather Station Detail. Drawing No. SF7.0 REV 01. Dated 21 May 2021 - Substation Elevations. Drawing No. SF8.0 REV 01. Dated 21 May 2021 - Control Room Elevations. Drawing No. SF9.0 REV 01. Dated 21 May 2021 - Auxiliary Transformer. Drawing No. SF10.0 REV 01. Dated 21 May 2021 - CCTV Elevations. Drawing No. SF11.0 REV 02. Dated 28 September 2021 - Battery Container Elevations. Drawing No. SF12.0 REV 01. Dated 21 May 2021 - Storage Container Elevations. Drawing No. SF13.0 REV 01. Dated 21 May 2021 - Battery Fence and Gate Elevations. Drawing No. SF14.0 REV 01. Dated 21 May 2021 - Planting Plan. Drawing No. BLA 034 02 Rev E. Dated 22 February 2022 - Development Proposals. Drawing No. BLA 034 03 Rev C. Dated 24 March 2022. - Environmental Statement (March 2022) by Savills - Construction Traffic Management Plan (April 2022) by TPA - Ecological Assessment (August 2021), including Breeding Bird Survey Report and Great Crested Newt Presence or Absence (eDNA) Survey Report and by Avian Ecology - Water Vole and Otter Survey Report (September 2021) by Avian Ecology	The development hereby permitted shall be carried out in accordance with the following approved plans: - Figure A1 – The Preliminary Works - Annex A: Proposed Scope of the Preliminary Works - Site Location Plan. Drawing No. SF1.0 REV 02 (Overview). Dated 28 September 2021 - Site Location Plan. Drawing No. SF1.0 REV 02 (Sheet 1 of 2). Dated 28 September 2021 - Site Location Plan. Drawing No. SF1.0 REV 02 (Sheet 1 of 2). Dated 28 September 2021 - Proposed Site Plan, Drawing No. GB-MEL01&CLD104_R10_OVERALL SITE LAYOUT Dated March 2025 - Inverter Transformer Stations. Drawing No. SF4.0 REV 01. Dated 21 May 2021 - Internal Access Road Detail. Drawing No. BELUK1002-230 Access Track Section Details Rev01 Dated November 2024 - Fence and Gate Elevations. Drawing No. SF6.0 REV 01. Dated 21 May 2021 - Weather Station Detail. Drawing No. SF7.0 REV 01. Dated 21 May 2021 - Substation Elevations. Drawing No. BELUK1002-221 Rev00 Dated October 2024 - Control Room Elevations. Drawing No. SF9.0 REV 01. Dated 21 May 2021 - Auxiliary Transformer. Drawing No. SF10.0 REV 01. Dated 21 May 2021 - CCTV Elevations. Drawing No. SF11.0 REV 02. Dated 28 September 2021 - Battery Container Elevations. Drawing No. BELUK1002-250 Rev00 Dated October 2024 - Storage Container Elevations. Drawing No. SF13.0 REV 01. Dated 21 May 2021 - Battery Fence and Gate Elevations. Drawing No. SF14.0 REV 01. Dated 21 May 2021 - Planting Plan. Drawing No. BLA 034 02 Rev G. Dated 6 February 2025 - Development Proposals. Drawing No. BLA 034 03 Rev C. Dated 24 March 2022. - Environmental Statement (March 2022) by Savills - Construction Traffic Management Plan (April 2022) by TPA - Ecological Assessment (August 2021), including Breeding Bird Survey Report and Great Crested Newt Presence or Absence (eDNA) Survey Report and by Avian Ecology - Water Vole and Otter Survey Report (September 2021) by Avian Ecology - Bat Activity Survey Report (December 2021) by Avian Ecology - Biodiversity Net Gain (BNG) Calculator (September 2025) by Antea Group - Ecology Constraints Report (August 2025) by Antea Group - Arboricultural Method Statement and Tree Protection Plan (June 2025) by Antea Group - Glint and Glare Study (January 2025) by Pager Power - Flood Risk Assessment (August 2021) by RMA Environmental - Flood Risk Assessment Addendum Letter (09 November 2021) by RMA Environmental - Geophysical Survey (September 2021) by Archaeological Services WYAS

	- Bat Activity Survey Report (December 2021) by Avian Ecology - Biodiversity Net Gain (BNG) Calculator (August 2021) by Avian Ecology - Ecology Note (26 January 2022) by Avian Ecology - Arboricultural Impact Assessment (July 2021) by Barton Hyett Associates - Glint and Glare Study (July 2021) by Pager Power - Flood Risk Assessment (August 2021) by RMA Environmental - Flood Risk Assessment Addendum Letter (09 November 2021) by RMA Environmental - Geophysical Survey (September 2021) by Archaeological Services WYAS - Archaeological Evaluation (December 2021) by Cotswold Archaeology	Archaeological Evaluation (December 2021) by Cotswold Archaeology
4	All soft landscaping comprised in the approved details of landscaping set out in the approved Planting Plan (drawing number BLA 034 02 Rev E dated 22/02/2022) shall be carried out in the first planting and seeding season following the First Export Date of the development 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 First Export Date of the development or the completion of the development, whichever is the sooner	All soft landscaping comprised in the approved details of landscaping set out in the approved Planting Plan (Drawing No. B:A 034-02 Rev G Dated 06/02/2025) shall be carried out in the first planting and seeding season following the First Export Date of the development 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 First Export Date of the development or the completion of the development, whichever is the sooner'
5	No development shall commence until a Landscape and Ecological Management Plan (LEMP) explaining how habitats will be managed to achieve the predicted biodiversity net gains outlined in the submitted Biodiversity Metric and represented on the submitted Planting Plan (drawing number BLA 034 02 Rev E dated 22/02/2022) during the operational phase, has been submitted for approval by the LPA. Evidence will be required to demonstrate how management will be delivered and to prove it will be effective. Methods to achieve biodiversity enhancement are detailed in Section 4.0 of the Ecology Assessment Report prepared by Avian Ecology (03/08/2021) and these must be included within, but not necessarily limit the basis of the LEMP. The management plan must be implemented for the lifetime of the installation including decommissioning. All management plans must reference the requested monitoring scheme (submitted as a separate document) and include a mechanism for adaptive management to achieve the long-term objectives	'No development shall commence until a Landscape and Ecological Management Plan (LEMP) explaining how habitats will be managed to achieve the predicted biodiversity net gains outlined in the submitted Biodiversity Metric and represented on the submitted Planting Plan (Drawing No. B:A 034-02 Rev G Dated 06/02/2025) during the operational phase, has been submitted for approval by the LPA. Evidence will be required to demonstrate how management will be delivered and to prove it will be effective. Methods to achieve biodiversity enhancement are detailed in Section 4.0 of the Ecology Assessment Report prepared by Avian Ecology (03/08/2021) and these must be included within, but not necessarily limit the basis of the LEMP. The management plan must be implemented for the lifetime of the installation including decommissioning. All management plans must reference the requested monitoring scheme (submitted as a separate document) and include a mechanism for adaptive management to achieve the long-term objectives
7	No development shall commence until a Construction Ecology Management Plan (CEMP) has been submitted to and approved by the Local Authority. The	No development shall commence until a Construction Ecology Management Plan (CEMP) has been submitted to and approved by the Local Authority. The CEMP will demonstrate how

	CEMP will demonstrate how construction works will be managed to avoid impacts on biodiversity in accordance mitigation detailed in Section 4.0 of the Ecology Assessment Report prepared by Avian Ecology (03/08/2021) including the protection of features of biodiversity value represented on the Planting Plan (drawing number BLA 034 02 REV E dated (22/02/2022)) The CEMP must identify a suitably qualified ECoW who will oversee the construction works in relation to ecology with particular emphasis on: ▪ Update of surveys prior to start of works including (but not exclusively); the cable route, water vole and badgers. ▪ The erection of perimeter fence. ▪ Removal of hedgerow sections where agreed. ▪ Protection zones around features of value to wildlife (trees, hedges, ditches and ponds). ▪ No dig construction methods where construction within RPZ is unavoidable. ▪ Reasonable Avoidance Measures (RAMs) for dormice, water vole and great crested newts. ▪ Identifying if works affecting water vole habitat requires a license. ▪ The CEMP will identify all timing constraints on works e.g. in relation to water vole, breeding birds, hedgerow removal. ▪ If construction lighting is required, a strategy must be included in the CEMP which clearly demonstrates no impacts on sensitive, retained habitat features. ▪ The CEMP will make provision for protection of all wildlife identified as present or likely to be present within a zone of influence and will implement the precautionary principle at all times. Construction works will be carried out in strict accordance with the agreed CEMP	construction works will be managed to avoid impacts on biodiversity in accordance mitigation detailed in Section 4.0 of the Ecology Assessment Report prepared by Avian Ecology (03/08/2021) including the protection of features of biodiversity value represented on the Planting Plan (Drawing No. B:A 034-02 Rev G Dated 06/02/2025). The CEMP must identify a suitably qualified ECoW who will oversee the construction works in relation to ecology with particular emphasis on: ▪ Update of surveys prior to start of works including (but not exclusively); the cable route, water vole and badgers. ▪ The erection of perimeter fence. ▪ Removal of hedgerow sections where agreed. ▪ Protection zones around features of value to wildlife (trees, hedges, ditches and ponds). ▪ No dig construction methods where construction within RPZ is unavoidable. ▪ Reasonable Avoidance Measures (RAMs) for dormice, water vole and great crested newts. ▪ Identifying if works affecting water vole habitat requires a license. ▪ The CEMP will identify all timing constraints on works e.g. in relation to water vole, breeding birds, hedgerow removal. ▪ If construction lighting is required, a strategy must be included in the CEMP which clearly demonstrates no impacts on sensitive, retained habitat features. ▪ The CEMP will make provision for protection of all wildlife identified as present or likely to be present within a zone of influence and will implement the precautionary principle at all times. Construction works will be carried out in strict accordance with the agreed CEMP
14	i) With the exception of the Preliminary Works, no development shall commence until an assessment of the acoustic impact arising from the likely operation of the solar farm has been undertaken in accordance with BS4142: 2019 and submitted to the Local Planning Authority and agreed in writing. This assessment shall include where necessary, a scheme of attenuation measures to demonstrate the rated level of noise shall be at or below the measured background and is protective of local amenity. Background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors.	i) With the exception of the Preliminary Works, no development shall commence until an assessment of the acoustic impact arising from the likely operation of the solar farm has been undertaken in accordance with BS4142: 2019 and submitted to the Local Planning Authority and agreed in writing. This assessment shall include where necessary, a scheme of attenuation measures to demonstrate the rated level of noise shall be no greater than +4dB above the measured background and is protective of local amenity. Background levels are to be taken as a 15 minute LA90 at the boundary of the nearest residential noise-sensitive receptors. ii) A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required

	ii) A post installation noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the noise criteria and additional steps required to achieve compliance shall be taken, as necessary. The details as approved shall be submitted to and agreed in writing by the LPA. The approved details will be implemented and thereafter be permanently retained.	to achieve compliance shall be taken, as necessary. The details as approved shall be submitted to and agreed in writing by the LPA. The approved details will be implemented and thereafter be permanently retained.
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ANNEX 1: UPDATED SITE LAYOUT

ANNEX 2: GLINT & GLARE STUDY

ANNEX 3: LVIA & PHOTOMONTAGES

ANNEX 4: LANDSCAPING PLAN

ANNEX 5: ENVIRONMENTAL NOTE

ANNEX 6: DISCHARGE OF CONDITIONS DOCUMENTATION