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100 Brand Street
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G51 1DG

Wiltshire Council
Planning Department
County Hall
Bythesea Road
Trowbridge
BA14 8JN

19 December 2025

Dear Sir/Madam,

29MW Solar farm (over 43ha) and associated development

PL/2025/09457 - Section 73 application seeking to vary Conditions 2, 4, 5 and 7 of planning permission PL/2021/10592 to allow the approved 29MW solar farm (over 43ha) and associated development to incorporate the use of an existing access from Storridge Road.

Opening

On behalf of NextPower SPV 15 Limited (the Applicant) application PL/2025/09457, which was submitted via the Planning Portal, under Section 73 (S.73) of the Town and Country Planning Act 1990 (as amended) "the Act" for planning permission for "29MW Solar farm (over 43ha) and associated development (without compliance with Conditions 2, 4, 5 and 7 of planning permission PL/2021/10592)" (the Proposals).

The purpose of this S.73 application is to amend the conditions of planning permission PL/2021/10592 Proposals in parallel with a separate planning application (PP-14569917), which seeks permission to use an alternative existing access at Storridge Farm for the construction, maintenance, and decommissioning of the approved solar farm. This approach has been agreed with the Local Planning Authority (LPA), and this updated cover letter accompanies an amended version of application PL/2025/09457, and I trust the application can now be validated.

No material changes are proposed to the description of development or to the time limit for implementation, consistent with guidance¹. Permission granted under S.73 would take effect as a new, independent permission to carry out the Proposals subject to the amended conditions. While statutory consultation is not required under S.73, the Applicant has

¹ Paragraph 014 of Flexible options for planning permissions in the Planning Practice Guidance

² Paragraph 016 of Flexible options for planning permissions in the Planning Practice Guidance

provided supporting plans and an addendum to the Construction Traffic Management Plan (CTMP) to assist the LPA in assessing the proposed changes.

The Proposals are not expected to result in significant environmental effects beyond those identified under the original planning permission and the screening opinion issued on 11/11/2020. The PPG² advises that the EIA Regulations apply to S.73 applications. As such, a new EIA screening opinion is requested for the amendments forming this Section 73 application.

The proposed amendment to conditions is to amend the conditions of the existing planning permission to enable the use of the existing access at Storridge Farm (subject to planning consent, PP-14569917). The access is required to ensure the timely construction of the Phase 1 area (highlighted pink in the submitted Location plan dated 24/11/2025) to Arla Foods' Westbury Dairy and to enable the access to be used during construction, maintenance and decommissioning of the entire site. This proposed amendments to conditions to facilitate these works is considered acceptable in terms of the scope of S.73 of the Act in terms of the guidance set out in the PPG. No changes are proposed to the approved site layout, appearance, or dimensions within this application.

A Non-Material Amendment (NMA) application has been submitted (Reference: PP-14504165) prior to this application to alter the approved layout to facilitate the construction of Phase 1 area of the Site. This will enable the energisation of the solar farm and the provision of power to Arla Foods, Westbury. The area proposed for Phase 1 construction is shown in pink on the updated Site Location Plan submitted with this application.

Site History

Based on the information on the LPA's website, it is understood that the relevant planning history on the Site is as follows:

- **20/08958/SCR** - EIA Screening Opinion for solar farm and associated development. EIA Not required 11/11/2020.
- **PL/2021/10592** - 29MW Solar farm (over 43ha) and associated development. Approved 12/10/2023.
- **PL/2024/10092** - Discharge of conditions 4 access works, 7 Full Construction Traffic Management Plan, 8 discharge of surface water, 9 hard and soft landscaping, 11 Landscape and Ecology Management Plan, 12 Construction Environmental Management Plan, 14 archaeological monitoring and 15 Archaeological Management Plan, (29MW Solar farm (over 43ha) and associated development). Approved 4/03/2024.
- **PL/2024/11663** - Underground cable. Approved 04/06/2025.
- **PL/2025/09307** - Non-Material Amendment to planning permission PL/2021/10592. Pending 26/11/2025.

Variation of Conditions

Variation of Condition 2 (Approved Plans)

The Applicant has provided an updated Location Plan dated 24/11/2025 to illustrate the extent of land within the Applicant's control and to identify the existing access at Storridge Farm. This access is proposed to be used during the delivery of Phase 1 of the development (highlighted in pink on the plan). The access will also be used for the construction period for the second phase, as well as for the operation, maintenance and decommissioning of the whole Site.

The proposed amendments to Condition 2 would facilitate the use of the Storridge Farm which has been proposed as an alternative but does not replace, restrict or otherwise prejudice the continued use of the access arrangements approved under planning permission reference PL/2021/10592, as discharged under application reference PL/2024/10092.

Based on the above, the following change to Condition 2 is proposed:

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

Site Design drg no. 178-06-PV Rev F1 dated 30/08/2023

Location Plan dated 24/11/2025

15m SLP2 TOWER drg no. WPD-10238 Rev A dated 25/10/2012

Switchgear Housing Rev A1 dated 01/10/2021

Substation Housing Rev A1 dated 01/10/2021

Racking Detail Rev A1 dated 01/10/2021

Battery Transformer Rev A1 dated 01/10/2021

Battery Container Rev A1 dated 01/10/2021

Inverter/Transformer detail Rev A1 dated 01/10/2021

Fence Detail Rev A1 dated 01/10/2021

CCTV Detail Rev A1 dated 01/10/2021

Proposed Culvert Section Rev A2 dated 28/08/2023

Typical Boundary Section Rev A1 dated 11/07/2023

Biodiversity Management Plan by Wychwood Biodiversity dated April 2023

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

Variation of Condition 4 (Access Construction)

Altering Condition 4 will enable the construction, operation, maintenance, and decommissioning of the approved solar farm to use the existing Storridge Farm access arrangements, subject to the Storridge Farm access planning application (PP-14569917) gaining consent. Notwithstanding this, the option to use the approved Storridge Road access point (PL/2021/10592) would remain available at any stage of the Site's operation should circumstances around the newly proposed access change.

The original wording of Condition 4 attached to the approved planning permission is set out below:

No development shall commence on site until full details of the access works, including carriageway formation, kerbing, drainage and bridge/culvert

specifications, have been submitted to and approved in writing by the Local Planning Authority. The said works shall be completed in full, including the provision of the necessary visibility splays and agreement of traffic management measures, prior to any deliveries related to the solar farm development commencing.

REASON: In the interests of highway safety.

Based on the above, the following changes to Condition 4 are proposed:

All development including, construction, ongoing maintenance and decommissioning, shall be undertaken via the approved access at Storridge Farm, Storridge Road, in accordance with the approved Traffic Management Plan, unless alternative access arrangements are approved in writing by the LPA.

REASON: In the interests of highway safety.

Variation to Condition 5 (Visibility Splays)

The proposed changes to Condition 5 reflect the phased construction approach and to ensure either or both of the proposed Storridge Farm access point and the approved access at Storridge Road PL/2021/10592 (as discharged under application reference PL/2024/10092) can be used during construction, operation and decommissioning of all phases. The revised wording ensures that if the approved access is used, the visibility splays for the approved access are brought into use before any construction works commence, maintaining the original highway safety objectives.

The original wording of Condition 5 attached to the approved planning permission is set out below:

No part of the development shall be first brought into use, 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.

Based on the above, the following changes to Condition 5 are proposed:

Unless an alternative access is approved in writing by the LPA, no part of the development shall be first brought into use, 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.

Variation to Condition 7 (Full Construction Traffic Management Plan)

The CTMP approved under Condition 7 of the planning permission will be complied with if the approved access point is used either in conjunction with the newly proposed access point or on its own as originally approved.

As such, it is proposed to change Condition 7 as follows:

If the approved access point is used for construction, operation or decommissioning, the approved CTMP will be complied with.

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

Planning Assessment

The Proposals accord with the principles of sustainable development set out in the National Planning Policy Framework (NPPF, December 2024). The application seeks to amend the conditions of the existing permission to allow flexibility to use the existing Storridge Farm access in addition to the approved access arrangements and does not seek to alter the approved development in any other respect.

In accordance with the NPPF's support for renewable energy development, the proposed condition amendments facilitate alternative access arrangements, supporting the phased construction programme, including earlier energisation of Phase 1 of the solar farm and the timely delivery of renewable electricity to Arla Foods' Westbury Dairy. This supports economic activity and employment while contributing to national and local low-carbon energy objectives. The principle and scale of the development remain unchanged from the extant permission.

The NPPF emphasises the importance of supporting renewable energy development where impacts are acceptable. The proposed variation of conditions amends the conditions of the existing permission for the use of an existing access without the need for additional physical works beyond those already approved under planning permission reference PL/2021/10592. As such, the proposed amendments do not give rise to any additional environmental effects and fully accord with the NPPF's objectives for sustainable development.

In transport terms, the Proposals continue to comply with NPPF guidance on highway safety and access. The approved CTMP will be complied with if the approved access is used, which demonstrates that safe and suitable access can be achieved via the approved access, with appropriate visibility splays in place and agreed management measures fully implemented. The proposed amendments provide flexibility in access arrangements without altering the overall traffic management strategy approved under the original permission.

The Proposals also remain consistent with the Wiltshire Core Strategy (2015). Policy CP50 seeks to conserve and enhance biodiversity and geodiversity; no changes are proposed to the approved site layout, and the Biodiversity Management Plan secured by the original

permission remains in force. Policy CP57 promotes high-quality design, which is unaffected as the layout, scale and appearance of the development are unchanged. Policy CP41 supports sustainable transport, and the amendment of the conditions in support of the proposed alternative use of an existing access during phased construction represents an efficient and sustainable approach to managing construction traffic.

Overall, the proposed variations to Conditions 2, 4, 5 and 7 are limited in scope, relate solely to access arrangements, and do not undermine the policy compliance of the approved development. The S.73 application therefore remains fully consistent with national and local planning policy and is acceptable in planning terms.

Closure

The principle of the 29MW solar farm on the Site is established through the extant planning permission. The proposed variations to Conditions 2, 4, 5 and 7 would facilitate flexibility in the approved access arrangements in conjunction with an application for permission to use an alternative access without altering the approved layout, scale, or appearance of the development, and would not result in unacceptable impacts on the environment, landscape, heritage, ecology, or neighbouring amenity.

The proposed variations to conditions to accommodate the alternative access at Storridge Farm would facilitate the timely energisation of part of the solar farm, supporting the delivery of renewable energy to Arla Foods' Westbury Dairy, while ensuring continued compliance with the approved Biodiversity Management Plan and all other conditions of planning permission PL/2021/10592. Overall, the proposed changes are minor material amendments and remain fully consistent with national and local planning policy.

It is therefore respectfully requested that this S.73 application to vary Conditions 2, 4, 5 and 7 be granted planning permission in a timely manner. Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

James Jamieson MRTPI

Vice President, Business Development (Planning)
Starlight Energy

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