

2nd February 2026



Wiltshire Council

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Our Ref LH25/28
Your Ref 20/08618/FUL

Dear Sir or Madam,

Application for Discharge of Conditions – Planning Permission Ref: 20/08618/FUL
Site: Land west of A429 (Crudwell Road), north of Malmesbury, Wiltshire
Applicant: Five Lanes Solar Ltd

Lighthouse Development Consulting have been instructed by Five Lanes Solar Ltd to formally apply for the discharge of planning conditions attached to the above planning permission (20/08618/FUL) 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 fencing, CCTV, internal tracks and associated infrastructure, landscaping and environmental enhancements for a temporary period of 40 years, together with a permanent grid connection hub.

This submission seeks approval of details pursuant to the following conditions of planning permission ref. 20/08618/FUL:

Condition 5 – Drainage Strategy
Conditions 6 and 7 – Archaeological Works
Condition 8 – Landscape and Ecology Management Plan (LEMP)
Condition 9– Ecological Construction Management Plan (ECMP)
Condition 10 – Hard and Soft Landscaping Plans
Condition 12 – Construction Management Statement
Condition 13 – Visibility Splays
Conditions 14 and 15– Details of Site Access (Solar Array)
Condition 16- Visibility Splays
Conditions 17 and 18 – Details of Site Access (Grid Compound)

This letter sets out the additional reporting provided to justify the discharge of the conditions.



Condition 5 – Drainage Strategy

A Surface Water Drainage Strategy has been prepared by Stantec and submitted in support of the application for the discharge of this condition. The strategy sets out the proposed scheme for the management and discharge of surface water from the site, incorporating sustainable drainage principles in accordance with current best practice and relevant guidance. The strategy demonstrates that surface water will be appropriately attenuated and managed to ensure greenfield run-off rates are not exceeded and that there will be no increased risk of flooding on-site or to third-party land. The submitted details therefore fully address the requirements of the condition and are considered sufficient to allow its discharge.

Conditions 6 and 7 – Archaeological Works

To support the discharge of Conditions 6 and 7, initial scoping was undertaken with Mr Tim Harvard, the Assistant County Archaeologist, via email dated 12th November 2025, and is included in Appendix 1.

Following confirmation, AC Archaeology has prepared a Mitigation Statement which fulfils the requirements of Condition 6. As no further archaeological field work is required, it is not necessary to submit a written scheme of investigation. The Mitigation Statement details how a no-dig foundation is achieved, thereby proving certainty that the requirements of Condition 6 are met.

An Archaeological Management Plan detailing areas excluded from the development and areas of no-dig construction is provided. As the Management Plan will form part of the approved and enforceable layout, there is no need to update the Site Block Plan.

Based on the submitted information, it is requested that Conditions 6 and 7 be discharged.

Condition 8 – Landscape and Ecology Management Plan (LEMP)

A LEMP Reference R01 has been prepared by the Tir Collective and submitted with this application. The LEMP details the landscaping that is proposed and identifies how this will be managed and maintained for the duration of the project.

In terms of the legal mechanisms for the implementation of the LEMP, there is a maintenance schedule provided document which will form part of the approved plans for this development.

This satisfies the requirement on Condition 8, and it is therefore requested that this condition be formally discharged.

Condition 9– Ecological Construction Management Plan (ECMP)

An ECMP has been prepared to support this application and was prepared by GE. The CEMP details how ecological interest will be protected and details the method of mitigation that will be used during construction. The information provides a clear, detailed management plan that meets the requirements of the condition. Figures 1a to 1c provide details of the Biodiversity Protection Zones and the Exclusion Fencing Plan, which will provide appropriate buffers and mitigation during construction.

The table below summarises how the requirements of Condition 9 have been met.



Ref	Requirement	Measures Implemented	How Compliance Has Been Achieved
a)	Identification of ecological protection areas, buffer zones and tree root protection areas, including physical means of protection	All ecological protection areas, buffer zones and Root Protection Areas (RPAs) were identified on approved plans prior to commencement of works. Protective measures included welded mesh exclusion fencing erected in accordance with BS5837:2012 and ecological fencing specification where relevant.	Details of mitigation areas are included in the Biodiversity Protection Zones and this is detailed as Exclusion Fencing. In addition, the Landscaping Strategy details Root Protection Zones.
b)	Working method statements for protected and priority species (e.g. nesting birds and reptiles)	Species-specific working methods were followed, including seasonal constraints and precautionary measures. A nesting bird check was undertaken prior to vegetation clearance, and a sensitive clearance methodology for reptiles was implemented where suitable habitat was present.	Vegetation clearance is confirmed to be timed outside the main nesting bird season where possible. Where clearance was required during the breeding season, checks by a suitably qualified ecologist were carried out immediately prior to works. Clearance was undertaken in a two-stage process under ecological supervision, ensuring no harm to protected or priority species occurred.
c)	Mitigation strategies agreed prior to determination (pre-construction and construction elements only)	All mitigation measures agreed with the local planning authority prior to determination were implemented in line with the approved strategy, limited to pre-construction and construction phases.	Mitigation measures such as timing restrictions, toolbox talks, and on-site ecological supervision were implemented prior to and during works. No deviation from the agreed mitigation strategy occurred during construction. Long-term or post-construction measures are addressed separately where relevant.
d)	Work schedules with timing requirements and details of ecological supervision	A construction programme was prepared identifying ecologically sensitive activities and timing constraints. The ECoW attended site at key stages including pre-commencement, vegetation clearance, and other high-risk activities.	Works were scheduled to avoid sensitive ecological periods where possible. Where ecological constraints applied, activities were only undertaken following confirmation from the ECoW. Records of ecological supervision were maintained, and works proceeded in accordance with the approved timetable.
e)	Key personnel, responsibilities and contact details	Key personnel were identified, including the Site Manager and appointed ecologist/ECoW, with defined roles and lines of responsibility. Contact details were provided and made available to all contractors.	The Site Manager was responsible for day-to-day compliance, supported by the ECoW who provided specialist ecological advice and site inspections. All site operatives were briefed on ecological responsibilities during induction and toolbox talks, ensuring awareness and compliance throughout construction.
f)	Timeframe for provision of a	A post-construction ecological compliance report has been	This is covered under Condition 21 that requires a compliance report to



compliance report including photographic evidence	prepared by the ecologist/ECOW and submitted to the local planning authority within the agreed timeframe.	be submitted within 3 months of construction being completed.
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It has therefore been demonstrated that the requirements of Condition 9 have been met and therefore the condition can be discharged.

Condition 10 – Hard and Soft Landscaping Plans

A Landscape Plan has been provided by Tir, detailing landscaping across the site. Details of how each item of the development has been addressed are identified in the table below.

Item	Details to be Shown / Provided
Location and canopy spread of existing vegetation	Location and current canopy spread of all existing trees and hedgerows within the site are detailed on the submitted landscaping plan.
Retained trees and hedgerows	Full details of all trees and hedgerows to be retained, including measures for their protection during construction is detailed on the landscaping plan. A buffer from all landscape features and trees has been provided.
Stand-off distances	Dimensioned stand-off distances from new development to important retained landscape features, including hedgerows and watercourses, are detailed on the landscaping plan.
Planting specification	Detailed planting specification and plan identifying all plant species, supply sizes, planting sizes and planting densities. This is detailed on the landscaping plan.
Finished levels	Finished site levels and contours. There is no buildings proposed and the finished levels of the site are not being amended.
Means of enclosure	Details of all means of enclosure, including security and deer-proof fencing. Fencing layouts must avoid isolating woodland, hedgerows and watercourses and must maintain functional green infrastructure connectivity to allow movement of larger wildlife species through the solar PV site. Details of the fencing are provided on the Site Block Plan Rev F and details the perimeter fencing.
Temporary construction areas	Location of temporary car parking areas and storage compounds. The area adjacent to the site entrance will be used for site parking and a temporary construction area.
Access and circulation	Details of all vehicle and pedestrian access routes and circulation areas within the site. These are already provided on the Site Block Plan.
Hard and soft surfacing	Details of all proposed hard and soft surfacing materials, drawing Figure 3, are submitted, and this confirms details of the hard surfacing.
Minor artefacts and structures	Location and details of minor artefacts and structures, including containers, storage units, signage and lighting, the Site Block Plan provides details of this together with Typical Battery Storage Unit Detail.
Services and utilities	Location of all proposed and existing services above and below ground of cabling has been provided within the Site Block Plan.

As such, it is formally requested that Condition 10 be discharged.



Condition 12 – Construction Management Statement

A Construction Management Statement has been prepared by Rappor and is submitted to support the discharge of this pre-commencement condition. The Statement provides a comprehensive framework for managing construction activities on site and includes specific measures to protect the natural environment throughout the construction phase. In particular, it sets out controls to minimise the generation and spread of dust, including covering loads and working areas, appropriate covering of stockpiled materials and the maintenance of plant and vehicles. Measures are also included to safeguard watercourses and surface waters, including pollution prevention controls, controlled storage of fuels and chemicals, emergency spill response procedures and the implementation of buffer zones where appropriate.

Condition 12 (Requirement 10) of planning permission 20/08618/FUL requires the submission of a photographic condition survey of the highway. At this stage, the construction programme is at an early preparatory phase, with no construction traffic or abnormal loads anticipated in the short term, and only once there is more certainty on the construction programme, which has a lead-in time.

The undertaking of a highway condition survey at this point would not align with the construction programme, as there remains a necessary lead-in period before any site deliveries or construction activities that could reasonably give rise to impacts on the local highway network. Requiring the survey now would therefore risk it becoming out of date by the time construction traffic is introduced, undermining its intended purpose.

In these circumstances, it is considered neither reasonable nor proportionate to require the photographic condition survey to be undertaken at this stage of the programme. It is therefore requested that Condition 12 be partially discharged, with all matters agreed save for the photographic condition survey, which will be submitted to and approved by the Local Planning Authority once the construction programme is confirmed.

The Construction Management Statement therefore satisfies the requirements of the condition and ensures that construction impacts are appropriately managed to protect nearby receptors, the wider environment and highway safety.

Condition 13 – Visibility Splays

Conditions 14 and 15– Details of Site Access (Solar Array)

Condition 16- Visibility Splays

Conditions 17 and 18 – Site Access Details (Grid Compound)

Construction access drawings and associated visibility splay details have been prepared and are submitted in support of the discharge of Conditions 13 to 18. The submitted drawings demonstrate that safe and suitable access to the site can be achieved, with appropriate visibility splays provided in accordance with adopted highway standards, and confirm that the proposals will not result in harm to highway safety or the free flow of traffic. It is noted that Condition 13 is not a condition requiring formal approval by the Local Planning Authority; however, the relevant information has been provided for completeness. On this basis, the submitted construction access and visibility splay information satisfies the requirements of the relevant conditions and enables Conditions 14 to 18 to be discharged.

Summary

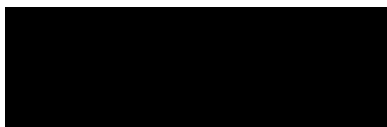
In summary, the submitted information satisfactorily addresses the requirements of the relevant planning conditions and it is therefore respectfully requested that Wiltshire Council formally confirms the discharge of Condition 5 (Drainage Strategy); Conditions 6 and 7 (Archaeological Works); Condition 8 (Landscape and Ecology Management Plan); Condition 9 (Ecological Construction Management Plan); Condition 10 (Hard and Soft Landscaping Plans); Conditions 14 and 15 (Details of Site Access – Solar Array); Condition 16 (Visibility Splays); and Conditions 17 and 18 (Details of Site Access – Grid Compound), pursuant to planning permission ref. 20/08618/FUL. It is respectfully requested that this application be determined within the



statutory timeframes, and should any further information or clarification be required to assist in the determination, please do not hesitate to contact me.

With Condition 12 (Construction Management Statement) being partially discharged to allow for a photo condition survey to be undertaken once there is certainty on the construction programme.

Yours faithfully,



**Oliver Gibbins BA (Hons) Dip TP
MRTPI**

Associate Director

Appendix 1: Correspondence with Assistant County Archaeologist