

Agenda item

PL/2024/05527 - Land South of Westwells Road, Westwells Road, Neston, SN13 9GB

- [Meeting of Strategic Planning Committee, Tuesday 10 February 2026 10.30 am \(Item 7.\)](#)

Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development.

Minutes:

Public Participation

- Morgyn Davies OBE spoke in objection to the application.
- Vic Steadman spoke in objection to the application.
- David Palmer spoke in objection to the application.
- Rob Silvester (Chief Revenue Officer, Ark) spoke in support of the application.
- John Charlesworth (Principal Civil Engineer, Stantec UK Ltd) spoke in support of the application.
- Tim Coxon (Design, Technology and Innovation Director, Ark Data Centres Ltd) spoke in support of the application.
- Cllr Alan Brown, Chairman of Corsham Town Council spoke in objection to the application.

Adam Madge, Principal Planning Officer, introduced a report which recommended that the application for the redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free

standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development be approved, subject to delegation to the Head of Development Management to complete an agreement for a BNG monitoring fee and planning conditions.

The officer illustrated the site location, the proposed development, and photographs of the existing site. Significant objections had been raised by third parties. These related to concerns regarding noise and lighting, the size and scale of the proposed development, the potential landscape impact, highway and parking issues, and matters of drainage and flood risk.

The presenting officer went on to outline the principal planning considerations. These included the size, design and overall form of the new building; the likely impact of the proposal on the surrounding area, including neighbouring residential properties; the anticipated traffic implications; the potential economic effects; and the adequacy of drainage arrangements together with any associated flood risk issues.

Paragraph 87 of the National Planning and Policy Framework (NPPF) was highlighted, which was relevant to the application. This stated that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This included making provision for:

a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections);

Officers had taken a balanced view, whilst the proposal was for a large building which would be able to be seen locally, issues of noise, light pollution and drainage had all been addressed. The proposal would provide an additional area of habitat creation and would provide additional employment. Therefore, the recommendation was to approve the application as detailed above.

Members of the public then had the opportunity to present their views to the committee as detailed above.

The unitary division Member, Cllr Peter Wragg (Corsham Without) spoke regarding the application. Cllr Wragg highlighted residents' concerns regarding the proposed development, noting that Westwells was a small hamlet whose historic separation from Spring Park had helped manage past impacts. He stated that the current proposal would extend development closer to Westwells Road and Rowan Lane, reducing this separation and altering local character, in contrast to previous Committee cautions and an appeal decision emphasising a modest transition between land uses. He raised continuing uncertainty around flood risk and drainage, urging Members to ensure conditions were clear and enforceable. He further noted that the building would be the largest at Spring Park to date and the first to project beyond the wooded hill, increasing perceived impacts such as noise, lighting, and visual intrusion. Referring to significant public engagement and relevant local and national planning policies, he stated that residents considered the proposal overbearing and harmful to character and amenity and asked the Committee to remain mindful of the local context when reaching its decision.

In response to public participation Rohit Singh, Principal Tech Officer Drainage Planning, summarised the outstanding flood risk matters, noting high pluvial flood risk on the site, insufficient baseline modelling, limited infiltration testing, defective

downstream drainage infrastructure, and the absence of construction phase drainage and pollution controls.

He outlined a series of recommended conditions to address these evidence gaps, including further infiltration testing at the proposed pond location, 12 month groundwater monitoring, a hydrogeological risk register, 1D/2D hydraulic modelling, assessment of residual flood routes, investigation of alternative overland flow paths to avoid loading defective private networks, and a construction phase surface water management plan. The officer confirmed that although gaps currently remained, all could be resolved through conditions.

Planning officers also advised the Committee that seven enforceable conditions, six relating to permanent drainage and one to construction, provided appropriate safeguards regarding drainage, including prior to commencement triggers. They confirmed that sufficient information existed to enable a decision, and that non compliance with the drainage conditions would lawfully prevent the development from commencing.

Members of the Committee then had the opportunity to ask technical questions of the officer.

The Committee held an extensive discussion regarding whether the application site should be regarded as previously developed (brownfield) land, with Members noting conflicting conclusions in past appeal decisions and uncertainty over the site's history and status. Planning officers advised that a 2021 Planning Inspector's decision, which concluded the land met the NPPF definition of previously developed land due to surviving structures and fixed surfaces, carried significant weight and had not been legally challenged. Legal officers confirmed that the NPPF definition focused on the presence of former permanent structures rather than the passage of time, and that there was no formal legal designation of "Greenfield status"; they emphasised that no evidence had been provided to demonstrate any lawful agricultural use following historic correspondence.

Members also raised concerns about flood risk testing, enforcement of conditions, fuel storage and bunding, employment estimates, Building Research Establishment Environmental Assessment Method (BREEAM) ratings, transitional landscape character, and access matters. Officers explained the mechanisms for enforcing pre commencement conditions, confirmed that sequential testing for surface water flood risk was no longer required under updated national guidance, and stated that biodiversity net gain would be secured through a separate legal agreement.

Clarifications were also provided on fuel storage (including bunded HVO tanks), site orientation, proximity to neighbouring communities, and the limits of conditioning matters not agreed between landowners. The Chairman reiterated that, in officers' view, sufficient information existed to enable a decision, with enforceable conditions providing appropriate safeguards.

Cllr Dominic Muns, proposed the officer recommendation to approve the application, this proposal included the omitted plan list from condition 2 (published in agenda supplement 1). Cllr Stewart Palmén, seconded the proposal, and requested the addition of a condition requiring details on emergency fuel stores including bunding, the final wording of which would be delegated to officers. This was accepted by Cllr Dominic Muns as a friendly amendment.

During the debate, Members raised concerns regarding potential noise impacts from extended operation of the backup generators, proposing an additional condition to restrict testing to daytime hours (9.00am to 6.00pm, Monday to Friday) and ensure minimal disturbance to nearby residents. There was also a suggestion for financial penalties. Officers advised that financial penalties could not lawfully be imposed through planning conditions but confirmed that a condition limiting generator testing to specified daytime hours would be enforceable and reasonable; this amendment was formally proposed by Cllr Chirs Brautigam, seconded by Cllr Ernie Clark, and accepted as a friendly amendment to the main motion.

Members also queried whether land to the south was within the applicant's control, whether covenants could be applied to such land (officers confirmed they could not), and whether alternative locations within the existing Spring Park campus had been fully explored. Officers clarified that the "P5" area already benefited from extant permission for a separate data centre building and that the Committee must determine the application before it rather than consider hypothetical alternatives.

Concerns were also raised regarding proximity to residential properties and a children's play area, with officers reiterating that these matters formed part of the overall planning balance. The Committee then voted on the officer recommendation, incorporating the updated plan list, a fuel bunding condition, and the agreed generator testing restriction. It was,

Resolved:

That planning permission be GRANTED, subject to delegation to the Head of Development Management for the completion of an agreement covering the matters set out in this report relating to a BNG monitoring contribution, and subject also to the planning conditions listed below.

CONDITIONS

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:

Document/Report	Author/Consultant	Reference	Date	Version
Proposed Fire Suppression Plant, Layout, Elevation & Sections	Hale Architecture	HAL-SPP6-FSP-00-DR-A-100190	07 May 2024	P1
Proposed Typical Generator Layout & Elevation	Hale Architecture	HAL-SPP6-GEN-00-DR-A-100150	07 May 2024	P1
Proposed Splitter Building South Layout & Elevations	Hale Architecture	HAL-SPP6-SBS-00-DR-A-100180	07 May 2024	P1
Proposed HV/LV Switchroom Layout & Elevations	Hale Architecture	HAL-SPP6-SR-00-DR-A-100140	07 May 2024	P1
Site Location Plan	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000001	07 May 2024	P1
Existing Site Plan	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000002	07 May 2024	P1
Existing Site Cross Sections	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000004	07 May 2024	P1
Constraints Plan	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000005	07 May 2024	P1
Proposed Masterplan	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000006	15 October 2024	P2
Proposed Site Plan	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000007	15 October 2024	P2
Proposed Site & Landscape Cross Section	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000008	15 October 2024	P2
Proposed Hard & Soft Landscaping Plan	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000009	15 October 2024	P2
Proposed Boundary Treatment Plan	Hale Architecture	HAL-SPP6-SW-XX-DR-A-000010	15 October 2024	P2
Proposed VRC Ground Floor & Elevations	Hale Architecture	HAL-SPP6-VRC-XX-DR-A-100130	07 May 2024	P1
Proposed Water Treatment Plant & Splitter Building Lay out & Sections	Hale Architecture	HAL-SPP6-WTP-XX-DR-A-100160	07 May 2024	P1
Proposed Water Treatment Plant & Splitter building Elevations	Hale Architecture	HAL-SPP6-WTP-ZZ-DR-A-100260	05 July 2024	P1
Proposed Data Centre Ground Floor GA Plan	Hale Architecture	HAL-SPP6-ZZ-00-DR-A-100000	07 May 2024	P1
Proposed Data Centre First Floor Plan	Hale Architecture	HAL-SPP6-ZZ-01-DR-A-100010	07 May 2024	P1
Proposed Data Centre Second Floor Plan	Hale Architecture	HAL-SPP6-ZZ-02-DR-A-100020	07 May 2024	P1
Proposed Data Centre Third Floor Plan	Hale Architecture	HAL-SPP6-ZZ-03-DR-A-100030	07 May 2024	P1
Proposed Data Centre Roof Plan	Hale Architecture	HAL-SPP6-ZZ-04-DR-A-100040	07 May 2024	P1
Proposed Data Centre PV Proposal	Hale Architecture	HAL-SPP6-ZZ-04-DR-A-100060	15 October 2024	P1
Proposed Elevations - Data Centre	Hale Architecture	HAL-SPP6-ZZ-ZZ-DR-A-100050	15 October 2024	P03

Detailed Soft Landscape Plan (10 sheets total)	Environmental Dimension Partnership	edp7897_d021j	04 December 2024	J
Cross Section Through Wall (2 sheets total)	Environmental Dimension Partnership	edp7897_d023a	21 January 2025	A
External Lighting Report	JCA Engineering	9123.0800.000.010.JCARD0C.001.R07	23 October 2025	P07
Landscape and Ecological Management Plan	Tyler Grange	15116_R14_VKC	29 October 2025	-
Construction Environmental Management Plan	Tyler Grange	15116_R15a_SC	28 October 2025	-

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

3) No development above ground level shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4) Prior to the commencement of development above ground level details shall be provided of the proposed retaining wall positioned on the eastern edge of the site. Such detail shall include the materials to be used and a cross-section and elevation perspective.

Reason: In order to assess the retaining walls impact on the surrounding landscape.

Highways

5) No development shall commence until a Construction Traffic Management Plan (to include details of all development phases) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:

- a) Construction vehicle numbers, type, routing;**
- b) Access arrangements to the site;**
- c) Traffic management requirements**
- d) Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas);**
- e) Siting and details of wheel washing facilities;**
- f) Cleaning of site entrances, site tracks and the adjacent public highway;**
- g) Timing of construction activities (including delivery times and removal of waste);**
- h) Provision of sufficient on-site parking prior to commencement of construction activities;**
- i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;**

Reason: In the interest of highway safety

6) Prior to any approved access as shown on the approved plans being brought into operational use other than construction full details of the approved off-site works generally shown on the approved highway plan IMA-22-188-RevB shall be submitted to and agreed in writing by the Local Planning Authority and constructed in accordance with the approved details.

Reason: In the interest of highway safety

7) No development shall be brought into use until such time as a Full Travel Plan including the appointment of a Travel Plan Co-ordinator and monitoring has been submitted to and approved in writing by the Local Planning Authority.

Reason: To promote and support sustainable travel and a genuine choice of travel modes.

8) No development shall be brought into use until such time as a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to minimise highway impacts to adjacent premises.

9) Prior to first use of the development hereby approved, a Car Park Management Strategy for all matters related to car parking including number of spaces, layout, EV provision and enforcement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Management Plan shall be implemented in accordance with the approved details.

Reason: In the interests of road safety and to prevent obstruction of the highway and access route by inappropriate overspill parking.

Informative

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW Team at Wiltshire Council.

Landscaping

10) No development above ground level shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure with the exception of the perimeter security fencing and the proposed retaining wall positioned on the eastern edge of the site;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in

order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the

development and the protection of existing important landscape features.

11) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) 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 occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Trees

12) All works carried out on site shall comply with the Arboricultural Impact Assessment written by EDP and dated May 2024.

Reason: To ensure the protection of the existing trees on site.

Drainage

13) No development shall commence until BRE 365-compliant infiltration tests have been undertaken at the exact proposed soakaway locations and depths. Results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure infiltration feasibility and compliance with sustainable drainage principles, reducing flood risk in accordance with NPPF, PPG, and Core Policy 67.

14) Within three months of commencement, a groundwater monitoring plan shall be submitted and approved by the LPA. The plan shall include installation details, baseline readings, and a 12-month monitoring schedule.

Reason: To confirm groundwater conditions and safeguard against groundwater flooding, in accordance with NPPF, PPG, and Core Policy 67.

15) Prior to commencement, an updated hydrogeological risk register and design constraints shall be submitted to and approved by the LPA, incorporating MoD/DIO advice.

Reason: To ensure the drainage design accounts for hydrogeological risks and mine workings, in accordance with NPPF, PPG, and Core Policy 67.

16) Prior to occupation, a detailed 1D/2D hydraulic model comparing baseline and post-development scenarios shall be submitted and approved by the LPA. The model shall include exceedance flow routing, safe pathways, and calibration using recent local storm data.

Reason: To ensure the development manages exceedance flows safely and does not increase flood risk elsewhere, in accordance with NPPF, PPG, and Core Policy 67.

17) Within 3 months of the proposed drainage strategy becoming operational an implementation assessment shall be carried out, submitted and agreed with the local planning authority which shall set out how the drainage strategy is operating and assess its effectiveness in providing a drainage solution to the site. In the event that this identifies deficiencies in the drainage strategy a replacement surface water drainage scheme, incorporating any necessary off-site works, shall be submitted to and approved in writing to the local planning authority. The submitted details shall:

(i) Provide design storm period and intensity, discharge control measures, and pollution prevention measures.

(ii) Include a timetable for implementation.

(iii) Include a management and maintenance plan for the lifetime of the development. This plan shall include a SuDS asset register, inspection and maintenance schedules, responsibilities, access arrangements, and emergency procedures for exceedance/fail-safe operation, aligned with CIRIA SuDS Manual C753 and Wiltshire guidance.

Such a scheme shall be implemented within 12 months of the approval in writing by the local planning authority.

Reason: To provide a fallback drainage solution, in the event of any identified issues with the proposed scheme and to ensure flood risk is managed throughout the lifetime of the development, in accordance with NPPF, PPG, and Core Policy 67.

18) The development shall not connect to any private drainage systems downstream of the site. A compliance statement confirming this shall be submitted and approved by the LPA prior to commencement.

Reason: To prevent increased flood risk to third-party land and ensure lawful discharge arrangements, in accordance with NPPF, PPG, and Core Policy 67.

19 No development (including groundworks or site setup) shall commence until a Construction Surface Water Management Plan (CSWMP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the LLFA.

The CSWMP shall include:

- 1. Temporary surface water drainage and storage**
 - Measures for capturing and managing runoff during construction, including indicative layouts of temporary controls and temporary attenuation/storage volume calculations for each phase.**
- 2. Sediment and pollution control**
 - Provisions for silt control, wheel wash runoff management and pollution prevention (including concrete washout and fuel/chemical containment).**
- 3. Construction phase exceedance routing**
 - Arrangements for directing overland flows safely during heavy rainfall.**
- 4. Phasing**
 - Timing for installing temporary drainage and transitioning to permanent SuDS.**
- 5. Maintenance and responsibilities**
 - Inspection and maintenance procedures for temporary drainage and the roles responsible.**

The development shall be carried out in accordance with the approved CSWMP, and temporary measures shall be retained until the permanent drainage system is fully operational

Reason: To ensure surface water is safely managed during the construction phase and to prevent increased flood risk or pollution, in accordance with the NPPF, PPG and Wiltshire Council LLFA requirements.

20) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the

local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water

pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 180 of the National Planning Policy Framework.

Informative- Environmental Permitting

This development will require a permit under Environmental Permitting (England and Wales) Regulations (2016) from the Environment Agency. We recommend that the applicant contacts Environment Agency to discuss the issues likely to be raised.

Informative- Contaminated materials

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which

includes:

- Duty of Care Regulations 1991**
- Hazardous Waste (England and Wales) Regulations 2005**
- Environmental Permitting (England and Wales) Regulations 2016**
- The Waste (England and Wales) Regulations 2011**

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005

'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If you receive (or reject) any hazardous waste, you must send a report to the Environment Agency. These are known as 'returns'. If you dispose of hazardous waste at the premises where it's produced you may also need to send returns. You should follow the guidance provided here: [Hazardous waste: consignee returns guidance](#)

Informative- Water efficiency

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills. We endorse the use of water efficiency measures especially in new

developments. Use of technology that ensures efficient use of natural resources could support the

environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

21) All lighting within the site shall accord with guidance contained within the JCA report (9123.0800.000.010.JCARD0C.001.R07), dated the 23 October 2025 which demonstrates that the lighting scheme will meet the requirements for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light".

Reason: In the interests of preventing light pollution.

22) Noise levels at the site shall not exceed the predicted noise level range as set out in the acoustic report carried out By SWECO for the site and dated the 17/5/2024.

Reason: To protect the amenity of residential properties close to the site.

Archaeology

23) No development shall commence within the area indicated by application PL/2024/05527 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

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

Informative

The work is to be carried out following the Standard and Universal guidance for archaeological field evaluation as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

It should be made clear that, in this case, the archaeological field evaluation forms the first stage of possible further archaeological mitigation. Further archaeological investigation may be required either prior to or during construction or both. This will be dependent on the results of the archaeological evaluation undertaken prior to construction. Analysis and reporting commensurate with the significance of the archaeological results of further mitigation may also be required.

24) The development shall be used as a data centre and for no other purpose including any other purpose in Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The development has been assessed as a data centre and the effect of other uses could potentially impact differently on the wider environment and neighbouring amenity

Ecology conditions

25) 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 the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase,

including but not necessarily limited to, the following:

- a. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.**
- b. Working method statements for protected/priority species, such as nesting birds and reptiles.**
- c. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.**
- d. Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.**
- e. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).**
- f. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.**

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

26) The development will be carried out in strict accordance with the following documents:

- **Statutory Biodiversity Metric. June 2024. Tyler Grange**
- **Proposed Site Plan HAL-SPP6-SW-XX-DR-A-000007. May 2024. Hale Architecture**
- **Proposed Masterplan HAL-SPP6-SW-XX-DR-A-000006. May 2024. Hale Architecture**
- **Detailed Soft Landscaping Plan. April 2024. EDP**
- **External Lighting report. October 2025. JCA**
- **Ecological Enhancement Plan. October 2025. Tyler Grange**

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

27) Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

28) No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

- **a non-technical summary;**
- **the roles and responsibilities of the people or organisation(s) delivering the HMMP;**
- **the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain**

Plan and schedule for implementation;

- **the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development;**
- and**

- the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period, has been submitted to, and approved in writing by, the local planning authority.

No construction shall commence until the habitat creation and enhancement works set out in the approved HMMP have been implemented in accordance with the timeframes set out in the Landscape and Ecological Management Plan required to be submitted to discharge Condition 18.

The created and/or enhanced habitat shall be managed and maintained in accordance with the statutory HMMP at all times thereafter.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

29) Details of onsite fuel storage infrastructure shall be submitted to and approved in writing by the local planning authority prior to their installation onsite. Such details shall include the location, specification, capacity, and number of fuel storage tanks, as well as confirmation of the maximum amount of fuel that allowance is being made to store onsite.' The Storage infrastructure as is approved shall be installed in accordance with the approved details and shall be retained as such for the lifetime of the development.

Reason: In the interests of ensuring the safe provision of fuel storage on the site

30. The testing of back-up generators for maintenance purposes shall only take place during daytime hours (defined as 09:00 to 18:00) Monday to Friday and not at all at weekends.

Reason: In the interests of amenity of nearby residents

The Chairman adjourned the meeting at 12.40pm for a 30 minute lunch break.

Cllr Kymee Cleasby left the meeting at 12.40pm.

Cllr Christopher Newbury left the meeting at 12.40pm.

The meeting reconvened at 1.10pm.

Supporting documents:

- [PL.2024.05527 - Land South of Westwells Road - Cttee report - 10.02.26, item 7. PDF 345 KB](#)
- [PL.2024.05527 - Appendix A - Original cttee report - 16.12.25, item 7. PDF 1 MB](#)

- [PL.2024.05527 - Appendix B - Objectors rebuttal of cttee report - 14.12.25, item 7. PDF 1 MB](#)
- [PL.2024.05527 - Appendix C - Applicants technical note in response to updated drainage officer comments, item 7. PDF 205 KB](#)
- [PL.2024.05527 - Location Plan, item 7. PDF 785 KB](#)
- [PL.2024.05527 - Aerial Plan, item 7. PDF 1004 KB](#)
- [PL.2024.05527 - Addendum to officer report for agenda item 7 - 10.02.06, item 7. PDF 111 KB](#)