



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/03471
Decision Date: 30/10/2025

Applicant:	Esturmy Construction Limited Newmark, One Fitzroy, 6 Mortimer Street, London, United Kingdom, W1T 3JJ
Particulars of Development:	Erection of a ground mounted photovoltaic array, creation of a drainage lagoon and soakaway; installation of a water mains connection; installation of subterranean connecting services and above ground pathways; landscape improvements including enhanced greening and tree planting; and other associated works.
At:	North Park, Savernake, Marlborough, SN8 3BE

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following 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 and documents:

- Surface Water Drainage Strategy (ref. 1896/10/RM)
- Energy Statement (dated 07 November 2024)
- Energy Strategy (dated 17/11/2024)

- Renewable Resource Assessment (dated 13 Feb 2025)
- Archaeology Statement (ref. 170225)
- PV Panel Specification Sheet (ref. EN_DS-M10T-B72HSW-202402_6)
- Preliminary Ecological Appraisal (dated January 2025)
- Proposed Habitats Plan (ref. EBD-4220-DR003 no Rev)
- Impacts Plan (ref. EBD-4220-DR002 no Rev)
- Statutory Biodiversity Metric (dated 30 January 2025)
- Flood Risk Assessment (Revision D)
- Drainage Lagoon Concept Plan (ref. 79253.2.R16.1.1 Rev 2)
- Drainage Lagoon Concept Sections (ref. 79253.2.R16.1.2 Rev 2)
- Drainage Lagoon Working Areas Plan (ref. 79253.2.R16.1.3 Rev 2)
- Drainage Lagoon Internal Lining Plan (ref. 79253.2.R16.1.4 Rev 2)
- Tree Survey and Impact Assessment (ref. 2307-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevA)
- Arboricultural Method Statement (ref. 2307-KC-XX-YTREE-MethodStatement-RevA)
- Tree Constraints Plan (ref. 2307-KC-XX-YTREE-TCP01 Rev 0)
- Tree Protection Plan (ref. 2307-KC-XX-YTREE-TPP01 Rev A)
- Landscape Sections (ref. THL001-MWA-XX-XX-DR-L-2005 Rev 03)
- Landscape Visual Appraisal (ref. MWA-22.02.002 Rev 05)
- Location Plan (ref. THL001-MWA-XX-XX-DR-L-2000 Rev 12)
- Planting Plan (ref. THL001-MWA-XX-XX-DR-L-2003 Rev 02)
- Proposed Landscape Plan (ref. THL001-MWA-XX-XX-DR-L-2001 Rev 07)
- Registered Parks and Gardens Context (ref. THL001-MWA-XX-XX-DR-L-2012 Rev 00)
- Proposed PV Layout Plan (ref. TH-01 Rev A)
- Solar PV Panel Mounting Table Details (ref. TH-02 Rev B)
- Solar PV Mounting Table Detailed Section (ref. TH-03 no Rev)

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

- 3** The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme;
- iv. Site working hours and a named person for residents to contact;

- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.

There shall be no burning undertaken on site at any time. There shall be no use of artificial lighting during construction and operation.

Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 4** 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.

The development shall not be first brought into use until the habitat creation and enhancement works set out in the approved HMMP have been implemented.

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.

- 5** No development shall commence until an Ecological Mitigation and Enhancement Plan (EMEP) has been submitted to and approved in writing by the Local Planning Authority. The EMEP shall detail the measures to be implemented to protect legally protected species and their habitats during both the construction and operational phases of the development. It shall also include proposals for ecological enhancement, monitoring, and long-term management.

The development shall be carried out in full accordance with the approved EMEP.

REASON: To ensure the protection of legally protected species and their habitats, and to secure ecological enhancements in accordance with national and local biodiversity objectives.

- 6** No development shall commence within the area indicated by application PL/2025/03471 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.

- 7 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development until, a Tree and Hedgerow Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of measures to protect all existing hedgerows, trees, and woodland within and adjacent to the site during the construction phase. The protection measures shall be in accordance with the principles and guidance set out in British Standard BS 5837:2012 – Trees in relation to design, demolition and construction – Recommendations.

The protective fencing shall be erected in accordance with the approved details prior to any site clearance or construction activity. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

REASON: To ensure the retention and protection of existing trees, hedgerows, and woodland features which contribute to the character, biodiversity, and landscape quality of the site and its surroundings, particularly given its location within the North Wessex Downs National Landscape and the setting of designated heritage assets including the Grade II Registered Park and Garden and Grade I listed Tottenham House.

- 8 No works to install the drainage lagoon hereby approved shall occur, until detailed design information has been submitted to and approved in writing by the local planning authority. This information shall include: plans showing existing and proposed ground levels, including a cross-section drawing through the proposed drainage lagoon; the grading of the drainage lagoon profiles and edge; dam structures and associated earthworks; proposed final method(s) of supplying the drainage lagoon; proposed outfalls; any existing trees to be removed; and proposed planting and / or ecological habitat. The drainage lagoon shall be constructed strictly in accordance with the approved information.

Prior to the commencement of construction of the drainage lagoon hereby approved, detailed design information shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- Plans showing existing and proposed ground levels, including cross-sections through the proposed lagoon;
- Grading and profiling of the lagoon edges and base;
- Details of any dam structures and associated earthworks;
- Proposed method(s) of supplying water to the lagoon and details of any outfalls;

- Identification of any existing trees to be removed;
- Details of proposed planting and/or ecological habitat creation and timetable for implementation.

The drainage lagoon shall be constructed strictly in accordance with the approved details.

REASON: To ensure the drainage lagoon is designed and constructed to a high standard that safeguards flood risk management, landscape character, and biodiversity, and to protect the setting and significance of designated heritage assets including the Grade II Registered Park and Garden of Tottenham House and the Grade I listed Tottenham House itself, located within the North Wessex Downs National Landscape.

- 9 Prior to the planting of any approved trees, detailed specifications of the proposed tree planting pits shall be submitted to and approved in writing by the Local Planning Authority. The details shall include dimensions, soil preparation, drainage, staking, and protection measures, including grazing protection where relevant. All tree planting shall be carried out in accordance with the approved details.

REASON: To ensure the successful establishment and long-term health of new trees, and to protect the landscape character and ecological integrity of the site, which lies within the North Wessex Downs National Landscape and forms part of the setting of designated heritage assets including the Grade II Registered Park and Garden of Tottenham House and the Grade I listed Tottenham House.

- 10 Prior to the installation of any photovoltaic (PV) panels or associated above-ground infrastructure, final specifications shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include materials, finish, and any anti-glare measures to be incorporated. The development shall be carried out in accordance with the approved specifications.

REASON: To ensure that the visual impact of the PV array and associated infrastructure is minimised, particularly in relation to the sensitive landscape setting within the North Wessex Downs National Landscape and the proximity to designated heritage assets including the Grade II Registered Park and Garden of Tottenham House and the Grade I listed Tottenham House.

- 11** Within three months of the Mains Water Connection hereby approved being installed, the land shall be restored to its condition prior to installation unless, within that three-month period, a restoration scheme and timetable have been submitted to and approved in writing by the Local Planning Authority. In such a case, restoration shall be carried out in accordance with the approved scheme and timetable.

REASON:

In the interests of the visual amenity of the North Wessex Downs National Landscape and the grade II* listed Tottenham House Registered Park and Gardens.

- 12** Within three months of the photovoltaic (PV) array hereby approved ceasing to be operational, becoming obsolete, or no longer in use, all associated panels and infrastructure shall be permanently removed from the site. The land shall be restored to its condition prior to installation unless, within that three-month period, a restoration scheme and timetable have been submitted to and approved in writing by the Local Planning Authority. In such a case, restoration shall be carried out in accordance with the approved scheme and timetable.

REASON:

In the interests of the visual amenity of the North Wessex Downs National Landscape and the grade II* listed Tottenham House Registered Park and Gardens.

- 13** No external lighting shall be installed on site.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site which is within the North Wessex Downs National Landscape and the grade II* listed Tottenham House Registered Park and Gardens.

- 14** If, during the course of development, contamination is found that was not previously identified, all development on the site shall cease until such time as an investigation has been carried out and a written report submitted to and approved by the Local Planning Authority, any remedial works recommended in that report have been undertaken and written confirmation has been provided to the Local Planning Authority that such works have been carried out. Construction shall not recommence until the written agreement of the Local Planning Authority has been given following its receipt of verification that the approved remediation measures have been carried out.

REASON: To ensure that any unexpected contamination is appropriately identified and mitigated in the interests of public health, environmental protection, and the safe development and use of the site, in accordance with national guidance and local planning policy.

- 15** All soft landscaping comprised in the approved details of landscaping as shown on drawing reference THL001-MWA-XX-XX-DR-L-2003 Rev 02, shall be carried out in the first planting and seeding season following the completion of the development; 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 as the site is located within the North Wessex Downs National Landscape and the grade II* listed Tottenham House Registered Park and Gardens

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)