



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/01089
Decision Date: 08/08/2025

Applicant:	The Secretary of State for Defence Aspire Business Centre, Ordnance Road, Tidworth, United Kingdom, SP9 7QD
Particulars of Development:	Development of a ground mounted photovoltaic solar array.
At:	Land Adjacent to Lambdown Terrace, Swinton Barracks, Perham Down, Wiltshire, SP11 9JN

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:

Application form received 03/02/2025

Site location plan Drg no 34-PXZ600-43-GA-A1-009 A received 03/02/2025

Proposed site plan Drg 34-PXZ600-43-GA-A1-007 A received 03/02/2025

Proposed substation location Drg no 01_04081_2997_0 received 17/04/2025

Landscape proposal plan Drg no 34-PXZ600-43-GA-L1-100 A received 03/02/2025

Mechanical drawing/section through panel framing Drg no LXP-EN-2106-11-M-03 received 03/02/2025

Levels information Drg no 34-PXZ600-43-GA-A1-008 A received 03/02/2025

Construction compound Drg no 34-PXZ600-43-GA-W6-001 A received 17/04/2025

Planning statement received 03/02/2025

Design and access statement

BNG metric received 17/04/2025

BNG letter received 17/04/2025

Ecology Mitigation and Enhancement Plan received 17/04/2025

Bird survey report received 03/02/2025

Reptile report received 03/02/2025

Landscape visual appraisal received 03/02/2025

Landscape strategy received 03/02/2025

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

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

The development shall be carried out in accordance with the agreed details for the CMP

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

- 4** An assessment of the acoustic impact arising from the operation of the ground mounted photovoltaic solar array shall be undertaken in accordance with BS4142:2014 +A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- - 23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptor. The assessment shall be submitted to the Local Planning Authority prior to construction commencement together with a scheme of attenuation measures to demonstrate the development can achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The attenuation scheme shall be approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the agreed details

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

- 5** 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.

- 6** No development shall commence within the area indicated by the red line boundary on Scott Brownrigg Ltd's 'Proposed Site Plan' Drawing Ref: 34-PXZ600-43-GA-A1-007, Revision A 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 in writing by the Local Planning Authority;

The programme of archaeological work should comprise:

i) Exploratory archaeological investigation prior to the commencement of development to identify any areas of archaeological interest that will be harmed by the proposed development

ii) Further archaeological investigation of areas of archaeological interest either prior to or during development

iii) A programme of post-excavation assessment, analysis, reporting, publication and archiving commensurate with the significance of the archaeological results.

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible in accordance with Paragraph 211 of the NPPF.

- 7** The construction route to build the solar array for the development hereby permitted shall be in accordance with the submitted and approved amended construction traffic management plan reference 34-PXZ600-43-RT-W6-001 02 received 17/04/2025

REASON: In the interests of highway safety

- 8** The permission hereby granted shall be for a temporary period and shall expire 40 years from the date that electricity from the development is first exported to the electricity distribution network ('First Export Date') or no later than 44 years from the date of this decision, whichever is the soonest. Written confirmation of the First Export Date shall be provided to the Local Planning Authority no later than 1 calendar month after that First Export Date. Within 6 months of the date of expiry of this planning permission, or, if sooner, the cessation of the use of the solar panels for electricity generation purposes for a continuous period of 6 months (to be the 'decommissioning date'), the solar panels together with any supporting/associated infrastructure including the transformers, substation, security equipment, poles and fencing shall be removed from the land and the land restored to its an agricultural condition in accordance with a scheme of work that shall have been submitted to the local planning authority for approval not less than six months prior to the decommissioning date. The scheme of work shall include a restoration plan and a decommissioning scheme that takes account of a recent ecological survey as well as providing details of hours of work, and proposals to control the highways and environmental impacts of the decommissioning process. The decommissioning shall then take place in accordance with the approved scheme of work.

REASON: In the interests of amenity and to ensure the removal of solar equipment when no longer needed or obsolete, for the appropriate management of landscape, residential and ecological receptors.

- 9** 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 including for hedges, woodland, retained grassland and reptile habitat.
- b) Details of physical means of protection of ecological protection areas/ buffer zones.
- c) Working method statements for protected/priority species, such as nesting birds and reptiles.
- d) Mitigation strategies already agreed with the local planning authority prior to determination, such as for the temporary construction compound, calcareous grassland, neutral grassland, reptiles and birds. this should comprise the pre-construction/construction related elements of strategies only.
- e) 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.
- f) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- g) 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.

- 10** 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 Plan shall be prepared in accordance with the approved Ecological Mitigation and Enhancement Plan and seek to deliver all mitigation and enhancement measures in accordance with the Ecological Impact Assessment. The plan will include but not necessarily be limited to, the following:

- a. A construction compound calcareous grassland restoration strategy.
- b. Long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development.

c. Mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

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.

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

- Section 5 of the Perham Down PV. Ecological Appraisal Report Revision V.1.1. (SLR, 29 November 2024). Once agreed.
- Ecological Mitigation and Enhancement Plan. Mitigation Features. Revision 1.3. (KBR Aspire Defence, 2 July 2025). Figures, 2B and 3. (KBR Aspire Defence, April 2025).
- 34-PXZ600-43-GA-W6-001 A Construction Compound. (KBR Aspire defence, 08/04/2025)

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

12 Prior to decommissioning the site, an ecological assessment report detailing site recommendations will be submitted to and approved in writing by the Local Planning Authority. The site will only be decommissioned in accordance with the approved report.

REASON: To safeguard the future ecological value of the application site subsequent to decommissioning

13 Prior to decommissioning the site, a traffic management plan for vehicles to be used in the deconstruction of the development hereby approved shall be submitted to and agreed in writing with the Local Planning Authority.

REASON: In the interests of highway safety

- 14** The development should be carried out strictly in accordance with the Arboricultural

Report dated 19 November 2024 Rev 03 received 04/02/2025. The trees must be protected in accordance with the agreed report/statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

- 15** No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing.

The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats and in the interests on neighbour amenity.

- 16** The development shall be carried out in accordance with the approved landscaping plan and strategy.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first operation of the development or the completion of the development whichever is the sooner, unless otherwise agreed in writing by the Local Planning Authority. 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.

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

Informative

- 1** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 2** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Informative

- 3** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 4** The applicant is requested to note that the submitted Highways Condition Survey has been saved on file and will refer back to if required. The Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

Informative

- 5** The applicant is requested to note the concerns raised regarding the siting of CCTV to ensure that the CCTV does not directly face or compromise the privacy of neighbouring residential properties.

Níc 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](#)