



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/08481
Decision Date: 27 January 2025

Applicant:	Eden RB Solar Ltd
Particulars of Development:	Development of a solar farm of up to 40MW ac of export capacity, comprising the installation of solar photovoltaic panels, associated infrastructure and associated works including grid connection.
At:	Land at Red Barn, East of Kington St Michael, Chippenham

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:

Conditions: (30)

1 Scope of permission

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 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 sooner. 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, the solar panels together with any supporting/associated infrastructure including the substations, DNO substation, customer cabin, spare parts container, security equipment, poles and fencing shall be removed from the land and the land restored to its former agricultural condition in accordance with a scheme of work to be submitted to, and approved in writing by, the local planning authority. The scheme of work, including a restoration plan and a decommissioning scheme that takes account of a recent ecological survey, shall be submitted to the local planning authority not less than six months before the removal of the installation.

REASON: In the interests of amenity and the circumstances of the use and to ensure the long-term management of and ecological features retained and created by the development and in the interests of the significance of the heritage assets, their setting and the wider landscape.

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

Plans for approval	Drawing no.
Site location plan	TOR-XX-XX-P-L-002 Rev C
Solar farm layout plan	EDR1008-101 Rev AB
Landscape planting plan	TOR-XX-XX-P-L-001 Rev S
PV array details	EDR1004-200
Fixed-tilt array details (2P)	EDR1008-202
Fixed-tilt array details (3P)	EDR1008-201
40ft (12.2m) central inverter substation details	EDR1008-206 Rev A
Customer substation building details	EDR1008-210 Rev B
Distribution network operator container details	EDR1008-211 Rev B
Customer cabin details	EDR1008-212 Rev B
Fence and gate details	EDR1008-214 Rev O
Security camera plan	EDR1008-215 Rev A
Maintenance road details	EDR1008-216
Hedge crossing details	EDR1008-217
Spare parts container details	EDR1008-222 Rev B
A350 Western Land Parcel – Proposed site access arrangement	2201-050 SK01 Rev D
A350 Eastern Land Parcel – Proposed site access arrangement	2201-050 SK02 Rev D
Southern Land Parcel – Proposed site access arrangement	2201-050 SK03 Rev D
Southern Land Parcel – Existing junction improvements	2201-050 SK04 Rev C
Proposed Day's Lane Operational Access – Existing Junction Arrangement	2201-050 SK05 Rev A

Construction vehicle route	2201-050 Figure 3.1
Indicative Traffic Sign Management Plan: Access Construction	2201-050 SK13 Rev A
Indicative Traffic Sign Management Plan: Solar Construction	2201-050 SK14 Rev A
Allington Lane Audit passing area & signage plan	2201-050 SK15 Rev A
Tree protection plans	Tree Protection Plans PRI23824-03 Sheets 1 of 20 – Sheet 20 of 20
Drainage Strategy Page 1 of 2	20868-RAP-XX-XX-DR-D-3100 Rev P11
Drainage Strategy Page 2 of 2	20868-RAP-XX-XX-DR-D-3101 Rev P11
Documents for approval	
Biodiversity Net Gain metric 4.0	30 April 2024
UK HabTable & Woodland Conditions Sheets 20240430	20240430
Environmental Statement	September 2023
ES Technical Appendix A1a Heritage desk- based Assessment	April 2024
ES Technical Appendix A2 Geophysical Survey Report	October 2021
ES Technical Appendix A3 Archaeological Evaluation	CR1477_ Rev B April 2024
ES Technical Appendix Ba Landscape and visual assessment	April 2024
ES Technical Appendix C1a Full Ecological Assessment	V10 April 2024
ES Technical Appendix C2 Bat report	July 2023 (Updated Sep 2023)
ES Technical Appendix C3 Breeding Bird Survey	V3 October 2023
ES Technical Appendix C4a Biodiversity Management Plan	V 11 April 2024
Environmental Statement Addendum	April 2024
Outline Construction Traffic Management Plan	Rev B April 2024
Flood risk assessment and drainage strategy	Rev 08 April 2024
Noise Assessment	24 April 2024
Arboricultural Impact Assessment	PRI23824aia Rev A 08.04.2024
Glint & Glare Assessment	Revision 5.0 05 April 2024

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

4 Drainage

No development shall commence on site until a drainage management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, has been submitted to and approved in writing by the Local Planning Authority. The drainage management plan shall include a robust soil, grass, and/or land management plan maintaining vegetative areas in between the solar arrays at a long length to help interrupt and slow the channelised flows, reducing erosion and also enhance and promote the infiltration and interception capacity. This should also include details of the regime for monitoring vegetation cover including frequency of visits, and set out remedial measures that could be implemented if problem areas are identified. The development shall be carried out in complete accordance with the agreed drainage management plan.

REASON: To ensure that surface water quality and quantity is managed throughout construction and operational phases, and so as not to increase flood risk, or pollution of watercourses.

- 5 No development approved by this permission shall be commenced until a Construction Environmental Management Plan (CEMP), incorporating pollution and other prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The submitted CEMP must include safeguarding measures to deal with the following pollution risks and impacts:

- a) Details of the protection of the watercourse during construction (eg. fencing)
- b) the use of plant and machinery
- c) wheel washing and vehicle wash-down and disposal of resultant dirty water
- d) oils/chemicals and materials
- e) the use and routing of heavy plant and vehicles
- f) the location and form of work and storage areas and compounds
- g) the control and removal of spoil and wastes.
- h) How open excavations on site will be dealt with outside of working hours and after dusk to prevent entrapment of mammals that may cross the site
- i) The arrangements to be made for water during the construction phase

The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

REASON: To prevent pollution of the water environment

- 6 No ground raising shall occur within Flood Zone 2 or 3 as a result of the approved development.

REASON: To prevent and minimize flood risk.

- 7 No development shall commence within the application site until an Archaeological Management Plan (which shall include a setting out how the risk to ditched enclosures in

trenches T47-48, T41 and T153 will be mitigated prior to and during the construction and operational phases of the development), has been submitted to and approved by the Local Planning Authority

REASON: To enable the protection of any matters of archaeological interest.

8 No development shall commence within the application site 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.

9 Tree protection

No development shall commence on site and no equipment, machinery or materials shall be brought on to site for the purpose of development until tree protective fencing has been erected in accordance with the details set out in the Arboricultural Impact Assessment and tree protection plans prepared by ACD Environmental dated 8 April 2024.

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.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies due to the development, another tree shall be planted at the same place, of a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first operation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity and biodiversity.

10 Ecology

Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Ecological 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.

- 11 No external light fixture or fitting will be installed within the application site (either during the constructional and operational phases) unless details of any 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 details and 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 of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 12 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 also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured. 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.

- 13 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting after completion of the development.

All vegetation [and biodiversity mitigation/enhancement features] shall be maintained in accordance with the Biodiversity Management Plan, 30 April 2024 for the duration of the development from the commencement of the scheme and shall be protected from damage.

Any trees or plants which, die, are removed, or become seriously damaged or diseased due to the development 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.

The installation of the biodiversity mitigation and enhancement measures will be supervised by a professional ecologist and will continue to be available for wildlife for the lifetime of the development.

REASON: To ensure a satisfactory implementation and maintenance of the Biodiversity Mitigation and Enhancement Strategy.

- 14 Prior to the commencement of development, full and complete details of the proposed Skylark mitigation measures shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out incorporating the agreed mitigation measures, which shall remain in place throughout the lifespan of the development.

REASON: So as to secure the Skylark mitigation measures for the duration of the development.

- 15 Highways

No development shall commence on site until full engineering details of the site accesses from the A350 and the improvements to the Allington Lane/Tor Hill crossroads, together with appropriate details for traffic management, have been submitted to and approved in writing by the Local Planning Authority. The improvements to the accesses shall be constructed and laid out in accordance with the approved details prior to any development commencing on the sites.

REASON: To ensure that the access junctions are laid out and constructed in a satisfactory manner.

- 16 No development shall commence on site until a visibility splay for the Eastern access from the A350 has been provided between the edge of the carriageway and a line extending from a point 4.5m metres back from the edge of the carriageway, measured along the centre line of the access, to a point on the edge of the carriageway 295 metres to the north from the centre of the access, in accordance with the approved plans. Such splay shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 17 No development shall commence on site until a visibility splay for the Western access from the A350 has been provided between the edge of the carriageway and a line extending from a point 4.5m metres back from the edge of the carriageway, measured along the centre line of the access, to a point on the edge of the carriageway 215 metres to the south from the centre of the access, in accordance with the approved plans. Such splay shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 18 No development shall commence on site until a visibility splay for the Allington Lane access has been provided between the edge of the carriageway and a line extending from a point 2.4m metres back from the edge of the carriageway, measured along the centre line of the access, to a point on the edge of the carriageway 100 metres to the west from the centre of the access, in accordance with the approved plans. Such splay shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

- 19 No development shall commence on site until details of the proposed width of the access tracks, including any passing bays, between the public highway and the site compound, have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 20 The development hereby permitted shall not be first commenced until the access tracks between the public highway and the site compounds have been consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 21 The development hereby permitted shall not be first brought into operation until the Day's Lane access for a distance of 10 metres from the Day's Lane carriageway edge has been consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

- 22 The development hereby permitted shall not be first brought into operation until parking and turning arrangements for maintenance vehicles at the Day's Lane access have been constructed within the site to the satisfaction of the Local Planning Authority, in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such parking and turning space shall thereafter be maintained free of obstruction at all times and shall not be used for any other purpose.

REASON: In the interests of highway safety.

- 23 Upon the expiration of the life of the solar farm, a decommissioning plan to remove the solar panels, together with any supporting/associated infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. Such a decommissioning plan shall include the traffic management requirements to manage the HGV and contractor movements affecting the public highway network.

REASON: In the interests of highway safety.

- 24 Public Rights of Way and permissive paths and bridleways

Prior to the commencement of development, full and complete details of the proposed permissive paths and bridleways shall have been submitted to and agreement in writing by the Local Planning Authority. Such detail shall include linkages to the Public Rights of Way network,

all signage and stiles, gates and crossings. The development shall be carried out in accordance with the details so agreed.

REASON: In the interests of securing the final detail of the permissive paths and bridleways which are of benefit to the development being proposed.

- 25 All permissive paths and bridleways and their linkage to the Public Rights of Way network shall be made open and available for public use prior to the first operation of the development hereby granted planning permission. The permissive paths and bridleways shall remain open for use by the public for the lifetime of the development.

REASON: In the interests of securing the final detail of the permissive paths and bridleways which are of benefit to the development being proposed.

26 External lighting and landscaping

Notwithstanding the details hereby approved, the finished colour for all cabins, substation containers, fencing and any other structure that forms a part of this development shall be finished in a dark green (RAL 6007) and shall be maintained as such thereafter.

REASON: In the interests of preserving the character and appearance of the area.

- 27 Landscape Planting shall be undertaken in accordance with plan reference drawing no. TOR-XX-XX-P-L-001 Rev S and maintained as such thereafter.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following completion of the development whichever is the sooner, or in accordance with a programme to be agreed in writing with 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.

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 and to ensure that the site is satisfactorily landscaped in order to support protected species and their habitats

28 Construction

No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

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

29 No development shall commence on site until a Construction Management Statement, together with an explanatory site plan, which shall include the following:

- a) Traffic routeing plan;
- b) Traffic routeing signs and HGV turning warning signs (including signage drawing(s));
- c) Details for off-site and on-site traffic management ensuring that the arrivals and departures of HGVs are controlled to avoid any conflict;
- d) Traffic Management Plan (including signage drawing(s)), and the use of banksmen;
- e) Details of temporary/permanent Traffic Regulation Orders;
- f) Phasing plan;
- g) Number (daily/weekly) and size of delivery vehicles;
- h) Number of construction staff vehicle movements;
- i) Parking and turning of delivery vehicles, site operatives and visitors;
- j) Loading and unloading of plant and materials;
- k) Hours of construction, including delivery schedules;
- l) Storage of plant and materials used in constructing the development;
- m) Location and type of wheel washing facilities;
- n) Confirmation that the passing bays on Allington Lane (as demonstrated on drawing reference SK15 rev.A, dated 18/03/24) are to be provided and are fit for purpose, in terms of construction/surfacing and dimensions;
- o) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- p) Measures to control the emission of dust and dirt during construction;
- q) A scheme for recycling/disposing of waste resulting from demolition and construction works; and
- r) Measures for the protection of the natural environment.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction management plan without the prior written permission of the Local Planning Authority.

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

- 30 Prior to the commencement of development, a photographic pre-condition highway survey shall be carried out on the C154 Kington St Michael Road between the A350 to the east of Tor Crossroads, and the full length of the C153 Allington Lane. Upon completion of the construction phase of development, a further photographic post-condition survey shall be carried out of the same road. Copies of the pre and post condition surveys shall have been submitted to the Local Planning Authority prior to the first operation of the solar farm.

REASON: So as to provide photographic evidence of the road network both before and after the construction phase of development in order to inform a rectification of any defects which are attributed to site construction traffic.

Informatives: (4)

31 Highways

With respect to condition 30, the applicant should be informed that 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.

The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a S278 agreement will be required from Wiltshire's Highway Authority before any works are carried out on any carriageway, verge or other land forming part of the highway.

32 Public Rights of Way

The applicant is requested to consider the permanent retention of the new permissive paths at the end of the life of the development and to dedicate them as Public Rights of Way.

If during construction any of the Public Rights of Way need to be closed, then the applicant will need to apply for a TTRO with at least 12 weeks' notice.

It is requested that the new Permissive Bridleways and footpaths are made available as soon as it is safe to do so in the interest of public safety. The permissive Bridleways and Footpaths will need to be signed when they are made available so that they are easy to follow as they will not show up on the Ordnance Survey map.

Any stiles within the development site should be removed if they are not required for the control of livestock, if they are still needed then they should be upgraded to the least restrictive option to allow for as many users as possible to enjoy the Public Rights of Way network.

Any changes to the Public Rights of Way access furniture will need to be authorised by the Countryside Access Officers under section 147 of the Highways act 1980.

33 Drainage

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development involves carrying out work within 8m of an ordinary watercourse. This includes watercourse crossing points.

34 Ecology

Reptile and Amphibians - There is a residual risk that great crested newts / reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

Birds and the nesting season - The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Parvis Khansari - Corporate Director, Place

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](#)

