

05 June 2026

Dear Sir/Madam

**TOWN AND COUNTY PLANNING ACT 1990 (as amended)**  
**APPROVAL OF DETAILS RESERVED BY CONDITION**

|                        |                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | PL/2026/00712                                                                                                                                                                                                                                                                                                                                                               |
| <b>Proposal:</b>       | Partial Discharge of Condition 12 (Construction Management Statement) and Full Discharge of Conditions 5 (Drainage Strategy), 6+7 (Archaeological Works), 8 (LEMP), 9 (ECMP), 10 (Hard & Soft Landscaping), 14+15 (Details of Site Access - Solar Array), 13 & 16 (Visibility Splays), 17+18 (Details of Site Access - Grid Compound) relating to application 20/08618/FUL. |
| <b>Site Address:</b>   | Land west of A429 (Crudwell Road), North of Malmesbury                                                                                                                                                                                                                                                                                                                      |
| <b>On Behalf Of:</b>   | Five Lanes Solar Limited<br>Unit 1, Imperial Court, Exchange Street East , Liverpool, L2 3AB                                                                                                                                                                                                                                                                                |

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 02 February 2026. After careful consideration, the following decision has been made:

**Condition(s) submitted for consideration:**

**Condition 5:**

*No development shall commence on site until a scheme for the discharge of surface water from the site, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.*

*REASON: 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 that the development can be adequately drained.*

**Details Submitted for Approval:**

- Drainage Statement - 333702267-STN-XX-XX-TN-C-0001-P01;
- Plans:
  - STN-XX-XX-DR-C 2200;
  - STN-XX-XX-DR-C 2201;

- STN-XX-XX-DR-C 2202;
- STN-XX-XX-DR-C 2205.

**Decision:** The details submitted in relation to this condition are approved.

**Reason for Decision:**

The council's Drainage Consultant has confirmed the submitted details are acceptable and meet the requirements of the condition.

**Condition 6:**

*No development shall commence within the area indicated by application 20/08618/FUL 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: The matter is required to be agreed with the Local Planning Authority before development commences in order to enable the protection of any matters of archaeological interest.*

*INFORMATIVE: The work is to be carried out following the standards and guidelines for Strip, Map and Record excavations as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be met by the applicant.*

**Details Submitted for Approval:**

- Archaeological Management Plan ACA0451/1/2 March 2026.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

The council's Archaeologist confirmed the submitted details are acceptable and meet the requirements of the condition.

**Condition 7:**

*No development shall commence within the area indicated by application 20/08618/FUL until: An Archaeological Management Plan, setting out how the archaeological exclusion zones are to be scoped out of the development and then protected from impacts during the developmental and operational phases of the proposals, has been submitted to and approved by the Local Planning Authority*

*REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order to enable the protection of any matters of archaeological interest.*

*INFORMATIVE: The AMP is to be prepared by qualified archaeologists following the standards and guidelines of the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.*

**Details Submitted for Approval:**

- Archaeological Management Plan ACA0451/1/2 March 2026.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

Following the submission of a revised management plan and clarification of certain matters the Archaeologist has confirmed the submitted details are acceptable and meet the requirements of the condition.

**Condition 8:**

*Prior to the commencement of works, including ground works/excavation, site clearance, vegetation clearance and boundary treatment works 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: The matter is required to be agreed with the Local Planning Authority before development commences in order 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.*

**Details Submitted for Approval:**

- Landscape and Ecological Management Plan (LEMP) – R02 (Author: Tir Collective, Dated: 4<sup>th</sup> June 2026).

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

The council's Ecologist initially advised that the submitted LEMP was insufficient. Revisions have been submitted and, whilst some minor Ecology concerns remain with regards to fencing locations and access to grazing animals, the LPA is satisfied the requirements of the condition are met by the most up to date LEMP.

**Condition 9:**

*Prior to the commencement of works, including ground works/excavation, site clearance, vegetation clearance and boundary treatment works, an Ecological Construction Management Plan (EcCMP) shall be submitted to the local planning authority for approval in writing. The EcCMP shall include a marked up plan showing details of biodiversity protection zones for the main site and the sub-station/DNO site and 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 preconstruction/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 EcCMP.*

*REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order 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.*

#### **Details Submitted for Approval:**

- Ecological Construction Management Plan – (Author: GE Consulting, Dated: 28<sup>th</sup> January 2026).

**Decision:** The details submitted in relation to this condition are APPROVED.

#### **Reason for Decision:**

Some Ecology concerns remain with regards to works in certain areas of the site but, the LPA is satisfied the EcCEMP is acceptable and complies with the condition requirements.

INFORMATIVE NOTE: A compliance report will be required to be submitted following completion of the construction phase or other such timeframe as agreed by the LPA. At any time, should it be identified that a European Protected Species (EPS) License (of any type) is required, the LPA shall be notified of submission of the application to Natural England and subsequently provided with a copy of the EPS License.

#### **Condition 10:**

*No development 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:-*

- location and current canopy spread of all existing trees and hedgerows on the land;*
- full details of any to be retained, together with measures for their protection in the course of development;*
- dimensioned stand-off distances from new development to important retained landscape features such as hedgerows and watercourses.*
- a detailed planting specification and plan showing all plant species, supply and planting sizes and planting densities;*
- finished levels and contours;*

- means of enclosure. Security / deer proof fence layouts must not isolate existing areas of woodland or hedgerows and watercourses. The security fencing shall maintain functional green infrastructure connectivity for larger wildlife species to pass through the solar PV site.
- Location of temporary car park and storage area/s;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. containers, 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 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, and to reduce intervisibility with other solar farms.*

**Details submitted for approval:**

- Landscape and Ecological Management Plan (LEMP) – R02 (Author: Tir Collective, Dated: 4<sup>th</sup> June 2026);
- Landscape Strategy v5 - TC22031 L100;
- Detailed Plan 1 of 5 v5 - TC22031 L101;
- Detailed Plan 2 of 5 v5 - TC22031 L102;
- Detailed Plan 3 of 5 v5 - TC22031 L103;
- Detailed Plan 4 of 5 v5 - TC22031 L104;
- Detailed Plan 5 of 5 v5 - TC22031 L105;
- Landscape Specifications v5 - TC22031 L200.

**Reason for Decision:**

The Landscape details were revised throughout the application in conjunction with comments made by the council's Landscape Officer. Overall, the revised landscaping details are considered to comply with the requirements of the condition and the council's Landscape Officer has removed their objection.

**Condition 12:**

*No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:*

- 1. the parking of vehicles of site operatives and visitors;*
- 2. loading and unloading of plant and materials;*
- 3. storage of plant and materials used in constructing the development;*
- 4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- 5. wheel washing facilities;*
- 6. measures to control the emission of dust and dirt during construction;*
- 7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and*
- 8. measures for the protection of the natural environment.*
- 9. hours of construction, including deliveries;*
- 10. pre-condition photo survey*

*has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved*

*construction method statement without the prior written permission of the Local Planning Authority.*

*REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order 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.*

**Details Submitted for Approval:**

- Construction Management Statement P03 (Dated: 2<sup>nd</sup> February 2026).

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

The Local Highway Authority (LHA) has reviewed the CMS details and confirmed they are acceptable and meet the requirements of the condition.

**Condition 13:**

*No development, at the Solar Farm area at Crudwell Road, shall take place until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.*

*REASON: In the interests of highway safety.*

**Details Submitted for Approval:**

- A429 Access Strategy - 251098-RAP-XX-XX-DR-C-0101 P02.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

The Local Highway Authority (LHA) has reviewed the vis-splay details and confirmed they are acceptable and meet the requirements of the condition.

**Condition 14:**

*No development, at the Solar Farm area at Crudwell Road, shall take place until details of a consolidated and surfaced vehicle access, has been submitted to and approved in writing by the Local Planning Authority. The access shall be maintained as such thereafter.*

*REASON: In the interests of highway safety.*

**Details Submitted for Approval:**

- A429 Access Strategy - 251098-RAP-XX-XX-DR-C-0101 P02.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

The Local Highway Authority has reviewed the details and confirmed the submitted details are acceptable and meet the requirements of the condition.

**Condition 15:**

*No development, at the Solar Farm area at Crudwell Road, shall take place until details of a consolidated and surfaced vehicle turning space for post-construction purposes has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first brought into use until that turning space has been completed in accordance with the approved details. Such turning space shall always thereafter be retained and kept clear of obstruction.*

*REASON: To enable vehicles to enter and leave the site in forward gear in the interests of highway safety.*

**Details Submitted for Approval:**

- Proposed Solar Site Consolidated and Surfaced Turning Head - 251098-RAP-XX-XX-DR-C-0102 P02.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

Plans were updated in conjunction with LHA discussion to reflect the council's Highways Design Standards. The LHA has confirmed the revised details and confirmed the submitted details are acceptable and meet the requirements of the condition.

**Condition 16:**

*No development, at the Grid Connection compound, shall take place until details of the visibility splay have been submitted to and approved in writing by the Local Planning Authority. Such splay will have no obstruction to visibility at or above a height of 900mm above the nearside carriageway level, and shall thereafter be maintained free of obstruction at all times.*

*REASON: In the interests of highway safety.*

**Details Submitted for Approval:**

- Oaksey Road Access Strategy - 251098-RAP-XX-XX-DR-C-0103 P02.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

The LHA has confirmed the vis-splay details are acceptable and meet the requirements of the condition.

**Condition 17:**

*No development, at the Grid Connection compound, shall take place until details of a consolidated and surfaced vehicle access has been submitted to and approved in writing by the Local Planning Authority. The access shall be maintained as such thereafter.*

*REASON: In the interests of highway safety.*

**Details Submitted for Approval:**

- Oaksey Road Access Strategy - 251098-RAP-XX-XX-DR-C-0103 P02.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

Plans were updated in conjunction with LHA discussion to reflect the council's Highways Design Standards. The LHA has confirmed the revised details and confirmed the submitted details are acceptable and meet the requirements of the condition.

**Condition 18:**

*No development, at the Grid Connection compound, shall take place until details of a consolidated and surfaced vehicle turning space for post-construction purposes has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first brought into use until that turning space has been completed in accordance with the approved details. Such turning space shall always thereafter be retained and kept clear of obstruction.*

*REASON: To enable vehicles to enter and leave the site in forward gear in the --interests of highway safety.*

**Details Submitted for Approval:**

- Proposed Substation Consolidated and Surfaced Turning Head - 251098-RAP-XX-XX-DR-C-0104 P02.

**Decision:** The details submitted in relation to this condition are APPROVED.

**Reason for Decision:**

Plans were updated in conjunction with LHA discussion to reflect the council's Highways Design Standards. The LHA has confirmed the revised details and confirmed the submitted details are acceptable and meet the requirements of the condition.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

*Head of Development Management*

## NOTES:

### 1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

### 2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

### 3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

## **Right of Appeal:**

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.