



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/05830
Decision Date: 14/09/2026

Applicant:	c/o Agent Ampyr Solar Europe , Tower 42, 14th floor, 25 Old Broad Street, London, United Kingdom, EC2N 1HN
Particulars of Development:	The construction and operation (including maintenance) of a 49.9MW solar farm to include ground mounted solar photovoltaic (PV) arrays, electrical substations, grid balancing infrastructure, cabling, BESS (49.9MW capacity), communications tower, other associated infrastructure and areas for biodiversity net gain (BNG) enhancement and landscape mitigation.
At:	Land at Flaxlands Farm, Royal Wootton Bassett, Swindon, SN4 8DY

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 policy DM3 (1)(a) 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 five 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:

- Access Gate Elevation Details
- Access Track Details
- Arboricultural Impact Assessment (Parts 1 to 7)
- BESS Plan & Elevation
- CCTV Security Camera Elevation
- Communication Tower Elevation
- Customer Substation Elevation
- DNO Control Substation Elevation
- Flaxlands Lane Temporary Passing Bays
- Flood Risk Assessment (Parts 1 and 2)
- Framework Construction Traffic Management Plan
- Geotechnical and Geo-Environmental Desk Study (Parts 1 to 8)
- Glint and Glare Study (Parts 1 and 2)
- Historic Environment Desk Based Assessment (Parts 1 and 2)
- Landscape and Visual Appraisal (Parts 1 to 6)
- MV Station Elevations
- Noise Impact Assessment
- Outline Battery Safety Management Plan
- Segregated Waste Storage Container
- Site Location Plan
- Soils and Agricultural Land Report (Parts 1 to 3)
- Solar Array Boundary Fencing
- Solar Panel Elevations
- Storage Container Elevations

- Substation Compound Figure
- Substation Fence Detail
- Transport Statement (Parts 1 to 6)
- Water Tank Details

(Received 09/07/2025)

- Ecological Impact Assessment (including appendices received on 09/07/2025 and 17/07/2025)
- Proposed Site Plan (Concept Design)

(Received 27/02/2026)

- Archaeology Evaluation Report

(Received 22/04/2026)

- Outline Landscape and Ecological Management Plan
- Skylark Mitigation Strategy

(Received 23/04/2026)

- Ecological Buffers
- Habitat Condition Assessments

(Received 23/06/2026)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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 45 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.

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.

- 4** 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 12 months, the solar panels together with an supporting/associated infrastructure shall be removed from the land and the land restored in accordance with a Scheme of Work to include a Decommissioning and Restoration Plans to be submitted to and approved in writing by the Local Planning Authority.

The Decommissioning and Restoration Plan shall be informed by up-to-date ecological surveys and include traffic management requirements to manage the HGV and contractor movements affecting the public highway network.

Reason: In the interests of amenity, highways safety and the circumstances of the use and to ensure the long term management of and ecological features retained and created by the development.

- 5** Prior to their installation; full details (including the RAL colour) of the finish and colour of all permanent structures, containers, compound features, equipment, fencing and CCTV poles, and support frames for the solar panels hereby approved have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of amenity and the appearance of the site.

- 6** No development, including site clearance, shall commence until; an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to and approved in writing by the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing.
- A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012.
- A schedule of tree works conforming to British Standard 3998:2010.
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits.

Reason: In the interest of tree protection and retentions, and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

- 7 No development shall commence until; a detailed Archaeological Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of:

- Areas to be preserved in situ; and
- Areas for further investigation, including on-site and off-site work, including the analysis, publishing and archiving of the results, shall be submitted to the Local Planning Authority for approval in writing.

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

Reason: To enable the recording of any features of archaeological interest.

- 8 No development shall commence 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 No development shall commence until; a detailed Landscape Masterplan, including additional woodland planting, and Landscape Ecological Management Plan (LEMP), have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- Details of all proposed trees, woodland, hedgerow and shrub planting;
- Species schedules, planting densities and establishment methods;
- Specific details for landscape planting, including measures which support early establishment and growth, to provide screening of the development for M4 motorway users.
- Details of woodland belt planting and habitat connectivity measures;
- Details of hedgerow enhancement and gapping-up works;
- Management prescriptions for a minimum period of 40 years;
- Monitoring arrangements and remedial measures;
- Details of replacement planting for any failed trees or planting;

- Details of the number, design and locations of ecological enhancement features including bat boxes, bird boxes, reptile features and hedgehog houses and bee banks, and

- 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 to attain targets.

The approved scheme shall thereafter be implemented and maintained in accordance with the approved details.

Reason: To mitigate the landscape and visual effects of the development and to mitigate an impact on highway safety from glint/glare effects.

- 10** All soft landscaping shall be carried out in the first planting and seeding season following the date on which any part of the development becomes first operational or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants within the first five years of planting, which 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 (as part of approved LEMP or otherwise). 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.

- 11** No development shall commence until; a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include 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:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing;

- A full specification and method for the installation of perimeter fencing, access roads, internal & field access/tracks and passing places along with details of any no-dig specification and the extent of the area which will require a no-dig method. Please also provide further details with regard to the widening of the access track within the buffer zone of a ASNW (Ancient Semi Natural Woodland). Clarification on

which woodland this refers to along with detailed plans to show the buffer zone along with Flaxlands Lane which is described as transecting the buffer zone.

- Working method statements for protected/priority species, such as great crested newts, nesting birds, water voles and reptiles;
- Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats, skylarks and nesting birds, and reptiles; this should comprise the preconstruction/construction related elements of strategies only;
- 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; and
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

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

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.

- 12** No development shall commence until; a Skylark Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme will align with recommendations in Flaxlands Solar: Outline Skylark Mitigation Plan (April 2026. AECOM. Project No. 60727989) 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:

- Details of the location, number, size and distribution of Skylark plots;
- Details of habitat management prescriptions to maintain suitable breeding conditions; and
- Long-term management and monitoring arrangements.

The development shall be carried out in strict accordance with the approved mitigation strategies.

Reason: To ensure adequate protection, mitigation and compensation.

- 13** No development shall commence until; a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the statutory Biodiversity Gain Plan, has been

submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- 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.

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.

- 14** No development shall commence until; a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a highways condition survey of Flaxlands Lane and any other agreed construction traffic routes has been carried out and submitted to the Local Planning Authority.
- Construction vehicle routing arrangements;
- Numbers and types of HGVs anticipated throughout the construction period;
- Measures to manage HGV movements along Flaxlands Lane;
- Details of any temporary traffic management measures required at the junction of Flaxlands Lane and Greatfield Road;
- Construction staff parking arrangements;
- Wheel cleaning facilities;

- Delivery hours;
- Loading, unloading and storage of plant and materials;
- Banksman arrangements where necessary;
- Procedures for abnormal incidents and road obstruction.
- Measures to reduce and manage the emission of noise, vibration, dirt and dust during the construction and decommissioning phases of the development;
- Details of any cutting or other processing of building materials on site;
- A scheme for recycling/disposing of waste resulting from demolition and construction works;
- The location and use of generators and temporary site accommodation;
- Details of temporary construction site lighting
- Where piling is required, this must be continuous flight auger piling wherever practicable to minimise impacts

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 Plan without the prior written permission of the Local Planning Authority.

Following completion of the construction phase a further highways condition survey shall be undertaken and any damage attributable to construction traffic shall be repaired in accordance with a programme agreed with the Local Highway Authority.

Reason: In the interests of highway safety and the free flow of traffic on the local highway network during the construction phase of the development.

- 15** No development shall commence until; detailed drawings of all temporary and permanent highway works including passing bays, access improvements, visibility splays and associated drainage works, along with a timetable for their implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timetable.

The approved visibility splays shall be provided before the first use of that access and thereafter maintained free from obstruction at all times the access is in use.

Within six months of completion of the construction phase of development; all temporary highway works shall be removed and the highway restored in accordance with a scheme first approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to ensure appropriate highway infrastructure.

- 16** No development shall commence (excluding site access works) until the approved temporary passing bays have been constructed and made available for use. These passing bays shall be retained and maintained for the duration of the construction period.

Reason: In the interest of highway safety.

- 17** No development shall commence until; a detailed surface water drainage strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The submitted drainage strategy shall:

- Be based on sustainable drainage principles and accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems;
- Include the results of site-specific investigations, including infiltration testing undertaken in accordance with BRE 365 and assessment of groundwater levels;
- demonstrate that runoff rates and volumes will be appropriately controlled and provide a minimum 30% betterment over existing greenfield runoff rates;
- provide details of any conveyance, infiltration, attenuation and discharge features, together with supporting calculations and drawings;
- demonstrate the management of the first 5mm of rainfall on site without discharge to the receiving system;
- include exceedance flow routing for events up to and including the 1 in 100 year rainfall event plus an appropriate allowance for climate change; and
- demonstrate that finished floor levels will be set above the design flood level associated with the approved drainage scheme.
- details of the implementation, maintenance and management of the surface water drainage scheme

The development shall be carried out in accordance with the approved drainage strategy.

Reason: To ensure satisfactory management of surface water drainage, reduce flood risk and secure sustainable drainage in the interests of the amenity and safety of the site and surrounding area.

- 18** No development shall commence until; a Hydrogeological Risk Assessment (HRA) has been submitted to and approved in writing by the Local Planning Authority. The

HRA must be prepared by a suitably qualified hydrogeologist and include the following as a minimum:

- Assessment of potential risks to groundwater arising from the proposed development.
- Include an updated site conceptual model identifying potential pollutant sources groundwater flow pathways, and sensitive receptors.
- Provide a tiered risk assessment (screening, generic quantitative, and detailed site-specific evaluation).
- Identify mitigation measures.

Development shall proceed in accordance with the approved HRA, and any mitigation measures identified therein, unless otherwise agreed in writing, by the Local Planning Authority.

Reason: To ensure that any potentially contaminated effluent in the event of a pollution incident does not pose an unacceptable risk to the water environment in line with paragraph 187 of the National Planning Policy Framework.

- 19** Prior to installation of battery energy storage system units on the site, a detailed method statement and emergency plan for pollution control in the event of, and remediation following, a battery fire incident shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not necessarily be limited to:

- The pollution control methods used in case of a fire, such as how and when valves will be closed to ensure firewater is stored on site and ensuring there is sufficient capacity within the system if needed.
- How and where contaminated surface water, materials and drainage infrastructure will be sampled, managed and remediated/replaced following a fire incident to ensure no contamination enters the environment when normal operation resumes.
- A verification plan providing details of the data that will be collected and provided in order to demonstrate that the works set out in the remediation strategy are complete.

The scheme shall be implemented as approved in the event of a fire incident and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

Reason: To ensure that any potentially contaminated effluent does not pose an unacceptable risk to the water environment in line with paragraph 187 of the National Planning Policy Framework.

- 20** Prior to installation of battery energy storage system units on the site, a final scheme to dispose of surface water for the battery storage area(s) in the event of a fire shall be submitted to and approved in writing by the Local Planning Authority. The final drainage design should demonstrate that in the event of a battery fire, all firefighting effluent can be retained on site with no discharge to surface or ground waterbodies. The scheme shall be implemented as approved.

Reason: To ensure that any potentially contaminated effluent in the event of a pollution incident does not pose an unacceptable risk to the water environment in line with paragraph 187 of the National Planning Policy Framework.

- 21** All plant shall be so sited, designed and maintained so that the rating level does not exceed 5dB below the existing background level, unless otherwise agreed in writing by the Local Planning Authority, as measured and assessed in accordance with BS4142 2014 +A12019 at the nearest noise sensitive property. A post development noise assessment shall be carried out within 3 months of completion of the development to confirm compliance with the above. Any additional steps required to achieve compliance shall be taken, as necessary.

Reason: In the interest of preserving residential amenity.

- 22** No external permanent light fixture or fitting shall be installed within the application site until details including height, design, location, intensity has been submitted to and approved in writing by the Local Planning Authority. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The lighting installation shall then be carried out in accordance with the approved details.

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 (GN01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Reason: To protect the rural character of the area and wildlife interests.

- 23** 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: In the interest of preserving residential amenity.

Informatives

Public Rights of Way

The applicant is advised that nothing in this permission authorises the diversion, obstruction, stopping up or closure of any Public Right of Way crossing or adjoining the site. Public Rights of Way must remain open and available for public use unless and until a legal order has been made and confirmed. The granting of planning permission does not authorise any interference with a Public Right of Way. The applicant is advised to contact Wiltshire Council's Rights of Way and Countryside Team before commencing any works that may affect a Public Right of Way.

Land Drainage Consent

Wiltshire Council is the Land Drainage Authority under the Land Drainage Act 1991. Land Drainage Consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. An ordinary watercourse is a watercourse that does not form part of a Main River. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages through which water flows. Wiltshire Council's Land Drainage Byelaws and guidance on Land Drainage Consent applications are available from the Council's website

Land Ownership

The applicant is reminded that planning permission does not override private property rights. This permission does not grant any right of access to, or permission to carry out works on, land outside the applicant's ownership or control. The applicant is responsible for ensuring that all necessary land ownership, access and other legal rights are secured.

Bats

There is a low risk that bats may occur at the development site. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nesting Birds

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.

Great Crested Newts

The scheme will be operating under a District Level Licence (DLL) for Great Crested Newts. Great Crested Newts are protected under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation.

Environment Agency Advice to applicant

Further BESS guidance

In line with Renewable and low carbon energy - GOV.UK:

- Applicants are encouraged to engage with Local Fire & Rescue Services to ensure issues of siting and location of BESS are dealt with before applications are made. Ideally this should be done before submitting a planning application.
- Local planning authorities are encouraged to engage with Local Fire & Rescue Services and to refer to guidance produced by the National Fire Chiefs Council for consideration when determining applications.
- Applicants will also need to comply with relevant Building Regulations in Part B.

They require applicants to provide suitable access for the fire service.

Applicants should also refer to guidance published by The Department for Energy Security and Net Zero: Health and safety in grid scale electrical energy storage systems, which provides guidance on a number of topics related to health and safety including on 'Design and planning' that provides guidance on battery technology, site selection, site layout and emergency planning. It also includes a section on 'Decommissioning and end of life', including dealing with batteries that have come to the end of their use in the BESS.

Management of end of life industrial batteries

Battery energy storage systems (BESS) facilities are not regulated under the Environmental Permitting Regulations regime.

However, battery storage falls within the scope of the UK's producer responsibility regime for batteries and other waste legislation. This creates additional lifecycle liabilities which must be understood and factored into project costs.

Batteries have the potential to cause harm to the environment if stored inappropriately e.g. subject to a fire as the chemical contents escape from the casing. When a battery within a battery storage unit ceases to operate, it will need to be removed from site and dealt with in compliance with waste legislation. The party discarding the battery will have a waste duty of care under the Environmental Protection Act 1990 to ensure that this takes place. Many types of batteries are classed as hazardous waste which creates additional requirements for storage and transport.

BESS water containment calculations

It is the responsibility of the applicant to ensure that the expected firefighting water volumes used by the fire service and potential extreme rainfall event volumes are reflected correctly in the drainage strategy. This is to ensure there is effective containment to protect the water environment

Nic Thomas - Director of Planning, Economy and Climate

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](#)