



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/05527
Decision Date: 05/10/2026

Applicant:	Ark Estates 5 Ltd Spring Park, Westwells Road, Corsham , SN13 9GB
Particulars of Development:	Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development
At:	Land South of Westwells Road, Westwells Road, Neston, SN13 9GB

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 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:

- Air Quality Assessment Redmore Environmental 3650-5r2, 17 May 2024, Ver2

- Design and Access Statement, Hale Architecture, May 2024 -
- Proposed Fire Suppression Plant, Layout, Elevation & Sections Hale Architecture HAL-SPP6-FSP-00-DR-A-100190 07 May 2024, VerP1
- Proposed Typical Generator Layout & Elevation Hale Architecture, HAL-SPP6-GEN-00-DR-A-100150 07 May 2024 VerP1
- Proposed Splitter Building South Layout & Elevations Hale Architecture HAL-SPP6-SBS-00-DR-A-100180 07 May 2024 VerP1
- Proposed HV/LV Switchroom Layout & Elevations Hale Architecture HAL-SPP6-SR-00-DR-A-100140 07 May 2024 Ver P1
- Site Location Plan Hale Architecture HAL-SPP6-SW-XX-DR-A-000001 07 May 2024 VerP1
- Existing Site Plan Hale Architecture HAL-SPP6-SW-XX-DR-A-000002 07 May 2024 VerP1
- Existing Site Cross Sections Hale Architecture HAL-SPP6-SW-XX-DR-A-000004 07 May 2024 VerP1
- Constraints Plan Hale Architecture HAL-SPP6-SW-XX-DR-A-000005 07 May 2024 VerP1
- Proposed Masterplan Hale Architecture HAL-SPP6-SW-XX-DR-A-000006 15 October 2024 VerP2
- Proposed Site Plan Hale Architecture HAL-SPP6-SW-XX-DR-A-000007 15 October 2024 VerP2
- Proposed Site & Landscape Cross Section Hale Architecture HAL-SPP6-SW-XX-DR-A-000008 15 October 2024 VerP2
- Proposed Hard & Soft Landscaping Plan Hale Architecture HAL-SPP6-SW-XX-DR-A-000009 15 October 2024 VerP2
- Proposed Boundary Treatment Plan Hale Architecture HAL-SPP6-SW-XX-DR-A-000010 15 October 2024 VerP2
- Proposed VRC Ground Floor & Elevations Hale Architecture HAL-SPP6-VRC-XX-DR-A-100130 07 May 2024 VerP1
- Proposed Water Treatment Plant & Splitter Building Layout & Sections Hale Architecture HAL-SPP6-WTP-XX-DR-A-100160 07 May 2024 VerP1
- Proposed Water Treatment Plant & Splitter building Elevations Hale Architecture HAL-SPP6-WTP-ZZ-DR-A-100260 05 July 2024 VerP1
- Proposed Data Centre Ground Floor GA Plan Hale Architecture HAL-SPP6-ZZ-00-DR-A-100000 07 May 2024 VerP1
- Proposed Data Centre First Floor Plan Hale Architecture HAL-SPP6-ZZ-01-DR-A-100010 07 May 2024 VerP1
- Proposed Data Centre Second Floor Plan Hale Architecture HAL-SPP6-ZZ-02-DR-A-100020 07 May 2024 VerP1
- Proposed Data Centre Third Floor Plan Hale Architecture HAL-SPP6-ZZ-03-DR-A-100030 07 May 2024 VerP1
- Proposed Data Centre Roof Plan Hale Architecture HAL-SPP6-ZZ-04-DR-A-100040 07 May 2024 VerP1
- Proposed Data Centre PV Proposal Hale Architecture HAL-SPP6-ZZ-04-DR-A-100060 15 October 2024 P1
- Proposed Elevations - Data Centre Hale Architecture HAL-SPP6-ZZ-ZZ-DR-A-100050 15 October 2024 VerP03
- Detailed Soft Landscape Plan (10 sheets total) Environmental Dimension Partnership edp7897_d021j 04 December 2024 Ver J
- Cross Section Through Wall (2 sheets total) Environmental Dimension Partnership edp7897_d023a 21 January 2025 Ver A
- External Lighting Report JCA Engineering 9123.0800.000.010.JCARD0C.001.R07 23 October 2025 VerP07
- Landscape and Ecological Management Plan Tyler Grange 15116_R14_VKC 29 October 2025

- Construction Environmental Management Plan Tyler Grange 15116_R15a
_SC 28 October 2025

Reason: For the avoidance of doubt and in the interests of proper planning

- 3 No development above ground level shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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.

- 4 Prior to the commencement of development above ground level details shall be provided of the proposed retaining wall positioned on the eastern edge of the site. Such detail shall include the materials to be used and a cross-section and elevation perspective.

REASON: In order to assess the retaining walls impact on the surrounding landscape.

- 5 No development shall commence until a Construction Traffic Management Plan (to include details of all development phases) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of: a) Construction vehicle numbers, type, routing; b) Access arrangements to the site; c) Traffic management requirements; d) Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas); e) Siting and details of wheel washing facilities; f) Cleaning of site entrances, site tracks and the adjacent public highway; g) Timing of construction activities (including delivery times and removal of waste); h) Provision of sufficient on-site parking prior to commencement of construction activities; i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway;

REASON: In the interest of highway safety.

- 6 Prior to any approved access as shown on the approved plans being brought into operational use other than construction full details of the approved off-site works generally shown on the approved highway plan IMA-22-188-RevB shall be

submitted to and agreed in writing by the Local Planning Authority and constructed in accordance with the approved details.

REASON: In the interest of highway safety

- 7** No development shall be brought into use until such time as a Full Travel Plan including the appointment of a Travel Plan Co-ordinator and monitoring has been submitted to and approved in writing by the Local Planning Authority.

REASON: To promote and support sustainable travel and a genuine choice of travel modes.

- 8** No development shall be brought into use until such time as a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to minimise highway impacts to adjacent premises.

- 9** Prior to first use of the development hereby approved, a Car Park Management Strategy for all matters related to car parking including number of spaces, layout, EV provision and enforcement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Management Plan shall be implemented in accordance with the approved details.

REASON: In the interests of road safety and to prevent obstruction of the highway and access route by inappropriate overspill parking.

Informative:

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW Team at Wiltshire Council.

- 10** No development above ground level 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:• a detailed planting specification showing all plant species, supply and plantingsizes and planting densities;• finished levels and contours;• means of enclosure with the exception of the perimeter security fencing and the proposed retaining wall positioned on the eastern edge of the site;• car park layouts;• other vehicle and pedestrian access and circulation areas;• all hard and soft surfacing materials;• minor artefacts and structures (e.g. furniture, play equipment, refuse and otherstorage 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 application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 11** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) 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 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.

- 12** All works carried out on site shall comply with the Arboricultural Impact Assessment written by EDP and dated May 2024.

REASON: To ensure the protection of the existing trees on site.

- 13** No development shall commence until BRE 365-compliant infiltration tests have been undertaken at the exact proposed soakaway locations and depths. Results shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure infiltration feasibility and compliance with sustainable drainage principles, reducing flood risk in accordance with NPPF, PPG, and Core Policy 67.

- 14** Within three months of commencement, a groundwater monitoring plan shall be submitted and approved by the LPA. The plan shall include installation details, baseline readings, and a 12-month monitoring schedule.

REASON: To confirm groundwater conditions and safeguard against groundwater flooding, in accordance with NPPF, PPG, and Core Policy 67.

- 15** Prior to commencement, an updated hydrogeological risk register and design constraints shall be submitted to and approved by the LPA, incorporating MoD/DIO advice.

REASON: To ensure the drainage design accounts for hydrogeological risks and mine workings, in accordance with NPPF, PPG, and Core Policy 67.

- 16** Prior to occupation, a detailed 1D/2D hydraulic model comparing baseline and post-development scenarios shall be submitted and approved by the LPA. The model shall include exceedance flow routing, safe pathways, and calibration using recent local storm data.

REASON: To ensure the development manages exceedance flows safely and does not increase flood risk elsewhere, in accordance with NPPF, PPG, and Core Policy 67.

- 17** Within 3 months of the proposed drainage strategy becoming operational an implementation assessment shall be carried out, submitted and agreed with the local planning authority which shall set out how the drainage strategy is operating and assess its effectiveness in providing a drainage solution to the site. In the event that this identifies deficiencies in the drainage strategy a replacement surface water drainage scheme, incorporating any necessary off-site works, shall be submitted to and approved in writing to the local planning authority. The submitted details shall: (i) Provide design storm period and intensity, discharge control measures, and pollution prevention measures. (ii) Include a timetable for implementation. (iii) Include a management and maintenance plan for the lifetime of the development. This plan shall include a SuDS asset register, inspection and maintenance schedules, responsibilities, access arrangements, and emergency procedures for exceedance/fail-safe operation, aligned with CIRIA SuDS Manual C753 and Wiltshire guidance. Such a scheme shall be implemented within 12 months of the approval in writing by the local planning authority.

REASON: To provide a fallback drainage solution, in the event of any identified issues with the proposed scheme and to ensure flood risk is managed throughout the lifetime of the development, in accordance with NPPF, PPG, and Core Policy 67.

- 18** The development shall not connect to any private drainage systems downstream of the site. A compliance statement confirming this shall be submitted and approved by the LPA prior to commencement.

REASON: To prevent increased flood risk to third-party land and ensure lawful discharge arrangements, in accordance with NPPF, PPG, and Core Policy 67.

- 19** No development (including groundworks or site setup) shall commence until a Construction Surface Water Management Plan (CSWMP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the LLFA. The CSWMP shall include:
1. Temporary surface water drainage and storage– Measures for capturing and managing runoff during construction, including indicative layouts of temporary controls and temporary attenuation/storage volume calculations for each phase.
 2. Sediment and pollution control– Provisions for silt control, wheel wash runoff management and pollution prevention (including concrete washout and fuel/chemical containment).
 3. Construction phase exceedance routing– Arrangements for directing overland flows safely during heavy rainfall.
 4. Phasing– Timing for installing temporary drainage and transitioning to permanent SuDS.
 5. Maintenance and responsibilities– Inspection and maintenance procedures for temporary drainage and the roles responsible. The development shall be carried out in accordance with the approved CSWMP, and temporary measures shall be retained until the permanent drainage system is fully operational.

REASON: To ensure surface water is safely managed during the construction phase and to prevent increased flood risk or pollution, in accordance with the NPPF, PPG and Wiltshire Council LLFA requirements.

- 20** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 180 of the National Planning Policy Framework.

- 21** All lighting within the site shall accord with guidance contained within the JCA report (9123.0800.000.010.JCARD0C.001.R07), dated the 23 October 2025 which demonstrates that the lighting scheme will meet the requirements for

environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light".

REASON: In the interests of preventing light pollution.

- 22** Noise levels at the site shall not exceed the predicted noise level range as set out in the acoustic report carried out By SWECO for the site and dated the 17/5/2024.

REASON: To protect the amenity of residential properties close to the site.

- 23** No development shall commence within the area indicated by application PL/2024/05527 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.

- 24** The development shall be used as a data centre and for no other purpose including any other purpose in Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification.

REASON: The development has been assessed as a data centre and the effect of other uses could potentially impact differently on the wider environment and neighbouring amenity.

- 25** 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 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.

- 26** The development will be carried out in strict accordance with the following documents:

- Statutory Biodiversity Metric. June 2024. Tyler Grange
- Proposed Site Plan HAL-SPP6-SW-XX-DR-A-000007. May 2024. Hale Architecture
- Proposed Masterplan HAL-SPP6-SW-XX-DR-A-000006. May 2024. Hale Architecture
- Detailed Soft Landscaping Plan. April 2024. EDP• External Lighting report. October 2025. JCA
- Ecological Enhancement Plan. October 2025. Tyler Grange

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

- 27** 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 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.

- 28** No development shall commence on site until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

- a non-technical summary;
- the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the statutory Biodiversity Gain Plan and schedule for implementation;
- the management measures to maintain habitat in accordance with the statutory Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- the monitoring methodology and specification of a Monitoring Pack (to include but not exclusively up to date Management Actions Logs, Habitat Condition Assessment Reports, metric calculation; and corresponding post intervention Habitat Map) which shall be submitted to the Local Planning Authority in years 2 (two) 5 (five) 10 (ten) 15 (fifteen) 20 (twenty) and 30 (thirty) of the Maintenance Period, has been submitted to, and approved in writing by, the local planning authority.

No construction shall commence until the habitat creation and enhancement works set out in the approved HMMP have been implemented in accordance with the timeframes set out in the Landscape and Ecological Management Plan required to be submitted to discharge Condition 18. 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.

- 29** Details of onsite fuel storage infrastructure shall be submitted to and approved in writing by the local planning authority prior to their installation onsite. Such details shall include the location, specification, capacity, and number of fuel storage tanks, as well as confirmation of the maximum amount of fuel that allowance is being made to store onsite.' The Storage infrastructure as is approved shall be installed

in accordance with the approved details and shall be retained as such for the lifetime of the development.

REASON: In the interests of ensuring the safe provision of fuel storage on the site.

- 30** The testing of back-up generators for maintenance purposes shall only take place during daytime hours (defined as 09:00 to 18:00) Monday to Friday and not at all at weekends.

REASON: In the interests of amenity of nearby residents.

Informative

Environmental Permitting This development will require a permit under Environmental Permitting (England and Wales) Regulations (2016) from the Environment Agency. We recommend that the applicant contacts Environment Agency to discuss the issues likely to be raised.

Informative

Contaminated materials Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:• Duty of Care Regulations 1991• Hazardous Waste (England and Wales) Regulations 2005• Environmental Permitting (England and Wales) Regulations 2016• The Waste (England and Wales) Regulations 2011Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005'Characterization of Waste - Sampling of Waste Materials - Framework for thePreparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt,the Environment Agency should be contacted for advice at an early stage to avoid any delays.If you receive (or reject) any hazardous waste, you must send a report to the Environment Agency. These are known as 'returns'. If you dispose of hazardous waste at the premises where it's produced you may also need to send returns. You should follow the guidance provided here: Hazardous waste: consignee returns guidance

Informative

Water efficiency Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills. We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract

investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Informative

The work is to be carried out following the Standard and Universal guidance for archaeological field evaluation as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant. It should be made clear that, in this case, the archaeological field evaluation forms the first stage of possible further archaeological mitigation. Further archaeological investigation may be required either prior to or during construction or both. This will be dependent on the results of the archaeological evaluation undertaken prior to construction. Analysis and reporting commensurate with the significance of the archaeological results of further mitigation may also be required.

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](#)