



**SWINDON**  
BOROUGH COUNCIL

# GRANT PLANNING PERMISSION

**Application Number:** S/14/1048/HC

**Ward:** Blunsdon And Highworth

**Parish:** Inglesham

**Proposal:** Installation of a solar farm and associated works.

**Site Address:** Lynt Farm, Lynt Farm Lane Inglesham Swindon SN6 7QZ

**Agent:**

Miss Peta Donkin  
Pegasus Planning Group  
Querns Business Centre  
Whitworth Road  
Cirencester  
Gloucestershire  
GL7 1RT  
United Kingdom

**Applicant:**

Mr Hugh Brennan  
Woodington House  
East Wellow  
Hampshire  
SO51 6DQ  
United Kingdom

**WARNING:**

**IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,  
THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU**

## Conditions

**1. Time Limit:**

The development 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 Decommissioning:**

The use of land for the generation of electricity from solar panels shall be discontinued on or before 1st January 2044.

Reason: In the interest of amenity and protection of the open countryside.

**3 Decommissioning:**

By 1st January 2044, all elements of the development shall be removed and the land restored to agricultural use in accordance with an agreed decommissioning method statement, details of which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of amenity and protection of the countryside

# **Town and Country Planning Act 1990**

## **Permission for Development**

1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION for the development proposed in the application subject to the scheduled conditions. Which is hereby expressly incorporated herewith and of which brief details are, by way of identification only, set out in the schedule (see overleaf).
2. “The Local Planning Authority”, and “the application” referred to above, are those described in the schedule overleaf.
3. The scheduled conditions have been imposed for the reasons set out in the schedule.

## **Notes**

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 6 months of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

If the permission to develop land is granted with conditions and the owner of the land claims that the land has become incapable of reasonable/beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that his interest in the land be purchased in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.

#### 4 Cable Run:

The location of all cables runs and proposed trunking system shall be implemented in accordance with the submitted drawing.

Reason: In the interest of amenity and protection of the open countryside

#### 5 Ecological Management Plan:

Within 3 months of the date of this consent, a full Ecological Management Plan including details of on-going management of the existing and proposed hedgerows within and bordering the site and the intended visual mitigation aspects of the hedgerow management (as detailed within the landscape and visual impact assessment) including increasing the height of any hedges, the creation of wild flower and grassland areas within, the management of grassland margins, restoration of ponds and the installation of bird and bat boxes has been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details during the 26 year period of operation.

Reason: In the interests of maintaining and enhancing biodiversity on the site.

#### 6 Ecological Management Plan:

Within 6 months of the date of this consent, all the mitigation measures described within the Environmental Statement (June 2014) shall have been implemented. The biodiversity measures shall be carried out in accordance with these measures during the 26 year period of operation.

Reason: In the interests of maintaining and enhancing biodiversity on the site.

#### 7 Operational End:

If the solar park ceases to be operational before the end of 1st December 2044 then all apparatus and equipment including the arrays, cables, inverter and substation buildings shall be removed from site and the land returned to agricultural use. This work shall be carried out within 12 months of the cessation of the use and in accordance with an agreed decommissioning method statement, details of which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of amenity and protection of the countryside.

#### 8 Additional Fencing:

No additional fencing or enclosures shall be constructed within the development site unless in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and maintaining the character of this designated landscape character area.

#### 9 Lighting:

No form of external lighting shall be installed within the development unless in accordance with details those have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity.

#### 10 Contaminated Land:

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures. Reason: To prevent pollution of the environment in the interests of the amenity.

#### 11 Tree Protection:

The permission shall be carried out in accordance with the details submitted for the temporary protective fences to safeguard the trees and / or hedges as detailed in drawing H.0387\_13\_A and these to be retained on the site shall be erected in accordance with the current BSI 5837 and maintained to that standard until the development has been completed or the Local Planning Authority has confirmed, in writing, that the fencing can be removed.

Reason: To ensure that adequate protection is afforded to the trees and/or hedges on the site.

#### 12 Construction Management Plan:

The permission shall be carried out in accordance with the Construction Management Plan which has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme for the duration of the works. This Plan shall provide for details relating to:

- o Access and parking arrangements for site personnel, contractors, and visitor arrangements for delivery and removal of materials;
- o Arrangement for loading, unloading, and storage of plant and materials;
- o Provision for wheel washing facilities for construction traffic. It is a requirement of this condition that wheel washing facilities will be used by all operatives exiting the site operating lorries, HGV's, or larger vehicles;
- o Detailed method statement for each construction activity, including identification of potentially noisy operations and details of noise control measures;
- o A scheme for routing, control of traffic associated with the construction [including arrangements of heavy lorries], and temporary signage on A361 (Lechlade Road) during the construction and decommissioning phases.
- o Provision of a traffic management plan contained within the Construction Management plan showing layby access for safe passing and manoeuvrability.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety.

#### 13 Footpath:

During construction works the access road the Public Right of Way, Inglesham FP.6, shall remain unobstructed to allow the passage of all users of the public highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety

#### 14 Public Right of Way:

The development shall not be brought into use until details for the re-construction of the Public Right of Way, Inglesham FP.6, the stile, and footbridge shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of amenity and highway safety

15 Access to solar farm from the layby:

The development shall not be brought into use until a properly consolidated and resurfaced access (not loose stone or gravel) shall be constructed for a minimum of 6.0m beyond the highway boundary, details of which shall have been submitted to and approved by the Local Planning Authority.

Reason: In the interests of highway safety

16 Service Road:

Prior to the first export to the National Grid the part of the service road that provides access to it shall be constructed in accordance with the approved plans.

Reason: To ensure that the development is served by an adequate means of access

17 Hours of delivery:

Unless otherwise agreed in writing by the Local Planning Authority, deliveries from HGV's shall be limited to Monday - Friday 08:00 - 18:00 and not at all on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of amenity and highway safety.

18 Archaeology:

The three areas for preservation in situ on the planting plan shall be excluded from development and should be fenced off before the start of any ground works and there will be no plant movements or ground disturbance (include cable trenching) across these areas.

Reason: To ensure no adverse effect on archaeology.

19 Archaeology:

The two areas in field 5 where Bronze Age remains were found should be subject to strip, map and record excavation prior to the start of development in this field. The exact areas and methodology will be agreed through a written scheme of investigation approved by the Local Planning Authority.

Reason: To ensure no adverse effect on archaeology.

20 Archaeology:

There should be an archaeological watching brief on all ground works associated with the construction of the gravel access tracks, high voltage cable trenches, transformer stations, compound and swales. The methodology will be agreed through a written scheme of investigation approved by the Local Planning Authority.

Reason: To ensure no adverse effect on archaeology.

21 Implementation of Flood Risk Assessment:

The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (issue 4) dated June 2014, prepared by PFA Consulting Ltd and drawing numbers H0387, H469/02, H469/03, H469/04, H469/05 and the following mitigation measures detailed within the FRA:

Provision of Swales. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the local Planning Authority.

Reason: To ensure there is no increase in rainfall rates and volumes leaving the site for a range of events up to the 1 in 100 year plus an allowance for climate change event as a result of the development. In accordance with paragraph 103 of the NPPF.

## 22 Noise:

No construction works, deliveries, external running of plant and equipment or internal works audible outside the site boundary shall take place on the site other than between the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturday. There shall be no such working on Sundays, Public or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason: To protect local amenity

## 23 Plans:

The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without written approval from the Local Planning Authority. Amendments may require the submission of further planning applications to gain final approval. The approved plans are:

H.0387\_01-E Site Location Plan

H.0387\_12-B Block Plan

H.0387\_11-E Planting Proposals

H.0387\_28-D Grid Connection Route

BWre14-LYF-VP-07 security camera detail

BWre14-LYF-VP-10 fence and gate detail

BWre14-LYF-VP-12 proposed connection substation detail

BWre14-LYF-VP-12 Proposed Transformer Station Detail

BWre14-LYF-VP-12 PV framework and inverter mounting detail

BWre14-LYF-VP-12 Storage Facility Detail

BWre14-LYF-VP- 01 Construction Areas

BWre14-LYF-VP-04 Civil works Layout

Lynt Farm Solar Park Environmental Statement June 2014

Lynt Farm Solar Park Design and Access Statement June 2014

Lynt Farm Solar Park Planning Statement June 2014

Lynt Farm Solar Park Statement of Community Involvement June 2014

Lynt Farm Solar Park Environmental Enhancement Statement June 2014

Lynt Farm Solar Park Environmental Statement non-technical summary June 2014

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

## Informatives

1. The applicant should note that under the terms of the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats. You should note that the work hereby granted consent does not override the statutory protection afforded to these species and you are advised to seek expert advice if you suspect that the construction works would disturb any protected species.
2. In addition to this consent, the Applicant will require separate Local Highway Authority approval of the Traffic Management Plan and all related Traffic Directional Signs and temporary changes to Traffic Regulation Orders. The Applicant is required to obtain this approval prior to any site-related construction traffic commencing, and is therefore recommended to contact Swindon Borough Council's Safe and Effective Highway Network Department in this respect as soon as possible.
3. In addition to this consent, the developer will require Local Highway Authority approval in connection with the Public Right of Way. The Applicant is required to obtain this approval before works commence, and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Department in this respect as soon as possible.
4. In addition to this consent, the developer will require separate Local Highway Authority approval to the construction of the proposed structure adjacent to the public highway. The Applicant is required to obtain this approval before works commence and is therefore recommended to contact Swindon Borough Council's Highway Infrastructure Asset Management Department in this respect as soon as possible.
5. The proposed arrays shall be constructed from a dark, muted colour rather than reflective.
6. The proposed transformers and substation shall be constructed from a dark, muted colour rather than reflective.

**Authorised by Richard Bell,  
Head of Planning & Regulatory Services**



**Decision Dated: 8th January  
2015**