

# **SWINDON LOW CARBON LOCAL DEVELOPMENT ORDERS**

## **Local Carbon Local Development Order 3:**

### **Sites for solar arrays and solar farms LDO**

**April 2016 (as Amended**

#### **Sites 10 to 25A: Canopy Mounted Solar Arrays**

This Local Development Order grants planning permission for the Installation of canopy mounted solar arrays at the following sites:

- Brunel North MS Car Park (Site 10)
- Brunel West MS Car Park (Site 11)
- Fleming Way MS Car Park (Site 12)
- The Parade MS Car Park (Site 13)
- Spring Gardens MS Car Park (Site 14)
- Northern Orbital Centre Car Parks (Site 15)
- West Swindon Centre / Shaw Ridge Car Parks (Site 16)
- Sainsburys/Homebase Car Park, Bridgemoor (Site 17)
- Morrisons Car Park, Dorcan Way (Site 18)
- Morrisons Car Park, Haydon Wick (Site 19)
- Tesco Car Park, Ocotal Way (Site 20)
- Greenbridge Retail and Leisure Park Car Parks (Site 21)
- Mannington Retail Park Car Park (Site 22)
- B&Q Car Park, Barnfield Road (Site 23)
- GW Hospital Car Parks (Site 24)
- Police HQ Car Park, Gablecross (Site 25)
- Whalebridge MS Car Park (Site 25A)

The detailed specification of the development shall be informed by the following reserved matters submissions.

#### **Further Detail**

A detailed Site Layout Plan shall be submitted along with the additional information required under condition 2. A Planning Statement shall also be submitted with the reserved matters which sets out how the scheme has incorporated the mitigation measures already identified in the assessments. This reserved matters information shall be submitted using the LDO application form along with the requisite fee. A lawful Development Certificate will then be issued by the Local Planning Authority to confirm if the submitted scheme is acceptable. The scheme cannot commence until a Lawful Development Certificate has been issued and the target timeframe for this is eight weeks from the date of validation. The development hereby permitted in outline shall only be implemented in accordance with the approved submissions.

The solar farm hereby permitted is subject to the following Conditions:

**1 Time Limit:**

Approval of the layout, scale, appearance, and access (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority within five years from date of this Local Development Order. No development shall take place within the area of the LDO until all the details required by this permission have been submitted to and approved in writing by the local planning Authority.

*Reason: To accord with Section 92 of the Town and Country Planning Act 1990 and to time limit the Local Development Order to enable the Order to be modified or revoked at the end of the five year period in response to the prevailing national and local policy.*

**2 Additional Information:**

No development shall take place within the area of the LDO until the following additional details and information has first been submitted to and approved in writing by the local planning authority:

- Detailed layout plan
- Solar Panel, canopy and other installations detailed designs including cross sections.

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

**3 Decommissioning:**

Twelve months prior to the discontinuation of the use of the site for solar pv, entire development shall be removed and the land restored to agricultural use in accordance with the approved statement.

*Reason: To define the scope of this permission and in the interest of amenity and protection of the countryside.*

**4 Minor amendments to the agreed Site Layout Plan:**

Any minor amendments to the agreed Site Layout Plan shall be agreed in writing by the local Planning Authority

*Reason: To define the scope of the development hereby permitted.*

**Informatives**

- All development shall be carried out having regard to any actual or potential land contamination at the site. The responsibility for the safe redevelopment of the site in this regard rests with the developer, who must undertake and evaluate a risk assessment which incorporates specific remedial measures to deal with any land contamination. If you are in any doubt, please seek the advice of the Contaminated Land Officer on whether a contaminated land site investigation is needed.
- 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.

- 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.
- Where a proposed development does not fall within the permitted development rights allowed by this LDO or by the permitted development rights set nationally, this does not mean that the development is unacceptable and cannot be built. It means that an application for planning permission needs to be made so that the Local Planning Authority can consider all the circumstances of the case.
- Compound areas and access routes into the sites are not identified in many of the site maps. These should be identified within the reserved matters submissions.