

Strategic and Technical Planning Committee
Tuesday 21st July 2026
Decision List

Application: P/FUL/2025/06819

Application Site: Land between Woodlands Solar Farm, North Farm Solar Farm, and Mannington Substation

Proposal: Proposed cable route in conjunction with approved solar farm developments (North Farm Solar Farm Ref. P/FUL/2023/02829 and Woodlands Solar Farm Ref. P/FUL/2023/03415) at Mannington, Horton.

Recommendation: GRANT subject to conditions at Section 18 of this report.

Decision: Approve subject to the following planning conditions:

Officer note: Written agreement to the pre-commencement condition(s) was received from the applicant 10 July 2026.

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Man7b.v7 Es Figure 1.1 Full Cable Route Planning Boundary
- Man7c.v2 Es Figure 3.1 3.15 Full Cable Route Planning Boundary Detailed
- Man5.v5 Es Figure 3.16 Potential Cable Routes
- MAN7d.v1 Indicative cable trench

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

3. Prior to the commencement of development, a Final Cable Route Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Final Cable Route Scheme shall identify:
 - a) one route between North Farm and Woodlands Solar Farm; and
 - b) one route between Woodlands Solar Farm and Mannington Substation

selected from the route options assessed under this application and shown on drawing MAN5.v5 ES Figure 3.16.

The development shall thereafter be carried out in accordance with the approved Final Cable Route Scheme.

Reason: To ensure final details of proposed cable route are agreed.

4. Prior to commencement of any development hereby approved, a scheme for the restoration of land post installation within the site shall be submitted to and approved in writing by the Local Planning Authority.

Restoration of the land shall be carried out in accordance with the approved scheme.

Reason: To ensure an acceptable restoration of the site in the interests of the setting of the National Landscape and the character of the area.

5. Prior to commencement of any development hereby approved, an updated Public Right of Way (PRoW) Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The PRoW Strategy shall confirm the final cable route, associated impacts on PRoWs and details of how impacts will be mitigated and rectified.

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

Reason: To ensure an acceptable restoration of the site in the interests of the setting of the National Landscape and the character of the area.

6. Prior to the commencement of any development hereby approved, a Construction Environmental Management Plan (CEMP), incorporating biodiversity and pollution prevention measures, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

i) Details of pollution risks including:

- the use of plant and machinery
- wheel washing and vehicle wash-down and disposal of resultant dirty water
- oils/chemicals and materials
- the use and routing of heavy plant and vehicles
- the location and form of work and storage areas and compounds
- the control and removal of spoil and wastes.

The development shall proceed in strict accordance with the agreed CEMP, including an implementation timetable.

Reason: To protect biodiversity and prevent pollution during the construction phase.

7. Prior to the commencement of any development hereby approved, a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- location of construction site access
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

8. Prior to the commencement of any development hereby approved, details of construction management shall be submitted and approved in writing by the Local Planning Authority. Details shall include:

- no bonfires;
- protection of nearby receptors from dust, noise and vibration arising from construction;
- storage of waste materials prior to removal from site

The development must be implemented in accordance with the approved details.

Reason: To protect the amenity of the occupants of residential properties in close proximity to the construction route.

9. Prior to the commencement of any development hereby approved (including site clearance and any other preparatory works), a scheme for the protection of trees and hedges in accordance with the current BS5837 recommendations shall be submitted to and approved in writing by the LPA. Such a scheme shall include an Arboricultural Impact assessment and Method statement. Additionally, a detailed Construction Method Statement complying with required Arboricultural Impact Assessment and Method Statement shall be submitted to the LPA prior to the commencement of any works and approved in by the LPA. The development must be carried out in accordance with the approved scheme and statements.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

10. Prior to the commencement of any development hereby approved, including any excavation, a written scheme that details a programme of investigative archaeological work shall be submitted to, and agreed in writing by the Local Planning Authority. This scheme shall include archaeological fieldwork together with post-excavation work and publication of the results. The development shall be carried out in accordance with the approved scheme.

Reason: To safeguard and/or record the archaeological interest on and around the site.

11. Prior to the commencement of any development hereby approved, a Habitat Management and Monitoring Plan (the HMMP) which accords with the

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

- i) A non-technical summary;
- ii) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan and a timetable for implementation;
- iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat and enhancement works as set out in the HMMP.
- v) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Thereafter the development shall be carried out, along with the management and monitoring of habitat, in accordance with the approved HMMP.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

12. Prior to the commencement of any development hereby approved, a badger sett survey of the development site and immediately adjacent areas shall be undertaken. A report detailing the results of the survey is to be submitted in writing to the Local Planning Authority.

Reason: in the interest of protected species.

13. Prior to the commencement of any development hereby approved, details of the proposed SNCI off site compensation planting, located within the blue boundary of 'Man7b.v7 Es Figure 1.1 Full Cable Route Planning Boundary', shall be submitted to and agreed in writing with the Local Planning Authority in accordance with the approved Biodiversity Net Gain information submitted 'E24127701 Mannington Solar Cable Route BNG Process Note (rev B)'. Details shall include:

- Baseline plan;
- post development habitat plan;
- species lists/assemblages;
- planting density; and
- maintenance and management details.

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

Reason : To ensure mitigation planting is provided for the loss of woodland within the Mannington Substation SNCI.

14. The development shall be carried out in accordance with the submitted flood risk assessment (ref Planning, Design And Access Statement, PWA Planning Group, November 2025, EP-24-179) and the following mitigation measures it details:

- The cable route to be installed below ground, with all land reinstated upon completion.
- The land within the flood zones must be reinstated to the same level as it was before the cable route's installation.

These mitigation measures must be fully implemented prior to connection to the solar farm. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To prevent flooding elsewhere by ensuring that there is no loss of storage for flood

15. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be carried out and on completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimized.

16. For the duration of the construction and restoration period, hours of work (including deliveries) shall only be between the hours of 08:00 and 18:00 hours Monday to Saturday and not at all on Sundays and Bank Holidays.

Reason: To protect the amenity of the occupants of residential properties in close proximity to the construction route.

Informatives:

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

2. This application is subject to Biodiversity Net Gain. A Section 106 Agreement is likely to be required to secure the maintenance and monitoring of any Biodiversity Gain Plan or Habitat Management and Monitoring Plan (HMMP) approved by the Council.
3. Prior Land Drainage Consent (LDC) may be required from DC's FRM team, as relevant LLFA, for all works that offer an obstruction to flow to a channel or stream with the status of Ordinary Watercourse (OWC) – in accordance with s23 of the Land Drainage Act 1991. The modification, amendment or realignment of any OWC associated with the proposal under consideration, is likely to require such permission. We would encourage the applicant to submit, at an early stage, preliminary details concerning in-channel works to the FRM team. LDC enquires can be sent to floodriskmanagement@dorsetcouncil.gov.uk.
4. A Flood Risk Activity Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing floodriskpermit@environment-agency.gov.uk.
5. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:
 - erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge

- altering, repairing, or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising, or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the riverbank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places).

6. For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
7. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.
8. The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive-map>, but the application must be completed and returned at least thirteen weeks before the

intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced. Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

9. In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was made aware of issues and additional information was submitted to address these.

10. If badger surveys required under condition 12 show that specific relevant works require a licence to disturb a badger sett, a copy of a valid licence is to be submitted to the planning authority prior to the commencement of the relevant works.

11. The applicant is reminded landscaping must be carried out in accordance with approved landscaping plans under planning applications at North Farm Solar Farm ref. P/FUL/2023/02829 and Woodlands Solar Farm ref. P/FUL/2023/03415. No landscape planting will be removed to allow for the cable route.

12. The developer is encouraged to utilise trenchless installation methods, such as directional boring, where site conditions permit and where their use would reduce the impact of construction activities on the highway, local residents, and the surrounding environment.

13. The applicant is advised that, when seeking any licences or permits for works within the public highway, due regard should be given to avoid conflict with school traffic at peak drop off/pick up times and other planned or ongoing highway works in the surrounding area. Works on Horton Road should be programmed and coordinated to avoid conflict with other highway works taking place within a 1.5-mile radius. The applicant is encouraged to liaise with the

Local Highway Authority at an early stage to facilitate effective coordination and minimise disruption to the highway network.