

EIA Screening Request

Proposed 15MW Solar PV Development on Fields East of Blounts Court Farm, Potterne, Devizes, SN10 5PH

Issued by: ADAS Planning

Client: Greenfield Co.

LPA: Wiltshire Council

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Version History

Version	Date	Amendments
1	29/03/2023	Internal Draft
2	04/04/2023	Internal Draft
3	04/04/2023	Client Draft
4	06/07/2023	Client Draft
5	07/07/2023	LPA Submission

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1 Introduction

1.1.1 This Screening Request has been prepared by ADAS Planning ("Agent") on behalf of Greenfield Co. ("Applicant") and is submitted in relation to a proposed development of a 15MWp Solar Photovoltaic ("PV") development on Fields East of Blounts Court Farm, Potterne, Devizes, SN10 5PH.

1.1.2 An Environmental Impact Assessment ("EIA") Screening Opinion is requested from the Local Planning Authority, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the "2017 Regulations"), to determine whether the development proposed constitutes EIA development and therefore whether an Environmental Statement ("ES") is required to be submitted with the subsequent planning application.

1.1.3 A Location Plan is detailed in Appendix 1 of this report and the proposed Layout Plan is detailed in Appendix 2. This plan is indicative at this stage and details relating to the layout may vary. This report sets out the background to the proposed development and assesses the potential for likely environmental effects of the proposed development. Table 1 below sets out the documents submitted alongside this screening request.

Table 1: Documents Accompanying the Screening Request

Title	Description
Site Location Plan	Plan showing the location of the site, providing context to the immediate surrounding area. This has been included in full within Appendix 1 of this document.
Site Layout Plan	A Plan showing the indicative layout of the proposed development. Included within Appendix 2 of this document.
Landscape and Visual Impacts	The baseline information and figures relevant to landscape and visual matters included with this screening report are as follows and can be found in Appendix 3: • Figure 1: Wiltshire Landscape Character • Figure 2: Designations • Figure 3: Topography • Figure 4: Context • Figure 5: Visibility and Viewpoints

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2 Site Location and Description

2.1 Site Location

2.1.1 The site measures circa ("c") 28 hectares in size and is located c.360 metres ("m") from the eastern aspect of the village of Potterne, with the southern aspect of the town of Devizes located c.0.7 kilometres ("km") to the northeast. Furthermore, the site is located c.365m southeast of the A630 and features a byway (Coxhill Lane) which runs along the southern boundary. Access to the site is gained from Coxhill Road immediately to the south.

2.1.2 The site is open on its north, east and western boundaries with no hedgerow borders; further agricultural fields exist beyond these boundaries. The site has a gently sloping gradient, dropping from 145m in elevation on the north-eastern boundary to c.130m along the western boundary. An open field exists between the application site and the eastern aspect of Potterne, with little to no screening located between the two areas. There is a notable tree belt located along the site's southern boundary which links to Potterne Wood to the east, and beyond the agricultural fields to the north/northwest, there is a mature hedgerow boundary running along both the A630 and the Public Right of Way (PRoW) linking the A630 to Montecello Farm, resulting in adequate existing natural screening from the south and north/northwest.

2.1.3 There are several Public Rights of Way ("PRoW") in and around the site. Most notably, a PRoW footpath runs through the middle of the site from west to east. This meets a PRoW bridleway which is located along the entirety of the site's eastern boundary. Along the entirety of the site's southern boundary is a further PRoW byway. A PRoW bridleway runs north of the site's northern boundary, c.68m from the site at its closest point.

2.2 Access

2.2.1 Access to the site is expected to be provided via the byway located directly adjacent to the site's southern boundary. The site access will be located towards the southwestern aspect of the site.

2.2.2 The existing byway, otherwise known as Coxhill Lane, is a public highway open to all traffic and connects Saddle Back Lane (located c.0.4km to the west of the site access) to Sleight Lane (located c.1.52km northeast of the site access).

2.3 Planning History

2.3.1 A search of the Council's Public Access system has identified no relevant historic planning applications on the site.

2.3.2 A planning history search has also been undertaken to assess other notable medium-large scale solar farm developments throughout the wider county of Wiltshire over the past few years. These are highlighted in Table 1 below:

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Table 1: Planning History

Reference	Description	Address	Decision
PL/2021/06112	Development of a 49.9MW solar farm with battery storage and associated infrastructure.	Land at Forest Gate, Pewsham, Chippenham, SN15 3RS	Granted Conditionally on 9th March 2023
PL/2021/06100	Installation of a 49.9MW solar farm with battery storage and associated infrastructure	Land to the south of the M4 at Leigh Delamare, to the west of Leigh Delemere Motorway Services, Chippenham	Granted Conditionally on 11th August 2022
PL/2021/08690	Installation of a solar farm and battery storage facility with associated infrastructure (49.9MWp)	Land at Studley Farm, Atworth, Melksham, Wiltshire.	Granted Conditionally on 9th June 2022
PL/2021/06919	The installation of a solar farm comprising an array of ground-mounted solar PV panels with associated infrastructure (49.9MWp)	Agricultural land to the northwest of Kemble Wick village c.900 m southwest of Kemble.	Granted Conditionally on 2nd February 2022
20/08618/FUL	Installation of a 49.9MW solar farm with battery storage and associated infrastructure	Land west of A429 (Crudwell Road), North of Malmesbury, Wiltshire	Pending (on the date of this submission)
20/06840/FUL	Installation of a 49.9MW solar farm with battery storage and associated infrastructure	Land North of Melksham Substation, Near Melksham, Wiltshire	Granted Conditionally on 17th December 2021
19/10890/FUL	Installation of a 49.9MW solar farm and the creation of an electricity substation	Land at Down Barn Farm, Cholderton, SP4 0EH	Granted Conditionally on 23rd April 2020

2.3.3 Planning application PL/2021/06112 relates to a proposed solar PV development and battery storage facility. The Council approved the application on 9th March 2023 and an EIA Screening Opinion was issued by the Council confirming that an Environmental Statement ("ES") was required therefore this was submitted with the application. The ES addressed the main issues of cultural heritage (archaeology and built heritage), landscape and visual effects and natural heritage. This said, it is again unlikely that an ES would be required for the proposed development as the land take is less than half the land take of the approved application. Furthermore, the proposed development will deliver significant ecological and biodiversity enhancements to offset any potential impact on ecological assets, although it is likely that the current ecological value will be limited given the lack of hedgerow boundaries and its current agricultural use.

2.3.4 Planning application PL/2021/06100 in relation to a proposed solar PV development and battery storage development which the Council approved on 11th August 2022. The Council's response on 8th September 2020 confirmed that an ES will not be required to be submitted subject to sound assessments in relation to landscape, ecology and culture and heritage matters. It concluded that there are no wider cross-boundary or transnational impacts arising from the development and would not generate large amounts of traffic.

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2.3.5 Planning application: PL/2021/08690 relates to a proposed solar PV development and battery storage facility which was approved by Wiltshire Council on the 9th June 2022. An EIA Screening Opinion was issued by the Council on the 9th March 2023. The Council's Screening Opinion confirmed that the proposed development did not constitute EIA development and an ES was not required. Although the Screening Opinion stated that the cumulative landscape impact was considered to have the potential to result in significant long-term impacts, the proposed development is likely to result in significantly fewer impacts on the landscape due to the smaller site size and due to their being no other solar developments within 4km of the site.

2.3.6 Planning Application: PL/2021/06919 relates to a proposed solar PV development which was approved 2nd March 2022. An EIA screening request was submitted to the Council for this proposal. The Council's Screening Opinion concluded that the proposal was not EIA development as defined in the 2017 Regulations as the development would not be likely to have a significant effect on the environment by virtue of factors such as nature, size or location.

2.3.7 Planning Application 20/08618/FUL relates to a proposed solar PV development and battery storage facility which is pending a decision having been validated on 25th March 2021. The Council confirmed on 7th October 2020 that the proposal represented EIA development meaning an ES was submitted and covered landscape, cultural heritage and ecology.

2.3.8 Similarly, Planning Application 19/10890/FUL relates to a solar PV development which was approved on 23rd April 2020. The Council issued its scoping opinion on 15th August 2019. The scoping opinion confirmed that the matters identified in the scoping report are broadly appropriate including: - Landscape & Visual Impact, Ecology & Biodiversity, Cultural Heritage, Transport & Access, Hydrology & Flood Risk and Agricultural Resources. An ES was therefore submitted with the application.

2.3.9 It should however be noted that 20/08618/FUL and 19/10890/FUL proposed developments that would cover over double the land area compared to the proposed development. As stated above in relation to PL/2021/06112, the proposed development will also deliver significant ecological and biodiversity enhancements to offset any potential impact on ecological assets, although it is likely that the current ecological value will be limited given the lack of hedgerow boundaries and its current agricultural use.

2.3.10 Planning Application 20/06840/FUL relates to a solar PV development which was approved on 17th December 2021. Wiltshire Council issued their Screening Opinion on 18th May 2020 which confirmed that the proposed development is not EIA development.

2.3.11 In summary, the above applications demonstrate that development of this nature with the appropriate landscape mitigation, ecological improvements and a significant biodiversity net gain does not constitute EIA development and that an Environmental Statement would likely not be required.

2.4 Proposed Development

2.4.1 The proposal is for the construction of a solar photovoltaic (PV) array, with a total export capacity of circa 15MWp. Access to the site will be gained via the byway located directly adjacent to the site's southern boundary.

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2.4.2 Also included as part of the proposed layout (Shown in Appendix 2):

- Solar PV arrays
- Client substation
- DNO Station
- Storage container
- Internal access roads
- Security fencing
- Site compound area
- Transformer/ inverter stations

2.4.3 The proposal will be designed to minimise and mitigate any limited impact it will have on the character of the area and will incorporate enhancement measures into the scheme, such as securing significant positive net gains in biodiversity and incorporating a robust landscape mitigation strategy that will present features such as tree and hedgerow planting to screen the site and soften the development from nearby and wider viewpoints.

2.4.4 There are several PRoWs that run adjacent to the site and through the site. The proposed scheme will facilitate the incorporation of the PRoW (POTT34) that runs through the site by providing a screened and planted walkthrough corridor, utilising a mix of native vegetation species. Suitable planting and screening will also be incorporated around the full periphery of the site in order to facilitate the use of POTT45, POTT50 and POTT46.

2.4.5 The development will have a life span of up to 40 years. At the end of the useful life of the facility, it will be decommissioned, and all the associated equipment will be removed. It is considered that the land can then be quickly reverted to agricultural use.

2.4.6 Notably, one of the key issues highlighted in the Wiltshire Landscape Character Assessment associated with the landscape character of the area 'Greensand Vale' is the impact that farming has had on those areas, particularly regarding the loss of hedgerow boundaries, trees and biodiversity. Following decommissioning, the landscaping and planting areas will retain in perpetuity, therefore contributing to and enhancing the character of the landscape in the long term.

2.4.7 With regards to the design of the array, each of the solar panels will be mounted on a fixed panel system, (this has been illustrated within the Proposed Layout Plan, which is submitted in support of this Screening Request). The panels are covered by high-transparency solar glass with an anti-reflective coating which minimises glare and glint while aiding in the maximum absorption of the available sunlight. The panels are dark grey/blue in colour and are mounted on a frame of anodized aluminium alloy and galvanized steel.

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3 Consideration against the EIA Regulations

3.1 Assessment

3.1.1 Part 2 of the 2017 Regulations (as amended) provides thresholds for development for which an EIA is a mandatory requirement (Schedule 1) and where it is a discretionary requirement (Schedule 2).

3.1.2 The proposed development is not listed in Schedule 1.

3.1.3 Schedule 2 (see extract below in Table 2) sets the following 'exclusion threshold' at which an EIA requires to be considered.

Table 2: Schedule 2 Development

Description of the proposed development	Applicable thresholds and criteria
3) Energy Industry	
(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1).	The area of the development exceeds 0.5 hectares.

3.1.4 The development exceeds 0.5 hectares in area and is therefore a Schedule 2 development. The development is therefore required to be assessed against the criteria listed in Schedule 3.

3.1.5 Notably, Paragraph 058 of the 'Environmental Impact Assessment' PPG highlights further indicative screening thresholds to help determine whether significant effects are likely. For Industrial installations for the production of electricity, steam and hot water, this threshold is suggested to be a thermal output of more than 50MW, of which the proposed scheme, being 15MW, falls considerably below and therefore reducing any likely 'significant' effects. However, when considering the thresholds, it is important to also consider the location of the proposed development, amongst other factors. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely.

3.1.6 Schedule 3 of the regulations provides criteria which should be used to assess Schedule 2 projects, together with the applicable thresholds, to determine if an EIA is required. These criteria are summarised as follows:

- Characteristics of development.
- Location of development.
- Types and characteristics of the potential impact.

3.1.7 An assessment of the proposal against these criteria is therefore made in the following tables 3-5.

3.1.8 An assessment of the proposal against the criteria for consideration of the 'characteristics of development' is provided in Table 3 below:

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Table 3: Characteristics of development

The likely significant effects of the development on the environment must be considered in relation to the characteristics of the development, taking into account:	
Applicable threshold/criteria	Assessment
The size and design of the whole development	The development footprint will be contained within the existing boundaries of a single field parcel. The existing boundary treatments and the provision of additional landscape screening will contain the proposed development.
Cumulation with other existing/approved development	The proposed development does not form part of a wider development proposal. Having undertaken research using Wiltshire Council's website, there is no evidence to indicate that there are any 'existing and/or approved developments' as stated in the 2017 EIA Regulations within the vicinity of the site that are considered to have likely significant effects on the proposed development in cumulative terms.
The use of natural resources, in particular land, soil, water and biodiversity	Although the proposed development would use natural resources at the site, with electricity being generated using solar energy, the proposal would result in fewer natural resources being used elsewhere such as fossil fuels. Maps provided by Natural England indicate that the site is classified as being Grade 2 agricultural land (Very Good). A small section of the site to the south is located on Grade 1 (Excellent) land and a small section of the site towards the northwest corner is located on Grade 3 (Good to Moderate) land. It is noted that the National Planning Policy Framework ("NPFF") (2021) currently indicates that the best and most versatile agricultural land constitutes Grades 1, 2 and 3a. However, the mapping provided by Natural England is considered not to be up to date or sufficiently accurate to determine the actual ALC grade of the site. As a result, it is acknowledged that a survey will be required to obtain the specific grade of agricultural land. Additionally, the site would be restored to the current agricultural use following the completion of the temporary period of the development. Therefore, the proposal does not represent a permanent loss of agricultural land. This is supported by a recent planning appeal at Uttlesford Council (S62A/22/0000004) where the Case Officer concluded that the considerable benefits a solar PV scheme provides outweigh concerns relating to ALC issues. The site is not located within or directly adjacent any areas of sensitive ecological designation.

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	The site does fall within the Impact Risk Zone of the Stert Brook Exposure Site of Special Scientist Interest ("SSSI") (located c.0.92km southeast of the site) and Salisbury Pain SSSI (located c.4.4km southeast of the site). Drews Pond Wood Local Nature Reserve ("LNR") is also located c.0.45km north of the site and Oakfrith Wood LNR is located c.2.45km southeast of the site. However, due to the separation distances it is not envisaged that the proposed development will cause any unacceptable harm to the above national and local ecological designations. A Preliminary Ecological Appraisal ("PEA") walkover survey will be undertaken for the proposed site to review its existing biodiversity potential, this report will recommend further species surveys that will be undertaken, in addition to potential mitigation and enhancement measures. The PEA will form part of the suite of technical documents that will accompany the subsequent planning application, including a Biodiversity Net Gain ("BNG") assessment and a Landscape Ecological Management Plan ("LEMP"). The Council has provided their Pre-application Advice on the proposed development. Any further ecological assessment will be based on the findings of the PEA. We can confirm that we will incorporate a full suite of mitigation and enhancement measures based on the findings of the species surveys, ensuring that positive net gains in biodiversity are achieved.
The production of waste	The development will produce limited waste whilst operational. Upon decommissioning the development components would be recycled where possible. During construction there will be some limited waste generated. Construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally disposed. Where possible waste materials will be reused on site or recycled off-site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided onsite for the different waste types. However, it must be noted that these would be minimal and would be controlled through appropriate mitigation measures. Mitigation measures have also been discussed in Section 3.2 below.
Pollution and nuisances	The scheme does not result in any complex or hazardous effects during either the construction or operational phase of the development. The PV Array and associated plant and equipment will not generate any significant noise and the materials to be used in the array's construction are designed to absorb the light rather than reflect it. It is expected that the proposed landscaping and planting along the boundaries of the site will provide both a visual and acoustic buffer

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	to all nearby residential/ highway receptors. A Glint and Glare Assessment will assess the visual hazard posed to these receptors by the solar array and propose any mitigation if required, and the LPA may consider it necessary to undertake a Noise Assessment. During construction, there will be no clearing of vegetation. Furthermore, there are no nearby watercourses that can be polluted, and there will be no water pollution produced during the construction and operational phases of the development. In relation to the construction phase, this is short in duration in comparison to other forms of major development. Whilst there will be some dust pollution associated with the construction works, this will be minimal given the semi-rural location. Also, a Construction Traffic Management Plan will be submitted with this application and any approved scheme would be subject to a Construction Environmental Management Plan (CEMP) which will ensure there are no unacceptable impacts on the environment during the construction period. Mitigation measures have also been discussed in Section 3.2 below.
The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge.	The construction works would not require the use of significant quantities of hazardous or toxic material. The installation of the solar panels would be carried out by standard tried and tested methods and must adhere to health and safety legislation. The technology has a reputable safety record.
Risk to human health (for example, due to water contamination or air pollution)	We can ensure that environmental management practices are identified and applied throughout the construction of the proposed solar development. Furthermore, we can ensure that best practice in construction environmental management is followed. Mitigation measures have also been discussed in Section 3.2 below.

3.1.9 An assessment of the proposal against the criteria for consideration of the location of the development is provided in Table 4 below:

Table 4: Location of development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard to:	
Applicable threshold/criteria	Assessment

The existing and approved land use	The land is currently used for agricultural purposes, specifically arable farming. Outside of the development footprint, the land will remain in agricultural production. Furthermore, the proposed development site will be returned to agricultural use after a period of 40 years.
The relative abundance, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	The site is not located within or adjacent to any statutory designated sites for nature conservation, however, the site does fall within the Impact Risk Zones of Stert Brook Exposure SSSI and Salisbury Pain SSSI. Stert Brook Exposure SSSI is located c.0.92km southeast of the site and Salisbury Pain SSSI is located c.4.4km southeast of the site. Therefore, it is understood that the site does fall within an SSSI Impact Zone for the above designations. However, we do not envisage that the proposed development will cause any unacceptable impacts on these sites at this distance. Furthermore, Drews Pond Wood LNR is also located c.0.45km north of the site and Oakfrith Wood LNR is located c.2.45km southeast of the site. We do not envisage that the proposed development will cause any unacceptable impacts on these sites. The effects on the ecological designations will be fully assessed as part of a planning application. A Preliminary Ecological Appraisal ("PEA") walkover survey will be undertaken for the proposed site to review its existing biodiversity potential, this report will recommend further species surveys that will be undertaken, in addition to potential mitigation and enhancement measures. The PEA will form part of the suite of technical documents that will accompany the subsequent planning application, including a Biodiversity Net Gain ("BNG") assessment and a Landscape Ecological Management Plan ("LEMP"). Overall, it is considered that the proposed solar PV array and associated landscaping will provide significant net gains in biodiversity and will strengthen ecological networks on site. Furthermore, the proposal being temporary in nature will reduce the impacts on the landscape as the land can be restored to its original form after the decommissioning of the development. Further to this, the applicant considers that taking the site out of agricultural use would further increase the bio-diversity benefits of the proposal, as there would be no need for the intensive use of fertilisers, herbicides and pesticides on the land and there will be opportunities for net gains in biodiversity. Whilst high-level Natural England mapping has indicated that the proposed development is on BMV land, this will be confirmed by an ALC survey submitted with the application. Further to this, the applicant would be temporarily removing the land from intensive farming use, enabling the soil nutrients to remain in a neutral

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	state. At the end of the project lifespan, the land will be brought back into agricultural use.
The absorption capacity of the natural environment, paying particular attention to the following areas— (i)wetlands, riparian areas, river mouths; (ii)coastal zones and the marine environment; (iii)mountain and forest areas; (iv)nature reserves and parks; (v)European sites and other areas classified or protected under national legislation; (vi)areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; (vii)densely populated areas; (viii)landscapes and sites of historical, cultural or archaeological significance	(i)wetlands, riparian areas, river mouths The site is not located within or near any wetlands or river mouths. In terms of riparian areas, Drews Pond LNR is located c.450m to the north of the proposed site. This said, there will be no unacceptable impacts on the site. (ii)coastal zones and the marine environment; The site is not within or near a coastal zone, therefore there are no marine environments or species to consider. (iii) Mountain and Forest areas The location is not a mountainous area, and mapping from Natural England indicates that the site is bounded by Potterne Wood Ancient Woodland to the south. It it is not envisaged that any unacceptable harm will be caused to the Ancient Woodland as a result of the proposed development. (iv) Nature reserves and parks The Drews Pond Wood LNR (c.0.45km north of the site) and Oakfrith Wood LNR (c.2.45km southeast of the site) will be fully assessed as part of the planning application and PEA to ensure that any adverse impacts are appropriately mitigated. There will be no unacceptable impacts on the LNRs as a result of the proposed development. (v) European sites and other areas classified or protected under national legislation The site is not subject to any statutory designation for ecological value. The nearest statutory designated sites are as follows: • Stert Brook Exposure SSSI (located c.0.92km southeast of the site) • Salisbury Pain SSSI (located c.4.4km southeast of the site) (vi) areas in which there has already been a failure to meet the environmental quality standards The site is not considered to be in an area where there has been a failure to meet environmental quality standards in relation to air or water quality. The Environment Agency will be consulted as part of the planning application and pollution and waste control mitigation measures to

	ensure there are no significant effects. Mitigation measures have also been discussed in Section 3.2 below. (vii) densely populated areas The site is situated in a semi-rural area with some nearby residential dwellings on the eastern flank of Potterne that will overlook the site. It is not sited within or adjacent to any densely populated areas. The site is located c.360m from the eastern aspect of the village of Potterne, with the southern aspect of the town of Devizes located c.0.7km to the northeast. Whilst Potterne is in close proximity, meaning the site will be visible from here, the scheme will result in no pollution or nuisance. The proposal will also incorporate robust landscaping and screening mitigation to ensure that any views are curtailed. In addition to this, existing highway vegetation significantly screens views of the site from all nearby roads. Views of the site from the isolated dwellings and farmsteads to the south are also well screened given the Ancient Woodland located between these and the site. (viii) landscapes and sites of historical, cultural or archaeological significance The landscape character, Greensand Vale, of which the site resides is considered to have a moderate condition and a moderate strength of character, very much characterised by the negative effects of intensive arable farming which has resulted in the significant loss of hedgerows, mature trees and biodiversity assets. Whilst it is considered that the site is located approximately 2.5km west of the North Wessex Downs AONB. Given the proximity of the site from the edge of the AONB and taking into account the surrounding agricultural landscape and intervening vegetation and built form, it is considered that the development would not constitute any significant harm to the setting of this AONB, particularly taking into account the site's dropping land levels towards the east. It is also considered that the potential for additional screening along the full extent of the eastern boundary would negate most, if not all, potential intervisibility between the site and the areas of the AONB within the 3km LVA catchment radius. The site, therefore, does not fall under any statutory or non-statutory designations for landscape quality and is considered not to be located within a 'valued' or highly sensitive landscape character area. An LVA will be undertaken for the proposal, considering the effects of the proposed scheme on the landscape and the visibility of the

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	proposal. The LVA will be discussed further in section 3.2 of this report. The site is not in a Conservation Area and there are no heritage assets on the site or immediately adjacent to the site. The nearest Heritage Assets to the site are: • Nafford House (Grade II listed) – c.404m northwest of the site • Sandfield House (Grade II listed) - located c.410m northwest of the site • The Bell Inn (Grade II listed) - located c.500m west of the application site • The Butts is a Grade II listed building and is located c.545m west of the site. It is accepted that the village of Potterne features a conservation area with several listed buildings and heritage assets, however, due to the separation distance between the site and those heritage assets, and taking into account existing intervening vegetation and built form, as well as the potential for additional planting along the site's boundaries, we consider that the proposed development will not cause any significant harm to the significance of the nearby heritage assets or their setting. Any subsequent planning application will be supported by a Desk-Based Archaeology Assessment and a Built Heritage Assessment to provide a detailed investigation of the existing historic context and provide an assessment of the likely impact of the future development proposal. We can confirm that the site does not lie within, or adjacent to, any site subject to national/ European ecological, landscape or heritage designations.

3.1.10 An assessment of the proposal against the criteria for consideration of the characteristics of development is provided in Table 5 below:

Table 5: Types and characteristics of the potential impact

The likely significant effects of the development on the environment must be considered in relation to criteria set out in Tables 3 and 4, with regard to the direct and indirect significant impacts of the proposed development as specified in regulation 4(2) of The Town and Country Planning (Environmental Impact Assessment 2017), taking into account:	
Applicable threshold/criteria	Assessment:
(a) The magnitude and spatial extent of the impact (geographical	The proposed Solar PV Farm is located within a semi-rural location, and by nature, has the potential to have some localised visual impact. The settlement of Potterne is located c.350m west of the site, and due to the rising land levels it is

area and size of the affected population)	accepted that there will be some intervisibility from various receptors to the west/ northwest of the site, particularly from nearby PRoWs, residential dwellings and roads. Whilst some localised visual impact is unavoidable, a future submission will be subject to a robust LVA and Landscape Masterplan. The LVA would consider the potential visual change of views of the area, in addition to assessing the impact of the proposal on visual amenity. Suitable mitigation measures will be proposed if any impacts are identified, however, it is not envisaged that the proposed development will cause any significant and detrimental harm to the local landscape. Additional natural vegetation screening will be added to the site and its boundaries to further reduce intervisibility and improved the quality of the landscape character in the long term (taking into account the issues associated with arable farming in the Greensand Vale areas). Additional landscape buffering and screening will also be required to mitigate the impact of the proposal on the surrounding and intersecting PRoW network and reduce any intervisibility with any established heritage assets, suitable examples of which may consist of hedgerows between 2-3m in height along the borders of the site and all PRoWs. Exact details of such measures will form part of the landscape strategy. As highlighted above, whilst it is considered that the site is located approximately 2.5km west of the North Wessex Downs AONB. Given the proximity of the site from the edge of the AONB and taking into account the surrounding agricultural landscape and intervening vegetation and built form, it is considered that the development would not constitute any significant harm to the setting of this AONB, particularly taking into account the site's dropping land levels towards the east. It is also considered that the potential for additional screening along the full extent of the eastern boundary would negate most, if not all, potential intervisibility between the site and the areas of the AONB. As mentioned above, a LEMP will be considered at the earliest stage of this project to ensure that it introduces a well-considered planting scheme to reduce any visual prominence of the proposal within the surrounding landscape. A comprehensive landscape enhancement will also benefit the application by highlighting and detailing benefits such as Biodiversity Net Gains. Flood Risk:

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	The Environmental Agency Flood Risk Mapping indicates that the entire site is located within an area of Flood Risk Zone 1. Therefore, the site is at low risk of flooding. A Flood Risk Assessment and Drainage Strategy will also be submitted with the planning application given the size of the proposal site (NPPF requirement for sites of 1 hectare or more) and will ensure that the proposal does not increase flood risk elsewhere.
(b) The nature of the impact	Given the nature of the development proposal, it is considered that whilst there may be some localised effects upon the environment as a consequence of the proposed development, these effects will be appropriately managed through the design of the solar PV development layout, incorporation of appropriate mitigation and with the adoption of best practice measures. The proposal is not considered to result in more wide-ranging effects, the site of which is not subject to any significant panoramic views.
(c) The transboundary nature of the impact	There will be no transboundary impacts as a result of the proposed development.
(d) The magnitude and complexity of the impact	The complexity of the development is low, as it is consisting of one single main component (the panels) with a small amount of associated infrastructure. Aspects of the environment affected will be limited to localised impacts; therefore, the magnitude of the impact is considered to be low. There is unlikely to be any potential for significant effects.
(e) The probability of the impact	The potential impacts are predictable and can be reduced with careful design and mitigation. The effects will be appropriately managed through the design of the solar PV development, the incorporation of appropriate landscape mitigation measures and the adoption of best practice measures.
(f) The expected onset, duration, frequency and reversibility of the impact	The proposed development has a life span of 40 years, after which the solar panels and ancillary infrastructure can be removed, and the site returned to its previous condition. The impacts are therefore limited in duration and reversible.
(g) The cumulation of the impact with the nature of other existing and/or approved development	The proposed development does not form part of a wider development proposal. Having undertaken research using Wiltshire Council's website, there is no evidence to indicate that there are any 'existing and/or approved development' as stated in the 2017 EIA Regulations that are considered to have likely significant effects on the proposed development. therefore, it is considered that there will be no likely significant effects

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	associated with the proposal in cumulation with any existing or proposed developments.
(h) The possibility of effectively reducing the impact	Mitigation has been considered and discussed below in section 3.2 to reduce any limited impacts from the proposal.

3.2 Proposed Mitigation Measures

3.2.1 Given the nature of the development proposals, it is considered that there may be some limited localised effects on the environment. These effects will be appropriately managed through the design of the solar PV development, the incorporation of appropriate mitigation measures and with the adoption of best practice measures. This includes consideration of the following:

3.2.2 Landscape/ Visual & Ecology

3.2.3 A LVA will be undertaken for the proposed scheme. The landscape appraisal would consider the effects of the proposed scheme on the landscape as an environmental resource in its own right and the visual appraisal would consider the effect of visual change on people's views and visual amenity. A set of figures relevant to landscape and visual matters, will be included with the report:

- Figure 1: Wiltshire Landscape Character
- Figure 2: Designations
- Figure 3: Topography
- Figure 4: Context
- Figure 5: Views and Viewpoints

3.2.4 The LVA will assess landscape and visual effects separately and the main objectives would be as follows:

- To describe the baseline landscape character of the site and its surroundings; evaluate its value and susceptibility to change arising from this specific development proposal which together provides a measure of the sensitivity of the landscape receptors; and taking into account the magnitude of change assess the effect that the proposal will have on the landscape elements within the site, the landscape character of the site, the local landscape character and landscape character area that the site it's within.

- To identify potential visual receptors (i.e. people who will be able to see the development), evaluate their sensitivity to change and taking into account the magnitude of change assess the effects the proposal will have on visual amenity.

- Identify mitigation proposals where these can reduce any adverse effects of the proposed development.

3.2.5 The LVA would be undertaken by a landscape consultant experienced in landscape assessment. The LVA will consider effects upon completion (winter) and residual effects at year 15 (summer). A final judgement would be made on the overall level of effect upon the landscape and visual receptors through a combination of sensitivity and magnitude of change. Overall effects would be described using a four-point scale of major; moderate; minor; negligible. Professional judgement and experience would be drawn upon to undertake the

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appraisal of effects, with reasoning provided in the text as to how this conclusion has been reached. The LVA will feed into the landscape strategy for the site, which as highlighted previously in this report, will feature a full suite of native planting and screening in the form of hedgerows, native shrubs and trees, to help soften the built form and screen the site from public vantage points. Notably, we are currently committed to the following:

- Providing a tree belt along the western flank
- Providing hedgerows/ tree planting along the peripheries of the site
- Providing a wildflower meadow between the tree belt and western fence line
- Incorporating the PROW through the site, screening the footpath with hedgerows and providing access to Potterne Little Tree.

3.2.6 Furthermore, the proposal will also be subject to a PEA walkover survey to review existing ecological constraints, and all relevant species surveys will be undertaken. The results from the ecological and landscape assessments will then further feed into a robust landscaping mitigation plan and biodiversity net gain assessment, all of which will form part of a Landscape Ecological Management Plan. If any impacts are identified as a result of this work, suitable mitigation and enhancement measures will be proposed and agreed. The proposal is envisaged to achieve substantial biodiversity net gains.

3.2.7 Traffic management

- A Construction Traffic Management Plan (CTMP) will be submitted with the application to safeguard the amenity of nearby villages and in the interests of highway safety. This will establish the principal mitigation measures that would be incorporated into the scheme to address the potential impacts of construction activities and establish the principles of the management of working areas, temporary accesses and construction traffic routing.

- The application will also be supported by a Transport Statement that will set out the changes in traffic flows in further detail and the implications for those in capacity terms.

3.2.8 Pollution and Waste prevention measures

- We can ensure that environmental management practices are identified and applied throughout the construction of the proposed solar development. Furthermore, we can ensure that best practice in construction environmental management is followed. To reduce any impacts from pollution the following measures would be employed.

3.2.9 Pollution prevention

- The Principal Contractor (or other 'responsible person' managing the site) is responsible for both the protection of "controlled waters" from pollution and for the prevention of pollution of the environment, harm to human health and detriment to local amenity by waste management activities under the Environmental Protection Act 1990. Further protection for the environment is afforded under the Water Resources Act 1991 (as amended), which outlines the functions of the Environment Agency and sets out offences relating to water, discharge consents, and possible defences to the offences.

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- Under the Water Framework Directive (WFD) no deterioration may be allowed to occur to controlled waters, including surface and groundwater. Therefore, no contaminated runoff may be allowed to enter either surface water drainage or be allowed to infiltrate the ground.

- All construction activities will be carried out in accordance with good practice, paying particular attention to the Environment Agency published Guidance for Pollution Prevention ("GPP").

- No silt, or other debris from works, shall be allowed to enter any watercourse (including the field boundary ditches). The material will be stored as described below.

- An emergency protocol will be put in place to deal with any spills or other potentially contaminating incidents.

3.2.10 Storage of Plant and Machinery

- The site will predominantly operate with a 'just in time' delivery protocol and materials will not be stored within 8m of any watercourse (including the field ditches). Fuels will be stored in a double-skinned, locked, and bunded fuel bowser as far away from watercourses as possible and away from the regular passage of site traffic. Refuelling will be carried out over a bespoke drip tray, which will be regularly maintained and inspected for the presence of rainwater. Any rainwater must be removed for specialist disposal. A spill kit will be located next to the bowser. Any other potentially hazardous material will also be stored within designated impermeable, bunded areas.

- Materials, plant, vehicles, spill kits and fuel storage areas will be protected from vandalism and inspected regularly for signs of tampering or damage. All keys will be removed from unattended vehicles/plant.

3.2.11 Dust Control Methods

- The semi-rural location of the development means that there are no sensitive receptors in close proximity to the site. A PRoW and Cycleway runs along the western boundary of the site.

- Dust impacts can arise from on-site construction works such as earthworks as well as from dust deposited on the public highway by construction vehicles which then becomes re-suspended. Construction dust may lead to an adverse impact in terms of elevated particulate concentrations at neighbouring sensitive receptors or nuisance impacts, such as the soiling of clean surfaces. Dust deposition can also affect sensitive habitats and fauna (e.g. foraging on habitats).

- Dust impacts will be controlled by good housekeeping and by following best practice. The appropriate mitigation measures will be employed to control the dust emissions. The responsibility for ensuring that the dust control measures are carried out lies with the Principal Contractor's Site Manager.

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- It is envisioned that very limited dust would result from a development proposal of this type, given the greenfield setting.

3.2.12 Wheel Wash facility

- A proprietary wheel cleaning bay will be provided on-site at the exit of the construction compound. The specific equipment employed will be dependent on availability during the construction phase.

- The wheel wash facilities will be securely constructed with no overflow and the effluent will be contained for proper treatment and disposal.

3.2.13 Dust monitoring

- Dust emissions will be monitored by carrying out daily on and off-site visual inspections of dust emissions, particularly focusing on any visible dust being carried towards or across the site boundary. Inspection results will be logged.

- Regular site inspections will be undertaken by the Site Manager or their representative to monitor compliance with the dust control measures.

- All dust complaints and any exceptional incidents causing dust emissions will be logged, along with the actions taken to resolve the situation.

3.2.14 Waste Management

- All wastes will be removed from the site using a registered waste carrier. Waste will only be disposed of at facilities/sites authorised to receive it, which have an appropriate permit, licence or registered exemption. Waste management licence, permit or exemptions must be obtained from the facility/site

- The storage of hazardous waste prior to its removal will also be subject to the appropriate requirements.

- The construction waste management will follow the principles of the waste hierarchy which is to prevent/reduce, reuse, recycle, recover and finally disposed of.

- Where possible waste materials will be reused on site or recycled off-site. The reuse and recycling of waste will be facilitated by segregating waste as it arises. Separate waste containers will be provided onsite for the different waste types and will use the National Colour Coding Scheme.

- No waste will be left on-site following the completion of works.

- It is envisaged that the development would result in very little waste, given the greenfield location.

3.2.15 Noise and Vibration Control

- Noise and vibration nuisance could come from the operation of machinery on-site and vehicle movements to and from the site as well as within the site.

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- Whilst the development, once operational, would result in very limited noise - all works will be carried out in accordance with British Standard 5228 (BS 5228).

- Best Practicable Means (BPM) of noise control, as defined by Section 72 of the Control of Pollution Act 1974, will be applied during construction works to minimise noise (including vibration) at neighbouring residential properties and other sensitive receptors arising from construction activities.

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4 Scope of Planning Application Documents

4.1.1 The planning application will be submitted with the following assessments and reports:

Table 6: Documents Accompanying the Planning Application

Title	Description
Planning, Design and Access Statement	Document outlining the planned development of the site, its benefits, and the context of the surrounding area and compliance with planning policy.
Site Location Plan	Plan showing the location of the site at 1:1250 scale, providing context to the immediate surrounding area. This has been included in full within Appendix 1 of this document.
Site Layout Plan and Elevations	A Plan showing the indicative layout of the proposed development. Included within Appendix 2 of this document, and supplementary elevations for ancillary equipment, plant, machinery and means of enclosure.
Flood Risk Assessment and Drainage Strategy	An assessment to evaluate and assess the potential flood risk of the site, and how this may impact the proposed development.
Archaeological Desk-Based Assessment	A desk-based assessment regarding any potential archaeological significance of the site.
Geophysical Survey Findings	A detailed report demonstrating the findings from the Geophysical Survey undertaken.
Ecological Impact Assessment Report	An Ecological Impact Assessment (EcIA) will assess and report on how the proposed development will impact the overall ecology at the site to submit to the Local Planning Authority. This report will summarise the findings from all ecological surveys, making reference to the considered implications and providing specific mitigation and enhancement measures.
Landscape and Visual Appraisal	An assessment focusing on the potential impact that the proposed development will have on the landscape and visual amenity of the surrounding area. The LVA submitted with the application will feature a 5km radius around the site, to demonstrate clearly that longer-range views would not be impacted.
Landscape Masterplan and Photomontages	A Landscape Masterplan will include the proposed layout, hard and soft landscaping areas, retained and proposed trees and hedgerow vegetation, and boundary treatments. Photomontages would be undertaken as part of the LVA work. These would be

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	TYPE 3 Photomontages (to represent appearance, context, form and extent of development) in line with current guidance.
Landscape Ecological Management Plan (LEMP)	A LEMP will detail the specific landscape maintenance and management programme for the first 5 years following the completion of the development. A LEMP will provide measures to protect and enhance the ecology and biodiversity of the site in relation to the requirements set out in the ecology assessments and the biodiversity net gain assessments.
Transport Statement and Construction Traffic Management Plan (CTMP)	Provide details of construction and operation, along with an appraisal of the permanent site access arrangements. A CTMP will be submitted with the application in order to safeguard the amenity of nearby villages and in the interests of highway safety. This will establish the principal mitigation measures that would be incorporated into the scheme to address the potential impacts of construction activities and establish the principles of the management of working areas, temporary accesses and construction traffic routing.
Agricultural Land Classification (ALC) Survey	This assessment will examine the ALC grade of the land which is to be used for the proposed solar PV development.
Biodiversity Net Gain Statement	An assessment focusing on the positive biodiversity impact of the proposed development, demonstrating the increase in net gains to be established on-site, using DEFRAs BNG metric.
Built Heritage Assessment	A report to identify and assess the impact the proposed development would have on the setting and heritage significance of designated heritage assets (Listed Buildings, Conservation Areas etc.) and protected views.
Arboricultural Assessment	An assessment of the potential arboricultural impacts of the proposed development to ensure that there are no unacceptable impacts.
Noise Impact Assessment	An assessment of the potential noise impacts on any nearby receptors in the vicinity of the proposed development.
Glint and Glare Assessment	An assessment of the potential visual hazards as a result of solar panel element of the proposed development.
Sequential Site Selection Report	An assessment to demonstrate to the LPA the assessment methodology used and reasoning for the sequentially preferred location.

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5 Conclusion

5.1.1 It is considered that the proposal is unlikely to have any significant detrimental effects on the environment and is therefore considered not to constitute EIA development.

5.1.2 Whilst the development exceeds the exclusion threshold of 0.5ha in size for developments consisting of industrial installations for the production of electricity, steam and hot water, it features a thermal output of 15MW and falls demonstrably below the indicative threshold of 50MW, therefore, considerably reducing the likely significant effects of the development.

5.1.3 It is accepted that thresholds alone are not a clear indicator of any established environmental harm, and the overall sensitivity of the location is a material factor in assessing any potential harm. When assessing the overall sensitivity of the area, the EIA regs specify that key attention is given to Sites of Special Scientific Interest and European sites; National Parks, the Broads and Areas of Outstanding Natural Beauty; and World Heritage Sites and scheduled monuments. As highlighted above, the development site is not within and does not lie immediately adjacent to or have any significant effect on any of the designations in this list.

5.1.4 With regards to this, the site is not located within or adjacent to any statutory ecological or landscape designation, it features a landscape type of moderate strength of character, is not located within or directly adjacent to a conservation area, features limited intervisibility with several established nearby heritage assets and is located in Flood Zone 1. Whilst the North Wessex Downs AONB is located 2.5km to the east, given the proximity of the site from the edge of the AONB and the surrounding agricultural landscape, intervening vegetation, and built form, it is unlikely to constitute any significant harm to the setting of this AONB.

5.1.5 It is therefore considered that the proposed development site is not located in an environmentally sensitive area, and given the nature of the development proposal, it is considered that whilst there may be some localised landscape and visual effects upon the environment as a consequence of the proposed development, these effects will be appropriately managed through the design of the layout, incorporation of robust landscaping and ecological mitigation and enhancement measures, and with the adoption of best practice guidance. The proposal is considered not to result in any significant harm, particularly regarding any wide-ranging visual, heritage or ecological impacts.

5.1.6 Given the Council's previous Screening Opinions on similar proposals discussed in Section 3.2, there is a general consensus that this scale of development is unlikely to be classified as EIA development or require an ES to be submitted with a future planning application. As stated above, the proposed development would require a much smaller land take in comparison to the relevant proposals discussed in Section 2.3. Furthermore, the proposed development will deliver significant ecological and biodiversity enhancements to offset any potential impact on ecological assets, although it is likely that the current ecological value will be limited given its current agricultural use and lack of field vegetation.

5.1.7 The above screening request demonstrates that the proposed development will not have any significant effects in line with Schedule 3 of the "2017 Regulations". We therefore respectfully request that you issue a Screening Opinion which confirms that this proposed development is not EIA development and that a future application does not need to be supported by an

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Environmental Statement based on any visual, landscape, heritage, ecological or other grounds.

5.1.8 Supporting documents will accompany a planning application to provide information on visual and landscape impacts, archaeology, transport, flood risk and drainage, agricultural land classification, arboricultural impacts, biodiversity, Glint and Glare, ecology and noise/ pollution impacts.

5.1.9 Should you require any further information, please do not hesitate to contact us.

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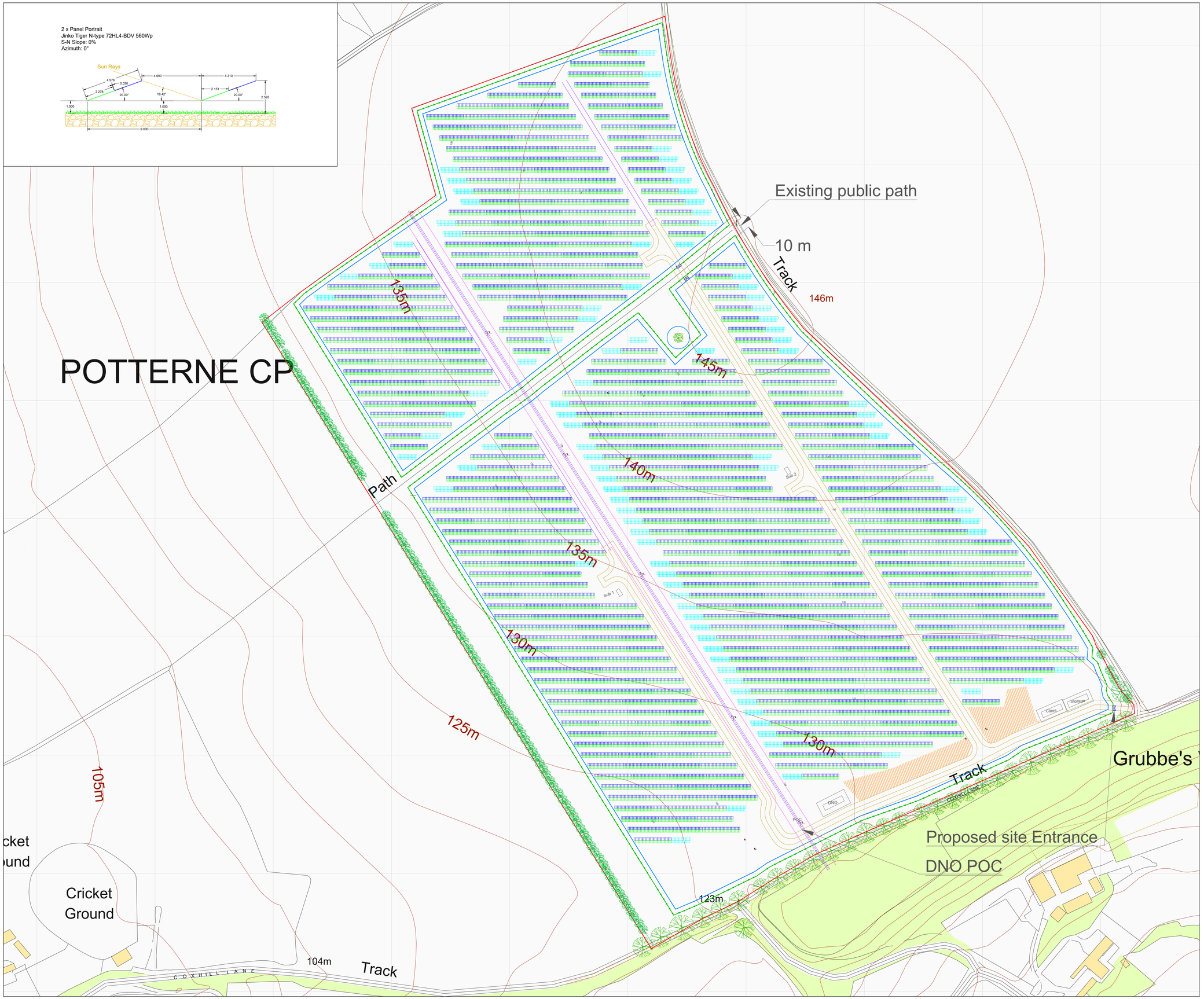
Appendix 1: Site Location

See following page.


Coate
Caen Hill Marina
A361
A361
Bath Rd
Morrisons
Windsor Dr
Devizes
LITTLE COATE
A342
Devizes Rd
A360
A360
HARTMOOR
A342
Poulshot
A360
SLEIGHT
Stert
Mill Farm Glamping
Potterne
POTTERNE WICK
Wiltshire Scout Centre
Worton
Urchfont
Marston
Freith
B3098

Appendix 2: Site Layout Plan

See following page.



General

	Site Application Boundary Line
	Security Fence
	Construction Line
	PV Table (2x27, 1x27)
	Client Substation
	Production Substation
	Internal Access Road
	Entrance Door
	Compound Area
	Tree
	Vegetation
	Easement 4m from Hedges
	Easement 6m from 33kV line
	Preliminary cable routes

Site aplication boundary line AREA	
m^2	282,657.3
Acre	69.84
Hectares	28.26

Configuration

Product Substation 1

Transformer	8,960 kVA
Modules	Jinko Tiger N-type 72HL4-BDV 560Wp
Inverter	28xSungrow SG350HX
Modules /String	27 Modules
Strings	810
Total DC Capacity	804 strings x 27 modules → 21,708 modules x 560W → 12,156.48 kW
Total AC Capacity (@40 °C)	9,856 kW
DC/AC Ratio (@40 °C)	1,233

Product Substation 2

Transformer	6,400 kVA
Modules	Jinko Tiger N-type 72HL4-BDV 560Wp
Inverter	20xSungrow SG350HX
Modules /String	27 Modules
Strings	578
Total DC Capacity	585 strings x 27 modules → 15,795 modules x 560W → 8,845.20 kW
Total AC Capacity (@40 °C)	7,040 kW
DC/AC Ratio (@40 °C)	1,256

Total

Total DC Capacity	1290 strings x 27 modules x 560 Wp **Total DC Capacity : 19,504.80 kW**	
Total AC ACmax: (40 °C)	48 inverters: 48 x 352kW → **16,896 kW**	
Pregistered	15.00 MW	
DC/ACnom DC/AClimit	Grid Voltage Level	Ustrings
1.113 1.253	33 kV	6.98%

MYTILINEOS
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Version	Date	Revised By	Reviewed By	Approved By	Description and Notes
r04	03/05/2023	JHER	CSTA	ABAK	Added crossing pat. affected No of strings
r03	09/08/2022	APAP	CSTA	ABAK	21 MW DC, Jinko 560Wp, Sungrow SG350HX
r02	15/06/2022	APAP	CSTA	ABAK	New Lease Area, 27.7 MW DC
r01	02/06/2022	APAP	CSTA	ABAK	Draft Layout

Project Name:
WT191291, UK

DRAFT

Drawing Name:
General Layout

Scale:
1:1500 @A1

Drawing Number:
UK-WT191291-11

Date:
09/08/2022

Sheet No:
GENERAL

Appendix 3: Landscape Plans

See following pages.

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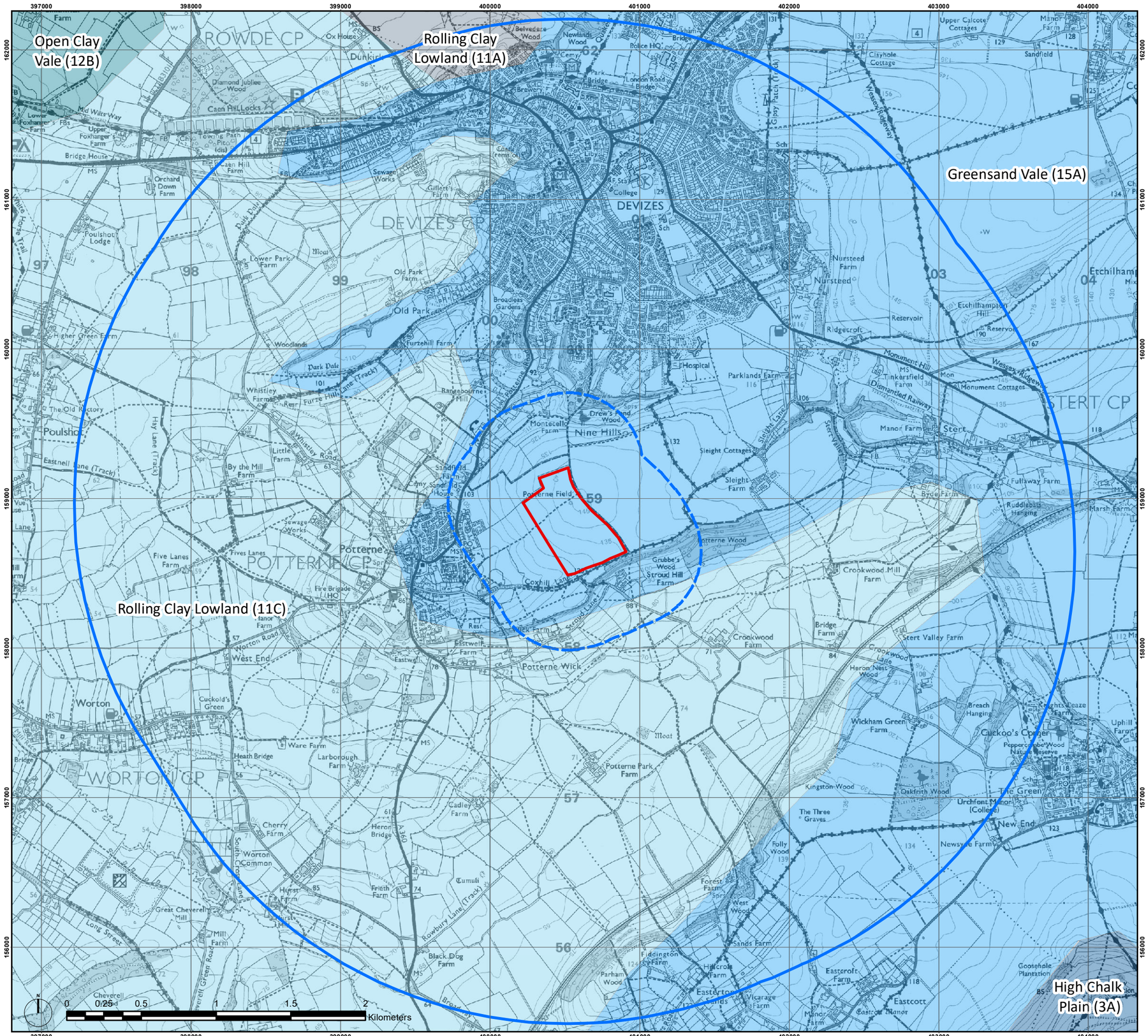

LEGEND

- Site
- 500m Buffer
- 3km Study Area

Wiltshire LCA

- Greensand Vale (15A)
- High Chalk Plain (3A)
- Open Clay Vale (12B)
- Rolling Clay Lowland (11A)
- Rolling Clay Lowland (11C)

Landscape character area data copyright Wiltshire County Council.
Data interpreted from Wiltshire Landscape Character Assessment (2005).
See original for details.
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Issue.	Issue Details	Date
01	-	11/11/2022

Client:

Greenfield

Project:

Blounts Court Farm

Drawing Title:

Figure 1: Wiltshire LCA

Drawing No: 1120093-ADAS-XX-XX-DR-L-8001

Scale: 1:25,000 at A3

Drawn by: SC Date: 11/11/2022

Checked by: DH Date: 11/11/2022

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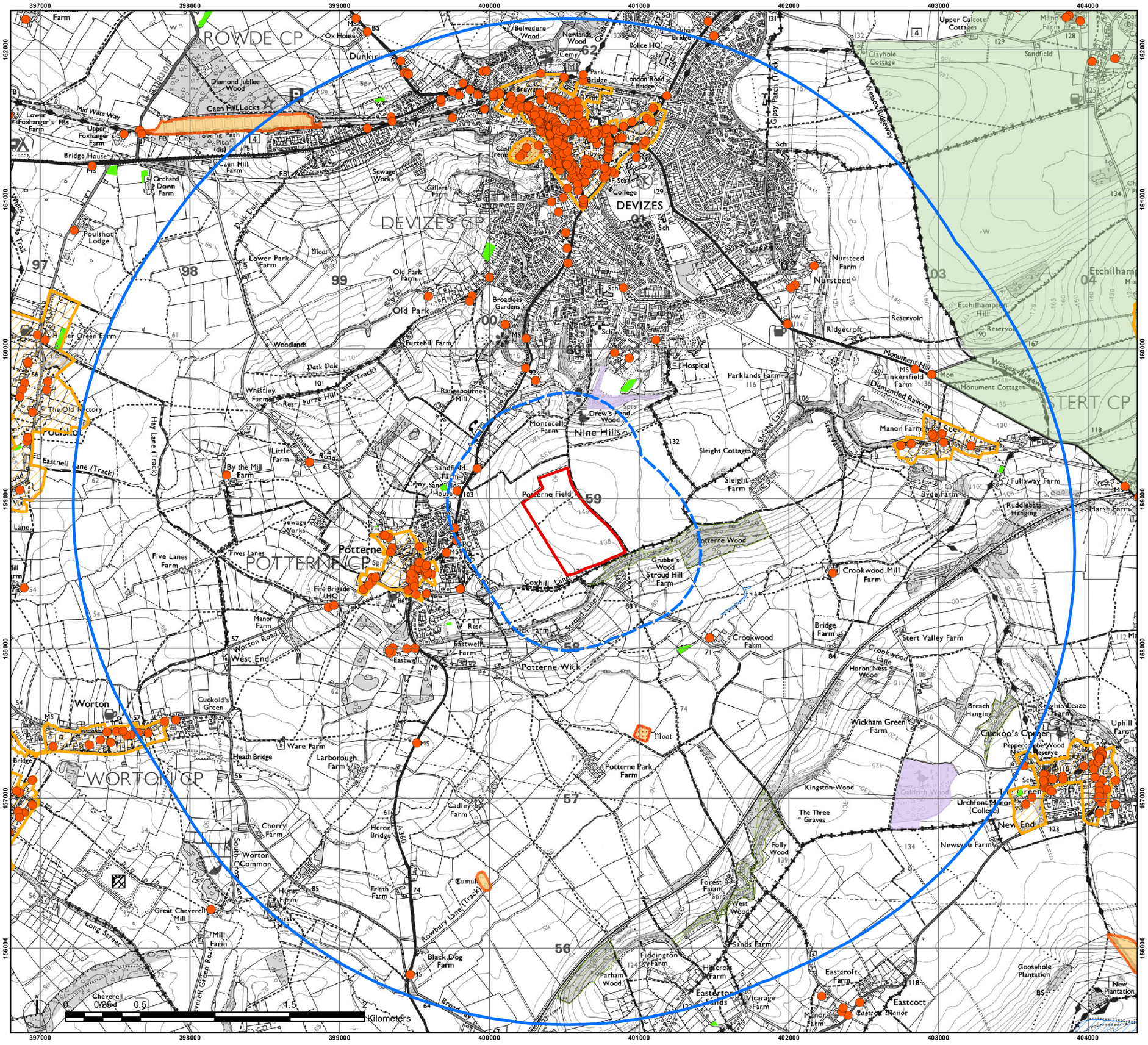

LEGEND

- Site
- 500m Buffer
- 3km Study Area
- Sites of Special Scientific Interest
- Areas of Outstanding Natural Beauty
- Ancient Woodland
- Local Nature Reserve
- Traditional Orchard
- Conservation Area
- Scheduled Monument
- Heritage at Risk
- Listed Building

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Issue.	Issue Details	Date
01	-	11/11/2022

Client:

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Project:

Blounts Court Farm

Drawing Title:

Figure 2: Designations

Drawing No: 1120093-ADAS-XX-XX-DR-L-8002

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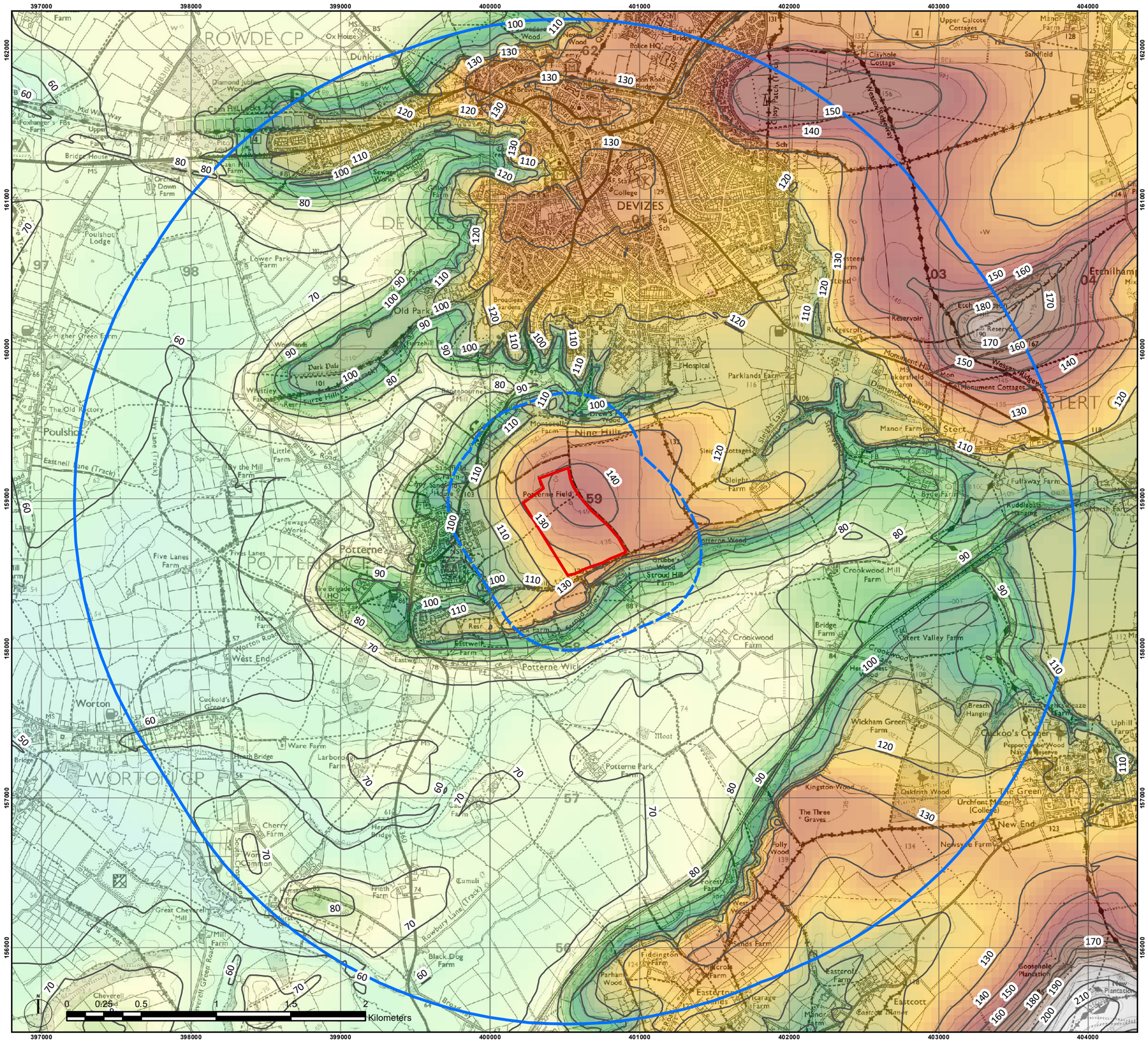

LEGEND

- Site
- 500m Buffer
- 3km Study Area
- Contour Line

m(AOD)

Value

High : 220

Low : 50

Elevations created using OS Terrain 50 data.

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Issue.	Issue Details	Date
01	-	11/11/2022

Client:

Greenfield

Project:

Blounts Court Farm

Drawing Title:

Figure 3: Topography

Drawing No: 1120093-ADAS-XX-XX-DR-L-8003

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LEGEND

- Site
- Public Right of Way
- Contour Line

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01	-	11/11/2022
Issue.	Issue Details	Date

Client:

Greenfield

Project:

Blounts Court Farm

Drawing Title:

Figure 4: Context

Drawing No: 1120093-ADAS-XX-XX-DR-L-8003

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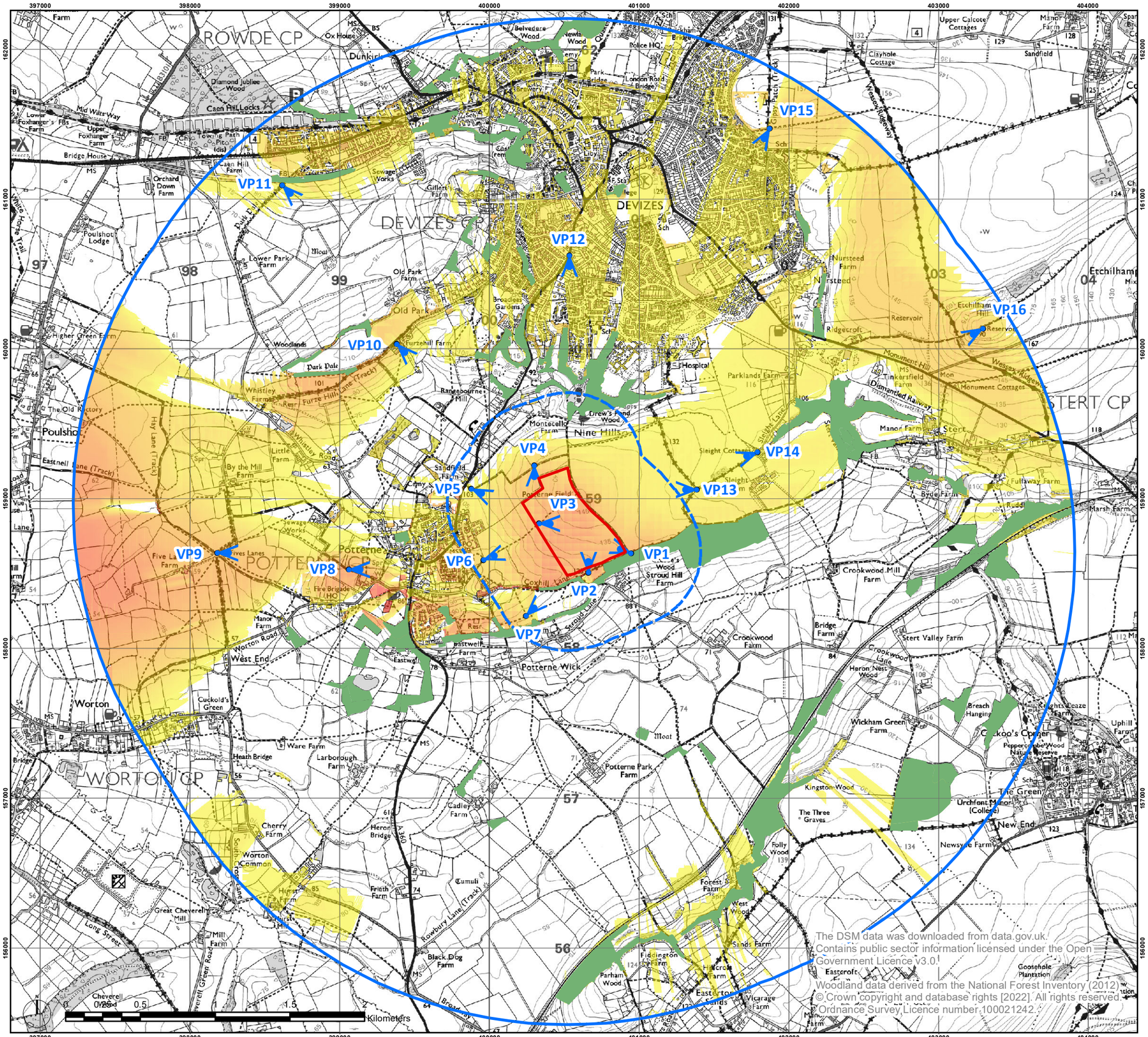

LEGEND

- Site
- 500m Buffer
- 3km Study area
- Viewpoint
- National Forest inventory data

Zone of Theoretical Visability

- Higher proportion visable
- Lower proportion visable

To establish the potential extent of visibility of the proposed development a Zone of Theoretical Visibility (ZTV).
This ZTV was produced based on OS Terrain 50 data creating a Digital Surface Model which includes large blocks of vegetation and gives a representation of where the proposed panels could be seen from, given the land form of the study area. The areas of woodland as shown in the National Forest Inventory has also been added to the plan to give an understanding of how the woodland effects visibility.
The map indicates theoretical visibility only - that is, the areas within which there may be a line of sight. However, the proposal may not actually be visible in reality due to localised screening which is not represented by the Digital Surface Model.
This Zone of Theoretical Visibility conveys how much of the proposed development may be visible from the areas shown.
Areas in red would see a greater proportion of proposed development, whilst the area in yellow might see a smaller part.
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Issue.	Issue Details	Date
01	-	23/11/2022

Client:

Greenfield

Project:

Blounts Court Farm

Drawing Title:

Figure 5: Visability and Viewpoints

Drawing No: 1120093-ADAS-XX-XX-DR-L-8005

Scale: 1:25,000 at A3

Drawn by: SC Date: 23/11/2022

Checked by: DH Date: 23/11/2022

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