

Project name:	Minety Solar Farm (near Minety Substation, Wiltshire)
Date:	24 th November 2025
Project number:	P23 -0965
Reference:	EIA Compliance Statement (S73 v4)

1. INTRODUCTION

- 1.1 This EIA Compliance Statement ("Statement") supports a Section 73 ("S73") Application for minor amendments to the existing planning permission on land near Minety Substation, Minety, Wiltshire, SN16 9DX (Wiltshire Council reference: 20/O3528/FUL).
- 1.2 JBM Solar Projects 14 Ltd (hereafter known as the "Applicant") are seeking to make amendments to the approved site layout 'Minety PV Layout' (drawing number: Revision 02 – dated 2 July 2024) and Landscape Masterplan (drawing number: Landscape Masterplan – P19-2270_13 Rev. R – dated 03 July 2024). This requires amendments to the approved plans listed in Condition 3 'Approved Plans', in addition to the plans within Condition 17 'Landscaping' being sought via this S73 application.
- 1.3 The S73 also seeks to vary Condition 4 'Drainage', Condition 5 'Construction Traffic Management Plan', Conditions 6 and 7 'Access', Condition 9 'Ecological Mitigation', Condition 12 'Landscape and Ecological Management Plan', Condition 16 'Arboricultural Impact Assessment', and Condition 21 'Noise'. These Condition amendments (4, 5, 6, 7, 9, 12, 16 and 21) do not affect the EIA assessment of effects and therefore is not discussed further in this EIA Compliance Statement. Therefore, only Conditions 3 and 17 have been considered further in this EIA Compliance Statement, with discussion of how the amendments sought through these conditions potentially impact the likely significant effects identified and do not give rise to any different conclusions.
- 1.4 The approved application (reference: 20/O3528/FUL) was subject to Environmental Impact Assessment (EIA) and an Environmental Statement (ES) (including Supplementary Environmental Information (SEI) submissions to the ES) accompanied the planning application. Therefore, it has been necessary to consider the implications of the S73 Application in the

context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (hereafter known as the “EIA Regulations”). This Statement has been prepared on this basis.

- 1.5 National Planning Practice Guidance (NPPG) – ‘Flexible Options for Planning Permissions’ section outlines a S73 application is considered to be a new application for planning permission under the EIA Regulations.

“Where an EIA was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations. Whether changes to the original Environmental Statement are required or not, an Environmental Statement must be submitted with a section 73 application for an EIA development.” Paragraph: 017 Reference ID: 17a-017-2023072 (NPPG– Flexible Options for Planning Permissions).

- 1.6 With respect to the requirement of EIA information to support the S73 Application, Schedule 2 paragraph 13b) of the EIA Regulations is of relevance, which considers:

“any change to or extension of development of a description listed in para 1 to 12 of column 1 of this table, where that development is already authorised, executed or in the process of being executed”.

- 1.7 The associated thresholds to paragraph 13b) where EIA may be required are:

“Either–

- i) the development as changed or extended may have significant adverse effects on the environment or***
- ii) in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded”.***

- 1.8 The amendments sought through the S73 application do not breach the thresholds and criteria associated with Schedule 2, paragraph 3a 'Energy Industry – Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)' of the EIA Regulations, as per paragraph 13b) ii. The amendments sought through the updated site layout (reference: Minety Solar Farm Layout Plan, revision 08.1, dated 13th June 2025) and updated Landscape Masterplan (reference: P23-0965_EN_O2 Rev A – dated 16 July 2025) subject of this S73 application are minor, internal design changes within the limits of the approved Site red line boundary, and therefore the changes do not alter the size of the development assessed and do not exceed Schedule 2, paragraph 3a threshold of 'area of development exceeds 0.5 hectares' of the EIA Regulations. For clarity, no alterations are made to the red line boundary of the Site through this S73 application.
- 1.9 Given the original Proposed Development was considered to be EIA development, it is therefore relevant to consider whether the change in the development would result in any changes to the significant effects already identified through the ES (including SEI's) already submitted to date, as per Schedule 2, paragraph 13b of the EIA Regulations or create any new significant environmental effects that were not previously identified in the submitted ES (including SEI's).
- 1.10 For reasons discussed below, it is considered that the Proposed Development, with the changes proposed within the S73 Application, do not give rise to any new likely significant effects or any changes to the previously identified significant effects which are explained within the ES information submitted to date (including SEI's). This Statement has been prepared to demonstrate this compliance and therefore confirm that no further ES information (above the previous ES information) is required to be submitted with the S73 Application.
- 1.11 The ES (including SEI) submissions supporting the full planning application (reference: 20/O3528/FUL) are relied upon with this S73 application, in line with (NPPG) – 'Flexible Options for Planning Permissions', Paragraph 017. The ES (including SEI) submissions supporting the full planning application (reference: 20/O3528/FUL) are not resubmitted with this S73 planning application. Consultees can access the ES (including SEI's) submissions via Wiltshire Council planning portal website under reference Wiltshire Council Reference: 22/OO537/FUL. Section 3 of this Compliance Statement details the ES (including SEI) submissions that can be relied upon.

- 1.12 This Statement has been prepared by Pegasus Group, who co-ordinated the original ES and associated SEI's.

2. PLANNING APPLICATION AND ENVIRONMENTAL STATEMENT HISTORY

- 2.1 The original application, supported by an ES, was submitted to Wiltshire Council in April 2020– (reference: 20/O3528/FUL) which sought full permission for:

“Full Planning Application for the installation of a renewable led energy scheme comprising ground mounted photovoltaic solar arrays and battery based electricity storage containers together with transformer stations; access; internal access track; landscaping; security fencing; security measures; access gate; and ancillary infrastructure” (hereafter known as the ‘Proposed Development’).

- 2.2 The ES submitted for consideration scoped in two technical chapters; landscape and visual and ecology. Other environmental disciplines were assessed outside of the EIA process, with standalone documents submitted to accompany the planning application outside of the ES.
- 2.3 Supplementary Environmental Information was subsequently submitted in June 2021 and December 2021 to provide further information in response to consultation feedback on the ES.
- 2.4 The Proposed Development was approved with conditions by Wiltshire Council on 7th April 2022 subject to 24 conditions.
- 2.5 Subsequently, a Section 73 Planning Permission (reference: PL/2023/O3501) for the variation of Condition 3, 4, 5, 6, 7, 11 and 20 was granted by Wiltshire Council on 9th April 2024 to allow modifications to the approved layout, an increase from 12 battery units with 16 localised inverters to 22 battery units and 19 containerised inverters as well as alterations to the location of a vehicular access.
- 2.6 Further to the above, a separate Section 73 Planning Permission (reference: PL/2024/O5563) for the variation of Condition 21 was granted by Wiltshire Council on 14th October 2024 to remove the requirement to fit noise reduction kits to all inverters and to simply require compliance with the mitigation measures set out in the Noise Assessment.

- 2.7 Additionally, a further Section 73 Planning Permission (reference: PL/2024/07438) for the variation of conditions 3, 6, 7, 16, and 17 was granted by Wiltshire Council on 05th December 2024 to enable the relocation of the Eastern Access and to clarify that the Tree Protection Fencing can be constructed in a phased approach.
- 2.8 These applications did not alter the conclusions reached within the submitted ES (including SEI) and no further ES information was necessary.
- 2.9 It is now the intention of the Applicant, to make minor material design changes to the approved site layout 'Minety PV Layout' (drawing number: Revision 02 – dated 2 July 2024) and Landscape Masterplan (drawing number: Landscape Masterplan – P19-2270_13 Rev. R – dated 03 July 2024) due to predominantly requirements of the Engineering, Procurement and Construction (EPC) Contractor, changes in the market of technology and optimising the layout. This is being sought via a variation to the approved plans within Condition 3 and 17 of the planning permission.
- 2.10 Only Conditions 3 and 17 have been considered further in this EIA Compliance Statement, with discussion of how the amendments sought through these conditions potentially impact the likely significant effects identified and do not give rise to any different conclusions.

3. PROPOSALS ASSESSED WITHIN THE PREVIOUSLY SUBMITTED ES AND AMENDMENTS NOW BEING SOUGHT UNDER THE S73 APPLICATION

Proposals and Parameters Assessed within the Previously Submitted ES

The submitted ES (including associated SEI's) assessed and identified the likely significant effects of the Proposed Development as set out in ES Chapter 1 – Introduction of the ES and subsequent SEI submissions, as illustrated upon the approved site layout 'Minety PV Layout' (drawing number: Revision 02 – dated 2 July 2024) and Landscape Masterplan (drawing number: P19-2270_13 Rev. R – dated 03 July 2024).

3.1 The submitted ES (including associated SEI's) employed a maximum design scenario, reflecting the 'Rochdale Envelope' approach. The Rochdale Envelope approach is employed where the nature of the Proposed Development means that some details of the whole project have not been confirmed (for instance the precise dimensions of structures) when the application is submitted, and flexibility is sought to address uncertainty. Therefore, the ES assessed a worst-case scenario approach to the environmental impact of the Proposed Development, assessing maximum parameters.

3.2 In summary, the Proposed Development assessed within the previously submitted ES (including SEI) documentation outlined:

- The Solar Farm would consist of solar photovoltaic ("PV") panels placed on metal arrays arranged in rows, allowing for boundary landscaping, perimeter fencing and access. The arrays would utilise a fixed system, south facing, with elevation angles of between 15–35 degrees, with the top height of the panels at a maximum of 3.0m and minimum 0.8m for the bottom of the panel. The exception is in identified areas of flood risk, where a minimum height of the lower edge of the solar panel is 1.3m is available, the top height remains under 3.0m. Each row will be mounted on a simple metal framework which would be driven into the soil (1m to 2.5m) removing the need for deep foundations. The mounting system comprises of two separate elements; upright galvanised steel posts which are screwed or pushed into the ground and an aluminium support frame which is bolted together. The posts would be driven into the ground between 1–2m. The arrays

are spaced to avoid any shadowing effects from one panel to another with topography dictating exact row spacing, between 4.5–10m.

- Plant and other equipment to support the generation of electricity is located around the Site, adjacent to internal tracks to ensure suitable access for maintenance purposes. Access tracks will be kept to a minimum around the Site and will be 4.0m wide and made of crushed aggregate. The supporting equipment includes inverter stations positioned around the Site.
- The insulated DC cables from the solar modules will be routed in channels fixed on the underside of the framework. The DC string cables will run along the entire underside of each row. The electrical cabling from each array will be concealed through shallow trenches linking the modules to the inverter substations and then to the main substation. The cable trench may also carry earthing and communications cables and will be backfilled with fine sand and excavated materials to the original ground level.
- x11 Battery Storage Containers (BESS) areas, with x22 BESS containerised units and x19 containerised inverters, are distributed throughout the Site in a DC couple arrangement. The BESS units are 12.5m by 2.7m with a height of 2.6m. Each container is made up of a number of battery racks which have their own battery management system and interfaces with an enclosure wide control management system.
- The point of connection is at the existing Minety Substation, adjoining the Proposed Development.
- It is proposed that 2.0m high security stock-proof fencing with wooden poles will be installed around the edge of the Site to protect the solar panels from theft or vandalism. Badger friendly / small mammal access points will be prescribed at various locations along the fencing to allow the passage of wildlife across the Site.
- In addition to fencing, it is proposed that 3.0m high pole mounted CCTV security cameras will be provided inside the Site and will monitor the integrity of the fence.
- Access to the Site is proposed via the existing the priority T junction that serves the existing Minety Substation, and at the south of the Site through an existing gated field access with the B4040. This access will serve the entire Site and will be connected to a network of internal roads within the Site.
- A range of biodiversity and landscape enhancements measures are proposed. Where required, gaps in hedgerows will be infilled and enhanced with appropriate native hedgerow species supplemented with native tree planting to reflect local landscape character. The Proposed Development seeks to retain and enhance existing landscape

elements wherever possible, so as to further integrate the proposals into the surrounding landscape. The following measures are included:

- Retain and protect existing habitats of local value within and adjacent to the Site during construction and operation, specifically hedgerows, woodland, trees and watercourses.
- Identify protected or notable species that may be present and potentially affected by the proposed development, and incorporate suitable avoidance, protection and mitigation measures to ensure their continued favourable conservation status;
- Provide habitat and landscape enhancements through new planting and creation of connected habitat linked to the wider area, using native species appropriate to the locality;
- Provide opportunities for wider species diversity through planting and seeding, including hedgerow creation and infilling and creation of a diverse meadow/butterfly grassland; and,
- Providing additional nesting and refuge/overwintering habitat for wildlife such as reptiles invertebrates and small mammals with habitat piles/hibernacula, as well as barn owl, bat and bird boxes as appropriate.

Amendments Being Sought

3.3 This S73 application seeks to vary Conditions 3, 4, 5, 6, 7, 9, 12, 16, 17 and 21 attached to Planning Permission PL/2024/07438. The amendments sought through the updated site layout, 'Minety Solar Farm Layout Plan, revision 08.1, dated 13th June 2025' and the 'Landscape Masterplan – P23-O965_EN_02 Rev A – dated 16 July 2025' include:

- Increase the hybrid inverter/battery container areas from 11 to 13 and amend the layout from a linear to a square configuration. Each hybrid battery/ inverter areas will accommodate x1 Containerised Inverter Unit, x 4 DC to DC Converter Unit and x4 CATL Containerised Battery Units. The dimensions of the containerised units remain the same (12.5m by 2.7m with a height of 2.6m); however, an updated BESS technical drawing is submitted with this S73 Application (Typical Battery Station Details, dwg no 0101_02, dated February 2025) to show the BESS arrangement.

- Relocation of the access track located north of panel Field 1 so that it runs adjacent to panel Fields 2 and 3, rather than adjacent to the Site boundary;
- Increase the size of the Construction Compound adjacent to the Western Access;
- Amendment to the consented delivery hours to the construction compounds (from 10:00–16:00 on Monday–Friday to 08:00–16:00 Monday–Friday);
- Relocation of Construction Compound from panel Field 8 to panel Field 15 adjacent to Eastern Access and a further temporary Construction Compound location to the east of Field 15 (where there are currently no panels) with a Public Right of Way (ProW Hank 12) temporarily diverted around this;
- Introduction of Construction Compound to an area to the east of Field 2 (where there are currently no panels);
- Various adjustments to access track including provision of additional turning heads to assist with construction phase;
- Removal of an existing concrete track and provision of additional panels in this location;
- Various micro adjustments to field panels and fence locations, including southern boundary of panel Field 7 to ensure the required buffer to the SSSI;
- Requirement to install a cable between Field Panels 3 and 4 in a narrow strip of the application site;
- Removal of a small section of planting (as demonstrated in the blue hatched area in the accompanying 'Landscape Masterplan – P23-0965_EN_02 Rev A – dated 16 July 2025') from the approved Landscape Masterplan (drawing number: P19-2270_13 Rev. R – dated 03 July 2024) and BNG calculations, as this area has now been purchased by National Grid to facilitate the expansion of their substation. This planting will now come forward through a separate consented application (reference: PL/2022/09258 and Discharge of Condition Work reference: PL/2024/07068).

- 3.4 The rationalisation for the amendments sought are required from predominantly requirements of the Engineering, Procurement and Construction (EPC) Contractor, changes in the market of technology and optimising the layout. These amendments are minor in nature. To confirm, no further changes to the Proposed Development parameters are being sought.
- 3.5 It is to be recognised that the proposed amendments noted above merely look to revise the detail of the development area and the key areas of green infrastructure remain unchanged (albeit incidental areas of green infrastructure are slightly altered).

3.6 The above amendments are reflected in the following revised plans which are being sought for approval as part of this S73 application:

- 'Minety Solar Farm Layout Plan (drawing no: revision 08.1, dated 13th June 2025)',
- 'Landscape Masterplan (drawing no: P23-0965_EN_02 Rev A – dated 16 July 2025)' and
- Ancillary Drawings (the Covering Letter accompanying the S73 application details the revised technical drawing list).

3.7 Whilst the amendments sought do not alter the key parameters which formed the basis of assessment, for the purpose of the ES, this further detail is considered in relation to whether this would result in any different likely significant effects than previously identified.

4. CONSIDERATION OF THE PROPOSED AMENDMENTS ON ES SUBMISSIONS TO DATE

- 4.1 On review of the changes to the assessed Proposed Development, the proposed amendments to the parameters are limited to mircositing of the internal design and associated minor amendments.
- 4.2 For completeness, all disciplines originally assessed within the submitted ES (including SEI's) have been reviewed in light of the proposed minor amendments and/or further detail, a summary of which is presented in **Table 4.1** overleaf.

Table 4.1: Consideration of Proposed Amendments / further detail subject to S73 Application on ES Disciplines

Technical Discipline	Consideration of Proposed Amendments / further detail	Conclusion
Landscape and Visual	The amendments sought relate to the minor changes and micro siting of the design and layout and any associated amendments to accommodate the changes (i.e. landscaping). The field enclosures containing the solar panelled areas and associated infrastructure (e.g. BESS areas) remain materially unchanged in their extents. The locations of the BESS areas have increased with an additional x 2 BESS areas. The majority of the BESS areas are broadly in the same locations, adjacent to internal access tracks within field enclosures. A new location for a BESS area is now accommodated adjacent to the internal access track in Field 2. The BESS station dimensions (battery and inverter containers) are up to same length, height and width assessed within the submitted ES (including SEI). However, configuration of the BESS stations assessed in the submitted ES (including SEI) was a linear x4 no. of batteries containerised with some inverters containerised in separate locations. The new configuration groups the BESS containers into rectangular enclosures with x13 BESS areas with up to x4 no. batteries containerised, x1 no. inverter containerised and x4 no. DC-DC converters, as specified in technical drawing Typical Battery Station Details, dwg no 0101_02, dated February 2025. The locations of the BESS areas are set back from more sensitive Site boundary edges as far as possible within central areas of the Site, and existing vegetation and/or new landscaping proposals screen and filter from identified landscape and visual receptors. The visual envelope already assessed is therefore materially unchanged as a result of the amendments. The minor changes to the BESS design and locations are therefore not proposed to materially alter the assessed landscape and visual effects to give rise to any different residual effects identified. To optimise the layout some of the internal access tracks have been realigned with some additional track turning heads, and micro siting of panels to accommodate. These amendments would not require additional vegetation loss. This is confirmed through the submission of the Arboricultural Impact Assessment (Barton Hyett Associates, 2nd	The proposed amendments are not considered to alter the conclusions in relation to likely significant landscape and visual effects set out in the submitted ES (including SEI).

	September 2025) with this S73 Application. The changes would be within the original field enclosures and the amendments sought would not alter the assessed change and appearance of the Site. The landscaping proposals have not materially changed from the approved application, and the same mitigation is provided to screen and filter views from identified landscape and visual receptors. Therefore, the assessment made within the Landscape and Visual Chapter of the ES submitted (including SEI's) can still be relied upon, and the minor changes can be accommodated without requiring any updates to EIA assessment work. Amendments have been made to the temporary construction compound arrangement, with an additional two temporary construction compounds provided (adjacent to Field 2 and Field 14/15). The temporary construction compound in Field 1 remains in the same location, however, has marginally increased in footprint size. A temporary construction compound in Field 8 has been removed and relocated into Field 15. The changes to the temporary construction compound arrangement have no impact on vegetation with no removals required. The locations of the temporary construction compounds remain suitable within the Site screened by enclosed fields with strong existing hedgerow maintained up to a maximum of 5.0m height, infilled with planting where necessary to fill gaps. These are less visible locations and therefore the change in location for the temporary construction compound and additional temporary construction compounds will not give rise to effects over and above the original assessment. In addition, the construction compounds are temporary developments within the construction phase of the Proposed Development. Therefore, the assessment made within the Landscape and Visual Chapter of the ES submitted (including SEI's) can still be relied upon, and the minor changes can be accommodated without requiring any updates to EIA assessment work. Lastly, a small area of grassland mix (specified as WFG8 Hedgerows and Shaded Areas Grassland mix in the approved Landscape Masterplan (P19-2270_13 Rev. R – dated 03 July 2024)) has been removed from this application and is therefore not shown on the revised Landscape Masterplan (P23-0965_EN_02 Rev A 16th July 2025). This is due to National Grid purchasing this land to facilitate the extension of the existing National Grid Substation. Grassland planting in the previously identified area is intended to still come forward under	
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	this separate application (reference: PL/2022/O92580 and Discharge of Condition Work reference: PL/2024/O7068). This area of ground level grassland planting enhancement did not provide screening, and therefore its removal from the application does not affect the assessed outcomes within the submitted ES (including SEI's). Retained existing hedgerow immediately north of this small area removed from the application, is intended to remain in place, of which some of this linear line of hedgerow is within and outside the red line boundary. There will be a short stretch of cable route required between Fields 3 to 4, with a narrow strip of vegetation to be removed within this aforementioned linear line of hedgerow. However, it is expected vegetation either side will be retained, and in time natural regrowth is intended to close the gap. Therefore, the removal of the area of grassland planting from the application and short stretch of cable route included requiring minor hedgerow loss does not change the residual effects and significance identified in the submitted ES (including SEI's). It is therefore not considered that changes to the landscape and visual assessment is required, and the amendments would result in the same outcomes as those within the submitted ES (including SEI's); the residual effects remain unaltered.	
Ecology	An Ecological Technical Note (dated 21st November 2025) and Statutory BNG Metric Excel Spreadsheet (dated 7th October 2025) has been provided with this S73 application to report on the ecological impacts from the proposed minor changes to the Proposed Development. A summary of the information and effects on the submitted ES (including SEI) submissions is provided below. The amendments sought through the minor changes and micro-siting of the design of the Proposed Development are reviewed and determined to not alter the potential impact on ecology. Relocation of infrastructure elements do not result in additional habitat loss or fragmentation, and in some circumstances such as removal of existing concrete tracks and replacement with additional solar panels and grassland areas under the panels is a positive impact. The increase in temporary construction compound size is not expected to have any additional ecological impacts, with any effects on the poor semi-improved grassland	The proposed amendments are not considered to alter the conclusions in relation to likely significant ecological effects set out in the submitted ES (including SEI).

	(considered low value) as temporary and the habitats recreated post-construction, with no significant effects expected. Additionally, the installation of a short cable route between Field 3 to 4 should not result in significant long-term ecological effects given the small area temporarily impacted. Extension of delivery hours by two hours (10am to 8am) is not expected to have any significant effects or lead to any significant additional noise and light pollution that would affect local wildlife. The delivery hours are still during daylight and therefore impacts to mammals which are predominantly nocturnal, such as badger, are not expected to increase. An area of planting to the north of the existing Minety Substation will be removed and will reduce the overall area of ecological enhancements. However, it is intended the planting will still come forward under a separate application (reference: PL/2022/092580 and Discharge of Condition Work reference: PL/2024/07068). An updated BNG Assessment has been re-run against the updated Landscape Masterplan and will deliver a net gain of 70.13% habitat units and 21.19% in hedgerow units. Therefore, no significant effects are predicted on the BNG on Site as a result of the updated designs. The Ecological Technical Note (dated 21st November 2025) further details assessment of effects on individual ecological receptors within the submitted ES (including SEI's). In summary, no additional effects on designated sites, habitats or protected and notable species are anticipated as a result of the proposed amendments. It is therefore considered no changes to any ecological assessment work are required, and the minor amendments sought can be accommodated in the submitted ES (including SEI's); the residual effects remain unaltered.	
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5. CONCLUSION

- 5.1 On review of the changes to the assessed proposals and the documentation now available submitted with the S73 application outside of the EIA process, the proposed amendments sought are limited to mircositing and minor changes of the Proposed Development design and any associated amendments to accommodate the changes.
- 5.2 For the reasons set out in this EIA Compliance Statement, it can therefore be concluded that the proposed amendments, which are being sought under this S73 Application, do not give rise to any additional or different significant effects, nor significantly alter the conclusions reached within the ES (including SEI's) submitted. As such no further ES information is therefore considered necessary to accompany this Section 73 application.