

Nomination of [REDACTED] for an Accompanied Site Inspection (ASI)

Comprehensive Rationale for Site Visit and Assessment

Introduction

The purpose of this document is to present a detailed justification for the nomination of [REDACTED], for inclusion within the schedule of locations to be visited as part of an Accompanied Site Inspection (ASI) by the Examination Authority (ExA). The unique characteristics of this rural residence, together with the specific scope and nature of the development proposals currently advanced by the Applicant, make an in-person site evaluation not only desirable but fundamentally necessary. The following sections set out the rationale for this request, addressing the critical aspects that can only be properly assessed through direct site access.

Overview of [REDACTED] and Its Context

[REDACTED] is a private residential property situated in the heart of the rural landscape of [REDACTED]. Unlike many properties considered within similar applications, [REDACTED] is entirely surrounded by farmland, with no public right of access to the immediate land or its close environs. The property's unique geographical context is significant for several reasons:

- **Encirclement by Farmland:** The residence is wholly enclosed on all sides by undulating agricultural land, creating a distinctive sense of place and isolation.
- **Lack of Public Viewpoints:** There are no public footpaths, rights of way, or accessible viewpoints from which the property or its setting can be properly observed or assessed.
- **Integral Setting:** The visual and experiential qualities of [REDACTED] setting are integral to its character and the lived experience of its occupants, and cannot be inferred from maps, plans, or written descriptions alone.

The Applicant's Proposals

The development proposals set out by the Applicant involve the installation of photovoltaic (PV) solar panels on the entirety of the land encircling [REDACTED]. The proposal is understood to encompass a full 360-degree array of solar panels, effectively transforming the visual environment surrounding the residence. Key points include:

- **Comprehensive Visual Impact:** The PV panels are to be sited on all aspects of the undulating land around the property, meaning every primary and secondary view from the residence will be affected.
- **Ineffectiveness of Screening:** The Applicant has suggested that screening measures may be implemented; however, due to the topography and the completeness of the encircling installation, such measures would provide little to no relief from the presence of the panels as experienced from the property itself.
- **Change in Character:** The proposals would fundamentally alter not only the views but the very character and ambience of [REDACTED], replacing rural outlooks with engineered infrastructure.

Necessity of an Accompanied Site Inspection

It is respectfully submitted that only a direct site inspection can provide the Examination Authority with the necessary understanding of how the proposed development would affect [REDACTED] and its occupants. The following reasons are advanced in support of an ASI:

1. Absence of Public Access and Viewpoints

The lack of any public rights of way, footpaths, or bridleways in the immediate vicinity of [REDACTED] means that members of the ExA are unable to gain a meaningful perspective on the property or its setting through independent visits. The site is not visible from any adjoining public land, making photographic or virtual representations inherently limited.

2. Uniqueness of Setting

[REDACTED] situation—entirely enclosed by farmland—means that its relationship with its surroundings is fundamentally different from that of properties with public or semi-public boundaries. The sense of enclosure, tranquillity, and landscape integration are all core to its value and amenity, and cannot be properly understood without standing on the site itself.

3. Direct Experience of Visual and Sensory Impact

The proposed PV installation would dominate every aspect of the property's visual envelope. Experiencing the site firsthand is crucial for appreciating the degree to which the development would affect not just the views, but also the overall sense of place, light quality, and tranquillity enjoyed by the residents. The undulating nature of the land further complicates any desk-based or photographic assessment, as subtle shifts in elevation and perspective can radically alter the visual prominence of the panels.

4. No Alternative or Proxy Locations

There are no alternative accessible locations in the vicinity that provide a representative view of [REDACTED] or its immediate setting. The site's unique topography and enclosure by private land make proxy assessments impossible. The property's situation means that all relevant visual receptors are located exclusively within its boundaries.

5. Limitations of Photographic Evidence

While photographs have been submitted alongside this nomination to illustrate portions of the views from [REDACTED], it is recognised that still images provide only a narrow and selective representation of the physical reality. Photographs are inherently limited in their ability to convey depth, scale, and spatial relationships—especially in a landscape where undulations and the interplay between built elements and open land are central to understanding potential impacts.

6. Precedent and Procedural Integrity

The Examination Authority is charged with conducting a fair, transparent, and comprehensive assessment of all relevant impacts of proposed developments. In situations where private properties are uniquely affected and inaccessible to the public, it is consistent with established practice for the ExA to conduct accompanied inspections to ensure that decision-making is based on the most complete and direct evidence available.

Wider Significance of the Site Visit

Beyond the immediate implications for the occupants of [REDACTED], the requested ASI has wider significance:

- **Setting an Example:** The approach adopted for this site will help set a precedent for how similar cases are treated—particularly where private residences are at the heart of a development's impact and cannot be assessed by indirect means.

- Ensuring Informed Decision-Making: Only by experiencing the site in person can the ExA make a fully informed, balanced, and defensible recommendation regarding the proposals.
- Transparency and Accountability: An ASI ensures that the process is transparent, with all parties able to observe the key issues directly on site.

Conclusion

In conclusion, the nomination of [REDACTED], for an Accompanied Site Inspection is grounded in the need for thorough, informed, and fair assessment of the Applicant's proposals that would have a profound and unique effect on a private residence and its setting. The absence of public access, the comprehensive nature of the proposed development's impact, and the limitations of desk-based and photographic assessment all make a site visit invaluable. The ASI will allow members of the Examination Authority to gain the direct experience necessary to fully understand both the sensitivities and the potential consequences of the Applicant's proposals.

For these reasons, it is respectfully requested that [REDACTED], be included within the ASI schedule, to facilitate a comprehensive and well-grounded evaluation of the BWSF proposal in the central site. The photographs submitted with this nomination should be seen as a partial illustration only, serving to reinforce the essential need for direct site access and inspection.

























