



Lime Down

Solar Park

Environmental Statement

Volume 3, Appendix 4-1: Site Selection Assessment Report

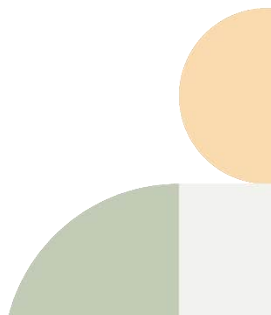
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Executive Summary

- E-1. This Site Selection Assessment Report (SSAR) has been prepared on behalf of Lime Down Solar Park Limited (the Applicant) for the Lime Down Solar Park (the Scheme). The SSAR sets out the approach taken by the Applicant to identify the proposed location for the Scheme and evaluate the proposed location for the Scheme against other potential areas for solar development in order to establish whether the proposed Scheme is in a suitable location for a 500 MW solar development.
- E-2. This report explains the methodology that has been applied when identifying and evaluating potential sites for the Scheme. It identifies a number of potential development areas for the Scheme and presents how each of those areas perform against a range of planning, environmental and operational constraints and opportunities.
- E-3. This report concludes that there are no more suitable and available locations within the 20 km search area than the proposed location for the Scheme, based on the criteria identified. The Scheme's location is therefore assessed to be suitable for the scale of solar development proposed and the basis on which the Applicant has selected the Solar PV Sites accords with the consideration of alternatives set out in NPS EN-1 and NPS EN-3.

1 Introduction

1.1 Background

- 1.1.1 This Site Selection Assessment Report (SSAR) has been prepared on behalf of Lime Down Solar Park Limited (the Applicant) for the Lime Down Solar Park (the Scheme). The SSAR sets out the six-stage approach used by the Applicant to identify the proposed location for the Scheme and evaluate the proposed location against other potential areas for solar development. It identifies potential development areas for the Scheme and presents how each of those areas perform against a range of planning, environmental and operational constraints and opportunities.
- 1.1.2 The Development Consent Order (DCO) Application will seek consent for the construction, operation and maintenance, and decommissioning of the Scheme. The Scheme comprises a solar photovoltaic (PV) electricity generating station with a total capacity exceeding 50 megawatts (MW) and ‘associated development’ including Battery Energy Storage System (BESS), grid connection infrastructure and other infrastructure integral to the construction, operation and maintenance, and decommissioning phases.
- 1.1.3 The Scheme comprises 5 Solar PV sites known as Lime Down A, B, C, D and E (referred to as the Solar PV Sites), connected to the Melksham substation by a 400 kV cable and accessed by a number of access points. The Order Limits comprise a total area of 1,237 hectares (ha) which includes all land required to deliver the Scheme. The area of the Solar PV Sites, minus the cable connections, is 749.3 ha. The area for each individual Solar PV Site is as follows:
- Lime Down A covers a total area of 94.3 ha;
 - Lime Down B covers a total area of 70 ha;
 - Lime Down C covers a total area of 241 ha;
 - Lime Down D covers a total area of 212.5 ha; and
 - Lime Down E covers a total area of 131.3 ha.

1.2 Purpose and structure of this report

- 1.2.1 The purpose of the SSAR is to set out how other sites, which may be potentially suitable to accommodate the Scheme, perform relative to the sites where the Scheme is proposed to be located, taking into consideration a range of planning, environmental and operational factors.
- 1.2.2 The remainder of this report sets out the following:
- Section 2 describes the assessment methodology;

- Section 3 draws out the assessment results; and,
- Section 4 draws conclusions from the assessment.

1.2.3 Supporting annexes include:

- Annex A: Assessment Indicators and Evaluation Criteria
- Annex B: Assessment Indicator Policy and Guidance Justification
- Annex C: Assessment Mapping Results
- Annex D: Potential Development Area Assessment Results

1.2.4 A list of Figures is set out in **Table 1-1** below.

Table 1-1: List of Figures

Figure	Title
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2	Planning and Environmental Constraints
3	Unconstrained Land
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Figure	Title
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2 Assessment Methodology

2.1 Planning Policy on Site Selection

- 2.1.1 There is no prescribed methodology in national planning policy or guidance for site selection in relation to solar development. Paragraph 4.3.9 of NPS EN-1 (Ref 1) states that “*This NPS does not contain any general requirement to consider alternatives or to establish whether the proposed project represents the best option from a policy perspective*” and Paragraph 2.3.5 of NPS EN-3 (Ref 2) is clear that in general, the government does not seek to direct applicants for renewable energy infrastructure to specific sites. Instead, NPS EN-3 Paragraph 2.3.9 recognises that ‘*most renewable energy resources can only be developed where the resource exists and where economically feasible, and because there are no limits on the need established in Part 3 of EN-1, the Secretary of State should not use a consecutive approach in the consideration of renewable energy projects (for example, by giving priority to the re-use of previously developed land for renewable technology developments)*’.
- 2.1.2 Paragraph 3.3.62 of NPS EN-1 recognises that there is a critical national priority for the provision of nationally significant low carbon infrastructure to meet urgent provision for energy security and legally binding net zero targets. Section 4.2 of NPS EN-1 defines solar as a low carbon energy generating technology and affords all solar NSIPs critical national priority (CNP) infrastructure status. In accordance with National Policy Statement for Electricity Networks Infrastructure (EN-5) (Ref 3), the electricity transmission infrastructure associated with the Scheme also benefits from CNP infrastructure status.
- 2.1.3 Given the above policy position of NPS EN-1 and NPS EN-3, a staged approach to assessment has been adopted, taking into consideration a range of planning, environmental and operational factors, as set out below.
- 2.1.4 The Department for Energy Security and Net Zero launched a consultation on revised National Policy Statements on 24 April 2025 including draft updates to NPS EN-1 and NPS EN-3. The draft revisions have been considered and do not materially alter the above sections relevant to site selection.

2.2 Stage 1: Identification of an Area of Search

- 2.2.1 The first stage of assessment requires the identification of an area of search, based on an available point of connection, and the general irradiance levels and topography of the area.

- 2.2.2 There is consensus between government and industry that the single biggest obstacle to the deployment of renewable energy is the capacity of the electricity grid and long delays for grid connections. Like most solar energy development, site selection for the Scheme therefore began with the Applicant exploring National Grid's mapping system to identify available points of connection (POC) into the national electricity transmission system (NETS) with an import/export capacity of approximately 500 MW.
- 2.2.3 The area of search for a POC was not primarily focused on Wiltshire, but the Applicant understood Wiltshire to benefit from one of the highest irradiance levels in the UK and potential availability of large areas of gently sloping south-facing land suitable for solar development. This, combined with an available POC, made Wiltshire a favourable location for development.
- 2.2.4 Following discussions with National Grid, a POC was identified at the 400 kilovolt (kV) Existing National Grid Melksham Substation which has available capacity for a utility scale energy project. The Existing National Grid Melksham Substation is a key connection point in the national 400 kV network and links the Midlands with the South West including the Hinkley Point nuclear power station and the network in South Wales. This is the last major grid connection available in the area that can be delivered pre-2030 in line with the Government's Clean Power 2030 Action Plan targets and can be realised quickly and efficiently by utility scale solar. It is therefore ideally placed as a POC for the Scheme as the Scheme can be constructed and commissioned by 2030.
- 2.2.5 Once a suitable POC was identified, the Applicant considered the general compatibility of the surrounding land with Solar PV and BESS technology. As noted in Paragraph 2.10.19 of NPS EN-3, irradiance is a key consideration in identifying a potential site as the amount of electricity generated on site is directly affected by irradiance levels. Irradiance levels are in turn affected by surrounding topography, with an uncovered or exposed site of good elevation and favourable south facing aspect more likely to increase year-round irradiance levels.
- 2.2.6 The Applicant proceeded to consider, at a high level, sites that could potentially accommodate a solar project to utilise the grid capacity available at Melksham. A land area of approximately 75 ha of solar panels (100 ha including landscaping and ecology mitigation land) is required to provide an NSIP solar scheme of 50 MW. For a grid connection of 500 MW, a site size of approximately 1,000 ha (excluding cable route) was needed. At this stage in the process, the Applicant generally seeks to find a site or combination of sites which is around 10% larger than is needed to provide flexibility for additional mitigation

measures and other constraints that may become known through the design development process. An initial review did not reveal a single site of 1,100 ha. Therefore, the Applicant considered both contiguous land parcels and land parcels near one another.

- 2.2.7 An initial search area was identified at a 5 km radius from the POC, however this was later expanded as no suitable and available sites within 5 km were identified. The search area was enlarged incrementally to a 20 km radius which is considered by the Applicant to be a viable cable connection distance for a solar project of this scale. The POC and 20 km search area is shown on **Figure 1, Annex C**.

2.3 Stage 2: Exclusion of Planning, Environmental and Spatial Constraints

- 2.3.1 Stage 2 of the site selection assessment involved a high-level assessment of the area of search, using publicly available data and an assessment of local and national planning policy, to identify any planning, environmental and spatial constraints to be excluded from the area of search. **Table 2-1** below provides details of the constraints identified and excluded at Stage 2.

Table 2-1: Environmental Constraints and Considerations

Constraint	Discussion
Agricultural Land Classification and Land type	Where practicable applicants should utilise suitable previously developed land, brownfield land, contaminated land or industrial land. Where the use of agricultural land is necessary, planning policy seeks to minimise impacts on the best and most versatile agricultural land (defined as grades 1, 2 and 3a), preferably use land that is not classified as best and most versatile (grades 3b, 4 and 5). For the purposes of Stage 2, all ALC grade 1, 2 and 3 land was excluded from the area of search.
Flood Zones 2 and 3	Planning policy expects the avoidance of Flood Zones 2 and 3 for development and the application of a sequential approach to the location of development.

Constraint	Discussion
	NPS EN-5 expects electrical connection infrastructure to be resilient to flooding. Whilst solar is generally compatible with flood risk areas, the Applicant adopted a sequential approach and excluded Flood Zones 2 and 3 from its initial search for sites.
Nationally designated landscapes	The presence of any National Landscapes or National Parks were considered and sites directly within these areas for the Scheme were excluded from the area of search. For the purposes of the 20 km search area, the relevant designations excluded were the Cotswolds National Landscape and the North Wessex Downs National Landscape.
Designated international and national ecological and geological sites	The following designations were identified and any land covered by these designations was excluded: Sites of Special Scientific Importance (SSSI), Special Areas of Conservation (SAC), Special Protection Areas (SPA), SPA protection buffer, Ramsar sites and National Nature Reserves (NNR). In addition, ancient and non-ancient woodland was also excluded.
Designated national and local archaeological designations and built heritage assets	The presence of any Scheduled Monuments, World Heritage Sites, Registered Battlefields, and Registered Parks and Gardens; dense concentrations of listed buildings; and Conservation Areas was excluded from the area of search.
Proximity to sensitive human receptors	Consideration was given to the proximity of nearby sensitive human receptors which include residential dwellings, populated areas/villages.
Other designations	The Bath Green Belt was excluded from the area of search.

2.3.2 The above categories are mapped on **Figure 2, Annex C**.

2.3.3 The following sections set out how the above categories informed the search for a suitable site.

Agricultural land classification

- 2.3.4 Paragraph 2.10.31 of NPS EN-3 recognises that “*at this scale, it is likely that applicant’s developments will use some agricultural land. Applicants should explain their choice of site, noting the preference for development to be on suitable brownfield, industrial and low and medium grade agricultural land*”.
- 2.3.5 Best and most versatile (BMV) agricultural land is defined as land in grades 1, 2 and 3a of the Agricultural Land Classification. Land that is not classified as best and most versatile constitutes medium and low-grade agricultural land (grades 3b, 4 and 5).
- 2.3.6 Solar farms are temporary structures and unlike most built development and other renewable energy proposals (such as energy from waste plants) they do not constitute significant permanent development resulting in the loss of agricultural land. However, in accordance with planning policy, the site selection process initially sought to exclude land that the available data identifies as being within an agricultural land classification category that is, or includes, best and most versatile land.
- 2.3.7 The Applicant considered agricultural land classification in its site selection process by reviewing Natural England’s 1970s Provisional Agricultural Land Classification and Agricultural Land Classification - Post 1988 Survey datasets when considering suitable sites. Those datasets do not distinguish between grade 3a (BMV) and grade 3b (non-BMV) land. Therefore, for the purposes of stage 2 of the site selection process, the Applicant excluded all grade 1, 2 and 3 land (including both 3a and 3b land), so that its initial search was focussed on suitable and available non-BMV land.
- 2.3.8 As can be seen from **Figure 2, Annex C**, the area to the north, west and southwest of the POC is largely categorised as grade 3 land. The area to the northeast and southeast contains a more diverse range of land, including more unclassified land (i.e. not grade 1,2 or 3) together with larger swathes of Grade 1 and 2 land.

Flood Zones 2 and 3

- 2.3.9 As set out in Paragraphs 5.8.6 – 5.8.12 of NPS EN-1, the aims of planning policy on development and flood risk are to ensure that flood risk from all sources of flooding is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to steer new development to areas with the lowest risk of flooding (i.e. the Sequential Test). Where new energy infrastructure is, exceptionally, necessary in flood risk areas (for example where there are no reasonable available sites in areas at lower risk), policy aims to make

it safe for its lifetime without increasing flood risk elsewhere and, where possible, by reducing flood risk overall. It should also be designed and constructed to remain operational in times of flood (i.e. the Exception Test).

- 2.3.10 In light of the above and adopting the Sequential Test, areas of land in Flood Zones 2 and 3 were excluded from the initial search for potential sites, with land at lower risk of flooding considered initially.
- 2.3.11 Since statutory consultation, when the first draft of this report was published, the Environment Agency has revised its Flood Map for Planning (updated on 25 March 2025) which displays updated flood zones using the new National Flood Risk Assessment 2 (NaFRA2) data. As a result of this, small sections of land previously within Flood Zone 1 are now classified as Flood Zones 2 and 3. This report has not been updated to reflect the change on the basis that the Applicant's **Sequential and Exception Test [EN010168/APP/7.2]**, which considers the new data, concludes that it does not alter the weighting given to alternative sites within this SSAR (see further below).

Nationally designated landscapes

- 2.3.12 As set out in Paragraphs 5.10.7 to 5.10.8 of NPS EN-1, National Landscapes and National Parks have the highest status of protection in relation to landscape and natural beauty.
- 2.3.13 From the earliest consideration of site selection, the Applicant was aware of the significance of sensitive landscapes in the local area because of the presence of the Cotswold National Landscape and the North Wessex Downs National Landscape. Therefore from the outset, sites directly within these National Landscapes were excluded from the area of search.

Designated international and national ecological and geological sites

- 2.3.14 Internationally and nationally designated biodiversity sites are afforded high protection in national and local planning policy, NPS EN-1 and NPS EN-3. Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar Sites, Sites of Specific Scientific Importance (SSSI) and National Nature Reserves (NNR) were therefore identified and avoided. This notably includes the Salisbury Plain (a SAC, SPA and SSSI) in the south of the defined 20 km search area, together with a number of other SSSIs within the search area.

Designated national and local archaeological designations and built heritage assets

- 2.3.15 Paragraph 5.9.27 of NPS EN-1 places great weight on the conservation of designated heritage assets, and the more important the asset, the greater the weight should be.
- 2.3.16 In its initial high-level review of the 20 km search area, the Applicant identified and avoided designated heritage assets, namely scheduled monuments, world heritage sites, registered battlefields, dense concentrations of listed buildings, and registered parks and gardens and conservation areas.

Proximity to sensitive human receptors

- 2.3.17 Paragraph 2.10.27 on NPS EN-3 recognises that “*Utility-scale solar farms are large sites that may have a significant zone of visual influence*”. Given the potential for visual amenity and glint and glare impacts on human receptors, the Applicant excluded urban areas such as Melksham and Chippenham from consideration.

Other designations

- 2.3.18 Paragraph 5.11.20 of NPS EN-1 states that there is a general presumption against inappropriate development within Green Belts, and that “*Such development should not be approved except in very special circumstances*”. Given the above, the Applicant sought to avoid the Bath Green Belt which is located west of the POC at Melksham.

2.4 Stage 3: Identifying Potential Solar Development Areas

- 2.4.1 Stage 3 of the site selection assessment identifies alternative potential solar development areas for the location of the Scheme by applying the key operational criteria for large scale solar development – site size and land assembly; and topography. The use of previously developed (brownfield) land and alternative locations proposed through consultation have also been considered.
- 2.4.2 The following sections explain the criteria applied to the unconstrained areas identified at Stage 2 as shown on **Figure 3, Annex C**.

Previously Developed Land

- 2.4.3 Opportunities to locate Solar PV Panels on previously developed land (PDL)/brownfield land, contaminated land, industrial land and commercial rooftops were explored.

- 2.4.4 An assessment of PDL/brownfield land within the 20 km search area identified no land of an adequate area to facilitate a large scale solar project either individually or in combination with other sites. In 2017, the Town and Country Planning (Brownfield Land Register) Regulations 2017 required each Local Planning Authority to keep a register of PDL suitable for residential development. The latest data for the area of search is located in brownfield registers prepared by Wiltshire Council South Gloucestershire Council, Bath and North East Somerset Council and Somerset Council, as follows:
- Wiltshire Council – Brownfield Register 2022 (Ref 4).
 - South Gloucestershire Council – Brownfield Register 2023 (Ref 5).
 - Bath and North East Somerset Council – Brownfield Register 2023 (Ref 6).
 - Somerset Council - Brownfield Register 2024 (Ref 7).
- 2.4.5 **Table 2-2** below contains (in descending order of site size) details of all brownfield sites within the 20 km search area that are 1 ha and above in size. Sites smaller than 1 ha were discounted due to their inability to provide a viable land parcel of 40 ha in combination with other land due to inefficiencies in both layout and required connection between sites.
- 2.4.6 Of the sites over 1 ha in size, none of the sites are large enough to provide a viable land parcel of at least 40 ha, therefore no individual brownfield site from the register provides an adequate area to facilitate a large NSIP scale solar project over 50 MW. Furthermore, the majority of sites were not considered to be available as they have planning permission for residential development and/or are allocated for residential/mixed use development.
- 2.4.7 Within settlements like Bath, Trowbridge, Westbury, Devizes, Salisbury or Chippenham, where there are a number of PDL sites, it was not considered viable to link these small sites together because they do not meet the minimum 40 ha threshold. Even if this were feasible, they would still be insufficient to provide the minimum site size for a 50 MW project or in combination, provide an alternative 1,100 ha site for the Scheme. No sites over 1 ha were identified in the parts of Somerset Council located in the area of search.

Table 2-2: PDL Sites identified from the Brownfield Registers within the Area of Search

Site Ref:	Location:	Size (ha):	Comments:
Wiltshire Council			

Site Ref:	Location:	Size (ha):	Comments:
N14.11354	Former MOD Rudloe, No. 2 Westwells Road, Hawthorn Rudloe	8.35	An outline application was approved in 2016 for a mixed use development with 180 dwellings (Reference: 14/11354/OUT). A reserved matters application for layout, scale, appearance and landscaping was subsequently approved in 2021 (Reference: 19/07339/REM). Given the extant planning permission, the site was not considered further.
17/09445/FUL	Land at Hungerdown Lane/Bristol Road Chippenham	2.37	The site has planning permission for 35 affordable dwellings and a neighbourhood food store (Reference: 17/09445/FUL). Given the development has now been constructed and the site is not available, it was not considered further.
18/03223/FUL	Browfort Campus, Bath Road, Devizes, Wiltshire, SN10 2AP	2.1	The site has two planning permissions for six chalet bungalows (Reference: 18/03223/FUL) and 55 assisted living apartments (Reference: 16/04371/FUL, approved in 2018 and 2016 respectively. Both these developments have now been constructed. Given the development has now been constructed and the site is not available, it was not considered further.
18/02408/FUL	The Old Tannery Site The Midlands Holt	2.1	The site has planning permission for the demolition of an existing industrial building, conversion and alteration of existing listed buildings to offices and workshops and 44 residential dwellings (Reference 18/02408/FUL). The application was approved in 2019, and there have been multiple conditions discharged since. Given the development has now been constructed and the site is not

Site Ref:	Location:	Size (ha):	Comments:
			available, it was not considered further.
W10.2479	North Junction, Station Road, Westbury	2.01	The site has two planning permissions for residential use (References: W/10/02479/FUL and 17/07548/FUL). The planning application submitted in 2010 sought approval for 102 dwellings and the 2017 application sought approval for 87 dwellings. Applications seeking to discharge planning conditions have also been submitted. Given the development has now been constructed and the site is not available, it was not considered further.
NP/E13	Garden Trading Estate, Devizes	1.7	The site has planning permission for the demolition of 4 buildings to facilitate a new sales/warehouse building (Reference: 20/03762/FUL) and the recladding and raising of the roof of the existing warehouse (Reference: PL/2022/01283). Given the extant planning permissions, the site was not considered further.
S16.7192	E V Naish Ltd, Crow Lane, Wilton	1.4	There is currently a live reserved matters application (Reference: PL/2021/03251) seeking consent for layout, scale, appearance and landscaping pursuant to planning application S/2003/1016 (Demolition of existing buildings and the erection of 62 dwellings two commercial (B1) units and one retail unit) Given the live application seeking reserved matters approval, this site was not considered further.
NP/NW04	Briar Leaze, Compton Bassett	1.39	The site has planning permission for 13 dwellings (Reference: 15/12294/FUL).

Site Ref:	Location:	Size (ha):	Comments:
			Given the development has now been constructed and the site is not available, it was not considered further.
5/LPA/21	Court Street, Trowbridge	1.36	This site comprises office and residential with a mix of vacant plots. A planning application was approved in 2013 for a mixed-use development comprising 24 flats, an office and associated works was approved in 2013 (Reference: W/13/00014/FUL). The emerging local plan identifies Court Street as an area of opportunity for a mix of land uses and residential development. Due to the range of existing buildings in current use on the site, the site was not considered further.
2/LPA/17	Works, Cocklebury Road, Chippenham	1.2	The site is currently in use for residential, vehicle maintenance and educational uses. CD Fencing and Construction service, who operate the eastern most facility on the site, received planning approval in October 2024 for new glazing units and internal alterations including a partial change of use from storage to office space (Reference: PL/2024/07497). Given the ongoing uses located on the site, it was not considered further.
NP/NW19	Broadfield Farm, Great Somerford	1	The site has planning permission for the demolition of the existing vacant buildings and redevelopment of site for 20 residential dwellinghouses and associated infrastructure (Reference: 17/12502/FUL). Given the development has now been constructed and the site is not available, it was not considered further.
South Gloucester Council			

Site Ref:	Location:	Size (ha):	Comments:
149	Dodington Manor Dodington Lane Dodington South Gloucestershire BS37 6S	1.46	The site has planning permission for the erection of a first floor extension to the main dwelling and an extension to the coach house to form 5 dwellings. (PK17/5923/F). Given the permission has been implemented and the site is no longer available, it was not considered further.
Bath and North East Somerset Council			
06/01733/EOUT	Western Riverside Development Area, Midland Road, Twerton, Bath	5.11	The site has planning permission for a mixed use development including up to 2,281 homes and apartments and 675 student bedrooms (06/01733/EOUT). Given the development has now been constructed and the site is not available, it was not considered further.
SB25	St Martins	3.0	The site comprises St Martin's Hospital and is allocated in the Bath and North East Somerset Council Adopted Local Plan Partial Update (January 2023), under Policy SB25, as having the potential for 50 new dwellings alongside continued use for clinical healthcare provision. Given the site is allocated for residential use in the adopted Local Plan, it was not considered further.
SB24	Sion Hill	2.9	The site comprises Bath Spa University and is in use for educational purposes. The Bath and North East Somerset Council Adopted Local Plan Partial Update (January 2023), under Policy SB24, identifies Sion Hill as having the potential to deliver 100 new dwellings. Given the site is allocated for residential use in the adopted Local Plan, it was not considered further.

Site Ref:	Location:	Size (ha):	Comments:
20/00023/FUL	Plumb Centre, Locksbrook Road, Newbridge, Bath, BA1 3EU	2.3	The site has planning permission for the demolition of the former Plumb Centre and Lifestyle Centre for the erection of a 3 storey mixed use building and 72 student ensuite rooms. (20/00023/FUL). Given the extant planning permission, the site was not considered further.
18/00058/ERE G03	Bath Quays North Development Site, Avon Street, City Centre, Bath	2.2	There is a permitted outline application on the site for comprehensive mixed use redevelopment of up to 38,000 m². (18/00058/ERE G03). The latest reserved matters application for access, appearance, landscaping, layout and scale was submitted on 22 December 2020 and is currently pending consideration. (20/04965/ERE). Given that the development is now under construction and the site is no longer available, the site was not considered further.
15/02162/EFUL	Former Bath Press Premises, Lower Bristol Road, Westmoreland, Bath	2.2	The site has planning permission for 244 dwellings (15/02162/EFUL). Given construction has started on the development and the land is no longer available, the site was not considered further.
20/00259/FUL	Homebase Ltd, Pines Way, Westmoreland, Bath, BA2 3ET	1.8	An application for the redevelopment of the site was submitted in 2020 to provide a new care community. This was granted on appeal in 2021. (20/00259/FUL). Another planning application was submitted on the site in 2024 for a residential development, which is currently pending consideration. (24/03831/FUL). Given the permitted and live planning applications on this site, it was not considered further.

Site Ref:	Location:	Size (ha):	Comments:
19/01854/OUT	Hartwells of Bath, Newbridge Road, Newbridge, Bath, BA1 2PP	1.67	An outline application was approved on appeal in 2021 for a mixed use development with 104 dwellings and 186 student bedrooms (19/01854/OUT). A reserved matters application seeking approval of details for redevelopment of the site was approved in 2024 (23/03955/RES). Given the extant planning permission, the site was not considered further.
21/02354/FUL	Jubilee Centre, Lower Bristol Road, Twerton, Bath, BA2 9ES	1.6	The site has planning permission for the demolition of existing buildings and redevelopment of the site for storage and distribution and 120 units of purpose-built student accommodation. (21/02354/FUL). Given the development is under construction and the site is no longer available, the site was not considered further.
20/03071/EFUL	Dick Lovett Ltd, Wellsway Garage, Lower Bristol Road, Westmoreland BA2 3DR	1.5	The site has planning permission for the demolition of existing buildings and mixed-use redevelopment comprising residential units and student accommodation. (20/03071/FUL). Given the development is now under construction, the site is no longer available and was therefore not considered further.
19/00018/ODCOU	4 – 5 Railway Place, City Centre, Bath, BA1 1TH	1.4	The site has planning permission for the change of use from offices (Use Class B1a) to 21 apartments (Use Class C3). (19/00018/ODCOU). Given the permission has been implemented and the site is no longer available, this site was not considered further.
18/05471/ERES	Western Riverside Development Area, Midland	1.14	The site has a permitted reserved matters application (18/05471/ERES) pursuant to

Site Ref:	Location:	Size (ha):	Comments:
	Road, Westmoreland, Bath		permission 06/01733/EOUT for the erection of 176 dwellings. Given the extant planning permission, the site was not considered further.
18/03554/ODCO U	Plymouth House, Monmouth Street, City Centre, Bath	1.0	The site has planning permission for the change of use from B1a Offices to C3 Resident Use (22 dwellings). (18/03554/ODCOU). There is currently another live change of use application from office use (Class E (gi)) to sui generis use, on the site. (24/04511/FUL). Given the live and permitted applications, the site was not considered further.

- 2.4.8 Consideration was given to commercial rooftops within the 20 km search area. However, initial considerations showed that it was unlikely that there would be rooftops or combined premises of an adequate area to facilitate a large-scale solar project or provide a viable network of sites in close proximity covering an area of approximately 1,100 ha.
- 2.4.9 Individual commercial rooftops do not meet the minimum 40 ha site threshold as described above. This is the minimum viable site size threshold (based upon the balance of costs of connecting infrastructure between individual sites and electricity losses from the multiple connection cabling necessary) to form part of a network of sites in close proximity.
- 2.4.10 The number of commercial rooftops required would mean multiple land ownerships and the legal complexities and costs involved in combining multiple sites of this nature is not viable to deliver a project at transmission scale.
- 2.4.11 The government has promoted financial incentives to encourage home owners to install solar PV systems, so rooftop solar is clearly desirable both on residential and commercial premises. However, this is not considered as an alternative to the Scheme. Commercial premises and houses are both consumers and generators of electricity, and therefore do not help provide low carbon and renewable alternatives to conventional sources of electricity production at grid scale. In essence,

roof-mounted solar panels should be deployed in addition to large scale solar farms, rather than instead of them.

- 2.4.12 There is a clear and urgent need for further renewable energy capacity, and this will likely include more distributed generation across the electricity distribution network, however the Scheme presents a single, large-scale generating asset which addresses the aims of delivering clean, cheap electricity to the consumer by 2030 whilst making a significant contribution to the fulfilment of the UK's legally binding climate change commitments. Whilst smaller-scale solar PV developments are also required to meet net zero, they do not represent an alternative to the Scheme. Larger scale solar projects provide increased decarbonisation benefits and commercial benefits to consumers.

Topography

- 2.4.13 The development of large-scale solar development requires flat land as this is ideal for construction and helps reduce visual intrusion. As mentioned earlier in this SSAR, flat land also limits the shading between Solar PV Panels and enables the Solar PV Panels to be optimally configured for best production levels.
- 2.4.14 Topographical constraints within the unconstrained areas identified at Stage 2 have also been identified and mapped (as shown on **Figure 5, Annex C**). As flatter land is generally considered to be optimal, land with a gradient of 3% or less was initially mapped for Stage 3. This land has been taken forward to the Stage 4 assessment therefore identifying the flattest areas of land within the unconstrained area. However, land with a steeper gradient of 5% has also been considered, as discussed at Stages 5 and 6 below.

Site Size and Land Assembly

- 2.4.15 Large areas of land are required for large scale solar development as they have less vegetation to be removed for easy installation of the solar infrastructure. This also reduces the amount of buffering required for tree root protection, avoidance of shading compared to small fields and can reduce the solar development's impact on vegetation such as hedgerows and trees.
- 2.4.16 The Applicant's analysis regarding the minimum area for large scale solar to be economically viable identified a threshold of at least 40 ha of contiguous land for an individual site. This is the minimum site size threshold considered by the Applicant to be viable (based upon the balance of costs of connecting infrastructure between individual sites and electricity losses from the multiple connection cabling necessary) to form part of a network of sites sufficient to accommodate a 500 MW scheme.

- 2.4.17 The minimum individual site size is based upon the Applicant's economic analysis of the MW output per ha to be achieved taking into consideration infrastructure costs including the grid connection and the need for a percentage of the land to provide appropriate environmental mitigation, if required. A smaller development area results in higher unit costs and an assessment was made as to the maximum cost and therefore minimum site area threshold that would be viable for the Scheme to hit the target financial metrics.
- 2.4.18 Areas of unconstrained land of at least 40 ha were therefore taken forward to the Stage 4 assessment. Where there were areas of unconstrained land that met the threshold of 40 ha but were isolated and so not viable to join other areas, these were not taken forward to the Stage 4 assessment. In selecting potential sites for Stage 4 assessment, areas in proximity to each other that offered around 1,100 ha in total were preferred, but smaller areas (i.e. approximately 250 ha and above) were also included and assessed, particularly where there was a potential to join potential sites with others.

2.5 Stage 4: Evaluation of Potential Development Areas

Approach

- 2.5.1 Stage 4 assesses the potential alternative solar development areas which have been identified in Stage 3 (as shown on **Figure 8, Annex C**). These potential development areas (PDAs) have been subjected to a desktop assessment to further understand the development constraints of these particular areas. The evaluation has involved the assessment of the areas against a range of planning, environmental and operational considerations (see **Annex A**) which were developed having regard to relevant national and local planning policy and the optimal functionality of a large-scale solar development.
- 2.5.2 Information sources which include GIS data, online mapping and planning policy documents have been used to inform the assessment. The evidence has then been considered by planning and environmental professionals who have awarded a category of red, amber or green against each assessment indicator based on professional judgement. A statement setting out the justification for each categorisation has also been provided.
- 2.5.3 The Stage 4 evaluation also took into account initial discussions with landowners to establish whether they would be willing to host solar development on their agricultural land.

- 2.5.4 Ultimately, as explained in Section 3 below, following the Stage 4 evaluation, none of the PDAs proved suitable for development due to significant constraints being identified.
- 2.5.5 On the basis that none of the PDAs were identified as suitable, the Applicant proceeded to consider potential areas of Grade 3 Agricultural land and land within Flood Zones 2 and 3, as set out at Stage 5 below.

2.6 Stage 5: Widening the search to grade 3 agricultural land and flood zones 2 and 3

- 2.6.1 Having not identified a suitable and available site within the parameters defined for Stages 1-4, the Applicant then went on to consider Grade 3 agricultural land and land within flood zones 2 and 3 within the 20 km search area. The Applicant applied the same exclusionary and inclusionary criteria identified at Stages 2 and 3 above, and Grade 3 land and land within Flood Zones 2 and 3 were mapped for further consideration (as shown on **Figure 13, Annex C**).
- 2.6.2 The search for sites at Stage 5 was undertaken with the help of land agents. It was considered desirable to compile a site in as few land ownerships as possible to minimise legal complexities and project costs. The land agents therefore used their professional knowledge to provide details of potentially willing landowners with large scale land holdings within the 20 km search area.
- 2.6.3 Six PDAs were identified at Stage 5 adopting the above methodology. These were then assessed against the same planning, environmental and operational considerations that were applied at Stages 2 to 4 to assess the Stage 4 PDAs. It should be noted that, in places, the Stage 5 PDAs encroach into areas of Grade 2 agricultural land and land with a greater topographic gradient, that would not have been considered applying the Stage 2 and 3 criteria. In order to incorporate entire land parcels suggested by land agents, these areas have not been excluded from the PDAs, but have been considered and rated accordingly in the Stage 5 assessment.
- 2.6.4 The Stage 5 assessment also took into account initial discussions with landowners to establish whether they would be willing to host solar development on their agricultural land.
- 2.6.5 As a check and balance, other Grade 3 land and land within Flood Zones 2 and 3 that has not been identified by land agents has been mapped and given high level consideration against environmental constraints.

2.7 Stage 6: Widening the search to include land with a higher gradient (5% or less)

- 2.7.1 As set out above, flat land is generally preferred for the siting of solar development and the Applicant's Stage 3 assessment focussed on land with a gradient of 3% or less on the basis that this is considered to be very flat. However, the PDAs selected for assessment at Stage 5 incorporate entire land parcels suggested by land agents and therefore contain pockets of land with a steeper gradient meaning that the land parcel would not have been identified using the Stage 3 methodology. As a result, PDAs 7-10 all contain some land with a gradient of 3% or above.
- 2.7.2 The Applicant is mindful of the fact that there are other solar projects where land at a steeper gradient has been included within the search for sites. In light of this, the Applicant has carried out further assessment since the PEIR stage to capture any additional available unconstrained land with a gradient of 5% or less. The Stage 6 assessment applies the same methodology of stages 1-5 (including the re-introduction of Grade 3 agricultural land and land within Flood Zones 2 and 3), with the exception of topography.
- 2.7.3 A further two PDAS (PDA 11 and 12) were identified using this methodology. These have been assessed against the same planning, environmental and operational considerations that were applied at Stages 2 to 5 to assess the Stage 4 and Stage 5 PDAs.
- 2.7.4 As a check and balance, all PDAs have then been mapped against environmental constraints and the remaining unconstrained land to check if any other parcels of available land within the 20 km search area could be a suitable alternative for the Scheme. This identified one further area and consideration has been given to its suitability as set out at paragraph 3.4.12 below.

3 Assessment Results

3.1 Stages 1 and 2: Identification of the Area of Search and Unconstrained Land

- 3.1.1 The area of search identified for the Scheme is shown in **Figure 1, Annex C**. This shows the POC at Melksham substation together with the radii of 5 km, 10 km, 15 km and 20 km to show the search area.
- 3.1.2 **Figure 2, Annex C** shows the planning and environmental constraints identified and excluded at Stage 2 in order to identify less constrained areas of land.
- 3.1.3 **Figure 3, Annex C** shows the output from this mapping, identifying areas of less constrained land which have not been excluded from the Stage 1 and 2 sifting exercise.

3.2 Stages 3 and 4: Identifying Potential Development Areas and Further Evaluation

- 3.2.1 **Figures 4-8, Annex C** show the output following the application of the stage 3 criteria i.e. site size, land assembly, consideration of previously developed land and topography.
- 3.2.2 **Figure 4, Annex C** shows the brownfield land over 1 ha within the 20 km search area which has been identified using Brownfield Registers from Wiltshire Council, South Gloucestershire Council, Bath and North East Somerset Council and Somerset Council. As set out in Section 2 above, none of the sites identified are suitable (either alone or in combination) due to committed development on them, existing allocations or site size (i.e. none are over the 40 ha threshold and combining a number of sites would not be feasible). Therefore brownfield sites were not considered further.
- 3.2.3 **Figures 5 and 6, Annex C** illustrate the sifting exercise completed for topography. **Figure 5, Annex C** shows the unconstrained Grade 4, 5 or unclassified land identified from the mapping at Stage 2, overlayed with a slope gradient of 3% or less. **Figure 6, Annex C** shows the residual unconstrained land after removal of any land with a slope gradient above 3%.
- 3.2.4 **Figure 7, Annex C** shows the areas of land which were identified through the Stage 2 sift but did not meet the Stage 3 criteria and have therefore been discounted (see purple shaded areas). These areas were not suitable due to proximity to other available sites, irregularity of shape and/or size (i.e. areas that were irregular in shape and/or would not meet to 40 ha threshold and/or could not easily be joined to other sites).

- 3.2.5 **Figure 8, Annex C** shows the four PDAs that were identified at Stage 4 following application of the above criteria. **Figures 9-12, Annex C** provide a more detailed view of each of the 4 PDAs mapped against various environmental constraints.
- 3.2.6 The 4 PDAs were then assessed against a range of planning, environmental and operational considerations (a list of considerations and the assessment methodology applied appears at **Annex A**). **Table 1, Annex D** sets out the results of the assessment and the rating (red, amber or green) given to each PDA for each of the categories assessed. A summary of the results for each PDA, including details on why they were discounted, is included below.

PDA 1: Lyneham

- 3.2.7 PDA 1 comprises a cluster of two flat land parcels near Lyneham totalling 256.03 ha.
- 3.2.8 It is located immediately adjacent to ancient woodland in multiple locations and adjacent to a cluster of cultural heritage assets. There are several rights of way within the northern portion of the PDA. PDA 1 is bordered by areas of Flood Zone 2 and 3 immediately to the north relating to Main Rivers 'The Bourne' and 'Dauntsey Brook'.
- 3.2.9 The major constraints identified in using PDA 1 for the Scheme are size and land use. PDA 1 is approximately 25% of the Scheme's land requirement. The southerly portion of PDA 1 is already used by an existing solar farm development and therefore is unavailable for the Scheme. The northerly portion encompasses the hamlet of Sodom and therefore the available land, once appropriate buffers are applied, was considered to be relatively limited. This, combined with the PDA's isolation from other PDAs that it could be combined with, meant that PDA1 was not a viable option for the Scheme.

PDA 2: East of Melksham

- 3.2.10 PDA2 is a cluster of two closely connected land parcels located to the east of Melksham. It is close to the POC at Melksham substation, offering ease of grid connection and no obvious access constraints. The land is flat and unshaded.
- 3.2.11 There are areas of ancient woodland nearby, but not immediately adjacent to the PDA. There are multiple rights of way within the PDA which would likely require mitigation. There is also a Special Landscape Area 50 m to the north of the PDA. There are areas of Flood Zone 2 and 3 immediately adjacent to the boundary of the PDA. The northern parcel of PDA 2 is intersected by a large area at high risk from surface water flooding (3.3% annual chance). The PDA is 243.34 ha in size and

therefore would not, on its own, be large enough to accommodate a scheme of 500 MW. However, it is located nearby other identified PDAs and therefore could potentially be linked to another PDA, subject to further technical assessment.

- 3.2.12 The major constraints identified for using PDA 2 for the Scheme is its current land use. Two existing solar farms are sited within the PDA and therefore approximately 20% of the land is unavailable. Further, the boundary of the PDA overlaps with a strategic allocation contained within Wiltshire Council's emerging local plan. The allocation site is subject to a live application for the development of up to 500 dwellings, up to 5,000 square metres of employment land, land for a primary school, land for mixed use, open space and associated infrastructure (Planning reference: PL/2023/11188). On this basis, PDA 2 was discounted.

PDA 3: Marston

- 3.2.13 PDA 3 is a collection of four land parcels, three of which are clustered around Marston with a fourth located further east, near Urchfont. The PDA is relatively flat and open. PDA 3 is 931.51 ha and therefore is close to the approximate threshold of 1,100 ha required to accommodate the Scheme. It could also be combined with other PDAs nearby, if necessary.
- 3.2.14 PDA 3 is surrounded by various main rivers including multiple tributaries of Semington Brook. There are areas of Flood zone 2 and 3 immediately adjacent to the boundary. There are multiple rights of way within the PDA, in addition to dwellings along Stokes Marsh and Mill Road and within Worton abutting the Scheme. The grid connection would need to be routed over the various watercourses and is also likely to cross the Wessex mainline and Reading-Taunton rail line. There is ancient woodland located approximately 230 m from the boundary and a number of SSSIs and other statutorily designated sites within 2 km including Salisbury Plain.
- 3.2.15 The major constraints identified for using PDA 3 for the Scheme are Cultural Heritage and Land Use. PDA 3 has three Grade II Listed Buildings located within the boundary (Lower Baynton Farmhouse, Stokes Marsh Farmhouse and Marsh Farmhouse). There are multiple Grade I listed buildings within 500 m of the boundary including one Grade I listed building, Urchfont War Memorial, located approximately 480 m to the south. PDA 3 is surrounded by multiple Conservation Areas, most notably Marston and Worton which are located immediately adjacent to the boundary. The largest land parcel in PDA 3 is intersected by Countryside and Rights of Way Act (CRoW) Registered Common Land. The PDA boundaries also overlap with the large village of Worton and its associated Conservation Area. Further, two existing solar farms

are accommodated within PDA 3, reducing the available land within the PDA. For these reasons, PDA 3 was discounted.

PDA 4: Trowbridge/Westbury

- 3.2.16 PDA 4 is a collection of 3 sites to the east and west of Westbury and to the east of Trowbridge.
- 3.2.17 The PDA comprises 485.43 ha which is around 50% of the land required to accommodate the Scheme. However, the PDA could potentially be combined with other nearby PDAs, subject to further technical assessment. There are multiple public rights of way within the PDA and the Wiltshire Regional Cycleway is located 500 m to the north of the boundary. The PDA boundaries are in close proximity to the settlements of Trowbridge, Ashton Common, Dilton Marsh and Bratton. Small areas of the Green Lane Wood Local Nature Reserve (although this could be excluded) and the North Trowbridge Country Park and contained within the PDA boundary, alongside various designations of Open Space and Play Facilities. Also, the northern land parcel already accommodates an existing solar farm and therefore not all the land is available for use for the Scheme. PDA 4 has comparatively more areas of high risk from surface water flooding (3.3% annual chance) compared with PDAs 1, 2 and 3.
- 3.2.18 The major constraints identified for using PDA 4 for the Scheme were Cultural Heritage and Grid Connection constraints. PDA 4 is located immediately adjacent to 'Shrunken Settlement of Paxcroft to east of Lower Paxcroft Farm' and 'Medieval moated site 110 m northwest of Grange Farm' Scheduled Monuments. Dunge moated site Scheduled Monument is also located approximately 420 m north of the boundary. There are over 10 Scheduled Monuments within 2 km from the PDA boundary. There is one Grade II Listed Building located within the boundary (Clivey Gate Cottage). There are multiple Grade II and II* Listed Buildings within 500 m of the boundary. PDA 4 is also located approximately 45 m from Bratton Conservation Area to the South of the boundary. Hilperton Conservation Area is also within 500 m of the boundary. Finally, the location of the parcels between larger settlements of Trowbridge and Westbury, with their associated infrastructure, would make the grid connection corridor more technically difficult. For these reasons, PDA 4 was discounted.

3.3 Stage 5: widening the search to consider Grade 3 Agricultural Land and Flood Zones 2 and 3

- 3.3.1 Following discounting PDAs 1 to 4, consideration was then given to Grade 3 agricultural land and areas of flood zone 2 and 3 within the 20 km search area. Using inputs of local land agents, 6 PDAs were

identified. These were then assessed on the same criteria used at Stage 4.

- 3.3.2 **Figure 13, Annex C** shows the residual Grade 3 agricultural land and land within flood zones 2 and 3, after application of the exclusionary criteria and considerations set out in Stages 2 and 3.
- 3.3.3 **Figure 14, Annex C** shows the large-scale land ownerships identified by local land agents as being potentially available/suitable for large scale solar development.
- 3.3.4 **Figures 15 to 20, Annex C** provide a more detailed view of each of the 6 PDAs mapped against various environmental constraints.
- 3.3.5 **Table 2, Annex D**, sets out the results of the assessment of the PDAs against assessment indicators. A summary of the assessment for each PDA is included below.

PDA 5: Whitley

- 3.3.6 PDA 5 is a large single site to the north of Whitley, less than 1 km from the POC.
- 3.3.7 The PDA covers an area of 461.4 ha which is approximately half of the area required to accommodate the Scheme. However, it could be combined with nearby PDAs to form one larger site. There are a number of public rights of way across the site. Residential receptors are located within Whitley approximately 160 m south of the PDA, and Atworth and Gastard abutting the PDA to the north and south. There are no obvious access constraints for construction traffic. PDA 5 contains a small section of land within Flood Zone 3 at its most southwestern tip.
- 3.3.8 The major constraints identified for using PDA 5 for the Scheme were Land Use and Cultural Heritage. The land comprises approximately 20% Grade 2 agricultural land. The southeasterly section of the PDA intersects with an approved planning permission for a solar site. Gastard Conservation Area is partially located within the PDA, together with four Grade II Listed Buildings and one Grade II* Listed Building within the PDA boundary, and numerous listed buildings within 500 m of the boundary. Finally, sufficient land was not available to accommodate the Scheme as a whole, even when combined with other sites being considered, making PDA 5 unviable. It was therefore discounted for these reasons.

PDA 6: Wraxall

- 3.3.9 PDA 6 is a large single site near Wraxall, to the south of Atworth, approximately 2 km from the POC.

- 3.3.10 The PDA covers an area of 528.7 ha, being approximately half the land required for the Scheme, but could be combined with nearby PDAs to form one larger site. PDA 6 is partially located in part of the Bath and Bradford on Avon bat Impact Zone. There are multiple public rights of way intersecting the site and the PDA is intersected by the Wiltshire Cycleway. The PDA is located near the settlements of Atworth, The Common and South and Lower Wraxall. There is one Grade II listed building within the PDA and multiple listed buildings within 500 m, together with conservation areas related to surrounding villages. There are no obvious access constraints for construction traffic and the site is largely unconstrained by trees.
- 3.3.11 The major constraints identified for using PDA 6 for the Scheme were Flood Risk and Land Use. PDA 6 is intersected by a fairly large area of Flood Zone 3 land associated with an unnamed tributary of the Avon located approximately 10 m from the PDA boundary. The eastern section of the PDA is subject to an approved planning permission for a solar farm. Finally, sufficient land was not available to accommodate the Scheme as a whole, even when combined with other sites being considered, making PDA 6 unviable. For these reasons, PDA 6 was discounted.

PDA 7: Lacock

- 3.3.12 PDA 7 comprises 2 sites, in very close proximity, to the northeast of Melksham. The PDA is less than 1 km from the POC.
- 3.3.13 The PDA covers an area of 272.3 ha which is insufficient to accommodate a 500 MW scheme, but the PDA could be combined with others nearby to form one larger site. There are no obvious access constraints for construction traffic. There are no statutorily designated or non-designated ecological constraints within the PDA 7 boundary or within 1 km of it. There are no internationally designated sites within 5 km of the site. There are multiple public rights of way across the PDA. Residential receptors abut the PDA to the along Woodrow Road, Forest Lane and Bewley Crescent. PDA 7 is also immediately adjacent to the Spye and Bowood Parklands Special Landscape Area (SLA). There are two Grade II listed buildings located in PDA 7 and multiple other listed buildings within 500 m.
- 3.3.14 The major constraints identified for using PDA 7 for the Scheme were Flood Risk and Land Use. PDA 7 is made up of large areas of Flood Zones 2 and 3 pertaining to the River Avon (main river) which runs directly parallel to the entire PDA. Two tributaries of the Avon (also main rivers) span across the site. There are no other main rivers within 500 m. The high number of fluvial constraints in this area, as well as sections at high risk of flooding (3.3% annual chance), particularly down the western

side, make it a poor choice for solar development. As to land use, initial approaches to the landowners revealed a lack of opportunity to accommodate the Scheme, also contributing to it being less preferred over other PDAs. For these reasons, PDA 7 was discounted.

PDA 8: Inmarsh

- 3.3.15 PDA 8 comprises two closely linked land parcels south of the A361, between the villages of Seend, Poulshot, Bulkington and Keevil. The PDA is located around 6 km from the point of connection.
- 3.3.16 The PDA covers an area of 520.6 ha which, alone, would be insufficient to accommodate a 500 MW scheme. It could potentially be combined with nearby PDAs, subject to further assessment. There are no statutorily designated sites within the PDA 8 boundary. Seend Ironstone Quarry and Road Cutting SSSI is located approximately 55 m to the north of the PDA boundary. There are no other nationally designated sites within 2 km. There are multiple public rights of way located across the PDA. The PDA abuts the settlements of Keevil, The Stocks, Seed, Poulshot and Bulkington. There are no obvious access constraints for construction traffic and the site is largely unconstrained by trees.
- 3.3.17 The major constraints identified for using PDA 8 for the Scheme were Cultural Heritage, Flood Risk and Land Use. Keevil and Poulshot Conservation Area both partially infringe on the PDA 8 boundary. There are also four Grade II Listed Buildings within the PDA boundary and multiple listed buildings within 500 m. Seend Conservation Area is also located immediately adjacent to the north of the PDA boundary. PDA 8 is made up of large areas of Flood Zones 2 and 3 pertaining to Semington Brook (main river) which runs directly through the centre of PDA 8. There are multiple tributaries of Semington Brook within 500 m of the PDA boundary. The high number of fluvial constraints in this area, as well as sections at high risk of flooding (3.3% annual chance), make it a poor choice for solar development. Finally, initial approaches to the landowners revealed a lack of opportunity to accommodate the Scheme, also contributing to it being less preferred over other PDAs. For these reasons, it was discounted.

PDA 9: Rowdefield

- 3.3.18 PDA 9 comprises a large single area of land to the east of the village of Rowde. It is between 7.5-10 km from the POC.
- 3.3.19 The PDA covers an area of 849.6 ha which, whilst under the approximate 1,100 ha search criteria, was considered likely to be sufficient to accommodate a 500 MW scheme. There are no obvious access constraints for construction traffic. There are no statutorily designated

sites within the PDA boundary. Roundway Down and Covert SSSI is located immediately adjacent to the eastern boundary of this PDA. Kings Play Field SSSI and Spyre Park SSSI are both located approximately 1 km north from the PDA boundary. There are two areas of Ancient Woodland within 500 m of the PDA boundary (St Edith's Leigh Wood and Wyatt Wood) the nearest located approximately 330 m to the west. There are no other local sites within 500 m. Approximately 20% of the PDA is located on Grade 2 agricultural land, with a small section of Grade 1 land to the southeast. PDA 9 has a small section of Flood Zone 3 encroaching on the boundary associated with the centre of its western edge.

- 3.3.20 The major constraint identified for using PDA 9 for the Scheme was Landscape and Heritage. This PDA sits immediately adjacent to the North Wessex Downs National Landscape and Spyre and Bowood Parklands SLA. North Wessex Downs National Landscape is at a significantly higher elevation than the PDA in this particular location and would result in likely significant landscape and visual impacts due to elevated views from sensitive receptors within the National Landscape. There are multiple heritage constraints in the vicinity of the PDA. These include eight Scheduled Monuments, the closest being two bowl barrows in Roundway Hill Covert approximately 300 m east of the boundary within Wessex Downs National Landscape. On this basis, PDA9 was discounted.

PDA 10: Lime Down (The Scheme)

- 3.3.21 PDA 10 comprises a collection of land parcels to the north of the M4, between the villages of Corston, Hullavington, Luckington and Sherston. It is between 15-20 km from the POC, although the number of constraints identified relating to the grid connection corridor are not dissimilar to PDAs 8 and 9 despite their closer proximity to the POC.
- 3.3.22 The PDA is 878 ha, which is smaller than the approximate 1,100 ha search criteria adopted for site selection, but considered large enough to accommodate a 500 MW scheme. The majority of the PDA is comprised of Grade 3 agricultural land, with some smaller sections of Grade 4 and one small section of Grade 2 land (approximately 5%). PDA 10 very slightly infringes upon Harries Ground SSSI boundary. It is considered that given the limited nature of the infringement, it is anticipated that any effects could be mitigated to this site at a later project stage. There are no listed buildings or conservation areas within the PDA 10, but multiple listed buildings within 500 m. Access for construction vehicles will involve use of local roads and may require some mitigation. PDA 10 has small sections of Flood Zone 3 land in the parcel closest to Corston and near Fosse Farm. These are in relation to Gauze Brook (main river), a small tributary of Sherston Branch (non-main river) and a small tributary of the

River Avon (main river) which intersect small sections of this PDA. There is also a section of Sherston Branch within 200 m of the land parcel closest to Sherston. Aside from this section there are only small areas of high risk from surface water flooding (3.3% annual chance).

- 3.3.23 There are no major constraints identified which would render PDA 10 unviable for the Scheme. Further, initial approaches to landowners were positively received and sufficient land was made available by landowners to accommodate the Scheme. On this basis, PDA 10 represents the preferred location for the Scheme.

Other Grade 3 agricultural land

- 3.3.24 The site selection assessment did not consider in detail every piece of unconstrained agricultural land identified on **Figure 14, Annex C** due to the large extent of land involved. Instead, the focus at Stage 5 of the assessment was on the large scale land ownerships that were identified by agents as having potentially willing landowners. As a result of this approach, a suitable location for the Scheme was found.
- 3.3.25 Details of the environmental constraints researched during the above process were, nevertheless, mapped over the whole of the 20 km search area shown on **Figure 21, Annex C**, to sense check and validate the chosen location for the Scheme. This shows that there are a few areas of Grade 3 land outside of the land already considered in the above assessment, that are relatively unconstrained and may be suitable for solar development. In particular:
- There is an area northeast of Calne and south of Lyneham that borders the North Wessex Downs National Landscape and appears relatively unconstrained. However, its distance from the POC (15-20 km) and proximity to a National Landscape, heritage assets and areas of Flood Zone 3 makes it a no better option than the preferred location for the Scheme (even if the landowners were willing to make their land available); and
 - There is an area of Grade 3 land between the POC and the Scheme around Yatton Keynell. However, there are dense concentrations of heritage assets which make the area less favourable than the preferred location for the Scheme (even if the landowners were willing to make their land available).

3.4 Stage 6: Further consideration of land with a gradient of 5% or less

- 3.4.1 **Figure 22, Annex C** shows the residual unconstrained land with a gradient of 5% or less after application of the same selective and

exclusionary criteria applied in stages 1-5 (with the exception of topography). This identifies two further PDAs (PDA 11 and PDA 12). For ease, all other PDAs are also shown on this figure.

- 3.4.2 **Figures 23 and 24, Annex C**, provide a more detailed view of PDA 11 and PDA 12 against various environmental constraints.
- 3.4.3 **Figure 25, Annex C**, shows all the PDAs against the remaining unconstrained land, together with various environmental constraints, to identify any further areas of land within the 20km search area that need to be considered at a high level. It identifies a general area to the north of Evington between PDAs 3 and 4 which has been considered further at a high level.
- 3.4.4 **Table 3, Annex D**, sets out the results of the assessment of PDAs 11 and 12 against assessment indicators. A summary of the assessment for each PDA is included below.

PDA 11: Broughton Gifford

- 3.4.5 PDA 11 comprises two closely linked land parcels south of Melksham, intersected by the village of Broughton Gifford. The PDA is located less than 1 km from the point of connection.
- 3.4.6 The PDA covers an area of 429 ha which, alone, would be insufficient to accommodate a 500 MW scheme. It could potentially be combined with nearby PDAs 5 and 6, subject to further assessment, however, it is noted that PDAs 5 and 6 carry their own constraints (including planning permissions for solar farms), which would reduce the overall available land. There are no statutorily designated sites within the PDA 11 boundary. Bath & Bradford on Avon Bats SAC and SSSI is located approximately 4.9 km northwest of the PDA boundary. There are no other nationally designated sites within 2 km. There are multiple public rights of way located across the PDA and the Wiltshire Cycleway runs adjacent to the southern boundary at a closest point of approximately 30 m from the PDA boundary. There are no listed buildings within the PDA boundary, but multiple listed buildings within 500 m including three Grade 1 Listed Buildings within 200 m. Also, the whole of Broughton Gifford, which sits directly between the two PDA parcels, is designated as a conservation area. Access to the site would be via the A350, and some local roads might require mitigation. The PDA is largely unconstrained by shading from trees.
- 3.4.7 The major constraints identified for using PDA 11 for the Scheme are flood risk and land use. PDA 11 is intersected by several areas of Flood Zone 3 associated with a tributary (designated as a main river) of the River Avon. There are also scattered sections of the PDA that are at high risk from surface water flooding (3.3% annual chance) around the

Nortington Common area of the more northerly parcel of PDA 11. In terms of land use, approximately 40% of the PDA is within the Bristol Avon Mineral Resource Zone and Mineral Safeguarding Area for sand and gravel. The PDA also contains 4 ha of common land, and an operational solar farm, both of which reduce the amount of land within the PDA available for development. PDA 11 is only 492 ha (and therefore insufficient to accommodate a solar development equivalent to the Scheme) and given that nearby PDAs are similarly constrained by proposed solar development and mineral safeguarding areas, PDA 11 has been discounted.

PDA 12: Beckington

- 3.4.8 PDA 12 comprises a single land parcel south-west of Trowbridge, between the villages of Southwick, Rode and Beckington. The PDA is located approximately 11 km from the point of connection.
- 3.4.9 The PDA covers an area of 731 ha which is below the Applicant's minimum site threshold of 1,100 ha applied when looking for potential alternative sites. It could potentially be combined with nearby part of nearby PDA 4 (which is approximately 60ha), subject to further assessment, however, even in combination,
- 3.4.10 There are no statutorily designated sites within the PDA 12 boundary. Southwick Country Park LNR sits immediately adjacent to the north-east of the PDA. There are areas of Ancient Woodland within 500 m. There are no internationally designated sites within 5km of the PDA boundary. There are multiple public rights of way across the PDA and Wiltshire Cycleway runs through the PDA along Rudge Lane and Green Park Lane in the southern section of the parcel. Macmillans Way long distance walking route also intercepts the PDA boundary. Access to the PDA is via the A361 with no obvious access constraints identified. The PDA is largely unconstrained by tree shading. There are no areas of Flood Zone 2 or 3 within the PDA boundary.
- 3.4.11 The major constraints identified for using PDA 12 for the Scheme were cultural heritage and site size. There is one Grade 1 Listed Building and two Grade II Listed Buildings within the PDA boundary. Further, there are multiple Listed Buildings within 500 m, notably the Grade I Listed Church of St Lawrence, located 230m to the north of the PDA boundary. There is also a Scheduled Monument located inside the PDA boundary near to Mount Pleasant. As to site size, the PDA is 731 ha which is below the Applicant's minimum site threshold of 1,100 ha applied when looking for potential alternative sites. Whilst it could be combined with other PDAs, it is relatively isolated except for part of PDA4 (60ha). Even if these PDAs were combined, PDA 12 offers no flexibility for the site to be refined during design evolution, for instance, the likelihood of buffers required

around the number of properties and villages within the PDA would likely reduce the available area for solar PV panels significantly, and therefore it is unlikely that the PDA would be of sufficient size to accommodate an equivalent scheme. On this basis, PDA 12 has been discounted.

Other unconstrained land

- 3.4.12 As a final step in the assessment, the PDAs have been plotted on Figure 25 Annex C against the identified unconstrained land with a gradient of 5% or less, and showing flood zones and various other constraints, to check if there are any other areas of land within the 20km search area that could be suitable to accommodate a project equivalent to the Scheme. This exercise revealed a section of land to the north of Evington, between PDAs 3 and 4 (as shown on Figure 25 Annex C), which could be suitable for the Scheme.
- 3.4.13 The area lies between PDAs 3 and 4 and could potentially be used in combination with parts of PDAs 3 and 4 to accommodate a project equivalent to the Scheme. However, PDAs 3 and 4 have already been discounted due to various constraints which would equally apply if the PDAs were combined with the additional land identified, including for PDA 3, heritage constraints such as multiple conservation areas (most notably Marston and Worton) and land use (such as existing solar farms and properties within the boundaries). For PDA 4 the main constraints limiting the combination of PDAs 3 and 4 are heritage constraints (including scheduled monuments, Listed buildings and the nearby Bratton Conservation Area).
- 3.4.14 Further, the area identified between PDAs 3 and 4 is itself constrained by flood risk, with large sections within Flood Zones 2 and 3 and areas at risk of surface water flooding across the area. There are also Grade II Listed Buildings present within the area. Due to the obvious constraints, particularly flood risk, it has not been taken forward for further consideration as a PDA and is not considered suitable.

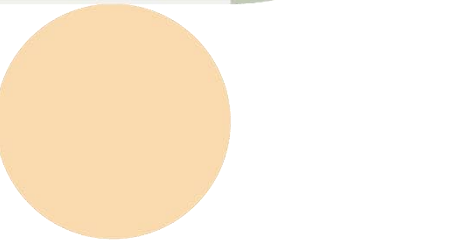
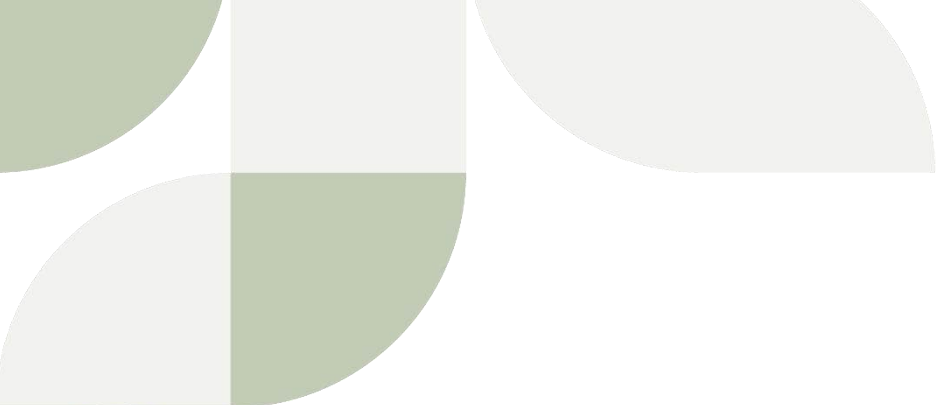
4 Conclusion

- 4.1.1 This site selection assessment has followed a six-stage approach to identify and evaluate the proposed Scheme location and other potential areas for solar development.
- 4.1.2 Once a POC at the existing Melksham Substation was established, the assessment considered potential development areas (PDAs) within a maximum 20 km radius area of search, with a 20 km radius being the maximum economically viable distance from the point of connection.
- 4.1.3 Stages 2 and 3 of the assessment involved GIS mapping to exclude environmental and planning constraints including all Grade 1, 2 and 3 agricultural land and flood zones 2 and 3. Following the exclusion of various constraints, the remaining land was reviewed against operational considerations such as site size and land assembly, the availability of previously developed land (brownfield sites), and topography.
- 4.1.4 This resulted in identification of 4 PDAs on areas of grade 4, 5 and unclassified land and outside of flood zones 2 and 3. Stage 4 of the assessment involved evaluation of the 4 PDAs using readily available information sources to consider the suitability of these areas for solar development. The assessment indicators used and results of that evaluation are set out at **Annexes A and D**. The conclusion of the evaluation on these 4 PDAs was that none of them were suitable to accommodate the Scheme due to a variety of constraints.
- 4.1.5 On the basis that none of the initial PDAs identified were suitable, it was then necessary to consider previously discounted Grade 3 agricultural land and flood zones 2 and 3, within the 20 km search area. This resulted in the identification of 6 PDAs. Similarly to Stages 2 and 3 of the assessment, GIS mapping was used to exclude environmental planning constraints and apply operational considerations, in order to identify areas of less constrained parcels within Grade 3 land and flood zones 2 and 3, on which development might be located. At this stage, land agents were used to identify particular areas of land which might be suitable, with a focus on large land holdings and areas where local landowners may be more amenable to development on their land. This resulted in the identification of the Scheme's location, which outperformed the other PDAs.
- 4.1.6 As a final stage, introduced since PEIR, the Applicant has considered additional land within the 20km search area with a gradient of 5% or less. This resulted in the identification of two further PDAs, which were also considered unsuitable for a project equivalent to the Scheme.

- 4.1.7 In conclusion, it is considered that there are no more suitable locations within the 20 km search area than the proposed location for the Scheme based on the criteria identified. The Scheme's location is therefore assessed to be suitable for the scale of solar development proposed and the basis on which the Applicant has selected the Solar PV Sites accords with the consideration of alternatives set out in NPS EN-1 and NPS EN-3.

5 References

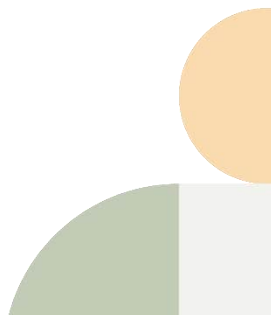
- Ref 1 Department for Energy Security and Net Zero (2023) Overarching National Policy Statement for energy (EN-1). Available at: <https://assets.publishing.service.gov.uk/media/65bbfbdc709fe1000f637052/overarching-nps-for-energy-en1.pdf>. Last accessed 15/09/2025.
- Ref 2 Department for Energy Security and Net Zero (2023) Overarching National Policy Statement for energy (EN-3). Available at: <https://assets.publishing.service.gov.uk/media/65a7889996a5ec000d731aba/nps-renewable-energy-infrastructure-en3.pdf>. Last accessed 15/09/2025.
- Ref 3 Department for Energy Security and Net Zero (2023) Overarching National Policy Statement for energy (EN-5). Available at: <https://assets.publishing.service.gov.uk/media/65a78a5496a5ec000d731abb/nps-electricity-networks-infrastructure-en5.pdf>. Last accessed 15/09/2025.
- Ref 4 Wiltshire Council (2022) Brownfield Register. Available at: <https://www.wiltshire.gov.uk/planning-brownfield-register>. Last accessed 15/09/2025.
- Ref 5 South Gloucester Council (2023) Brownfield Register. Available at: <https://beta.southglos.gov.uk/planning-authority-monitoring-reports/> Last accessed 15/09/2025.
- Ref 6 Bath and North East Somerset Council 2023 Brownfield Register. Available at: <https://www.bathnes.gov.uk/policy-and-documents-library/brownfield-register>. Last accessed 15/09/2025.
- Ref 7 Somerset Council (2024) Brownfield Register. Available at <https://somersetcc.sharepoint.com/:x:/s/SCCPublic/ER7uWRYwsEVPg7QA2lxt33MBETHp44nQp9SJjd3J9KKwKw?e=32ENDq>. Last accessed 15/09/2025.



Lime Down

Solar Park

Annex A: Assessment Indicators and Evaluation Criteria



Annex A Assessment Indicators and Evaluation Criteria

Land Use

Does the potential development area have any existing land uses/development allocations/safeguarded areas/extant planning permissions which would potentially conflict with the proposed development having regard to the following evaluation criteria?

- Number and type of existing land uses within and adjacent to the potential development area
- Extant planning permissions within the potential development area
- Local plan/emerging local plan development allocations within the potential development area
- Number and location of public rights of way within the potential development area
- Proximity to urban areas

	The potential development area has the potential to conflict with a large number of uses, extant planning permissions and policy allocations which would be difficult to avoid.
	The potential development area has the potential to conflict with existing land uses, extant planning permissions and policy allocations which can be avoided.
	The potential development area has no land use conflicts.

Deliverability of Grid Connection

Assessment Indicator: Is the potential development area's grid connection likely to encounter constraints e.g. crossing of roads, rivers and railway and sensitive environmental designations and require significant land take? The assessment will consider:

- Type and number of constraints and designations
- Length of connection

	The potential development area has potential to have significant constraints to achieve its grid connection which would be very difficult to mitigate/overcome.
	The potential development area has potential to have some constraints to achieve its grid connection.
	The potential development area is unlikely to encounter any constraints to achieve its grid connection.

Ecology and Biodiversity

Assessment Indicator: Is the potential development area likely to adversely impact any (a) internationally, nationally or locally designated site of ecological, biological or geological importance, (b) habitats identified as being of principal importance for the conservation of biodiversity having regard to the following evaluation criteria?

- Proximity of designated sites
- Level of designation and sensitivity of those designated sites
- Potential for provision of mitigation measures

	The potential development area has potential to have a significant adverse impact on (a) an internationally, nationally or locally designated site of ecological, biological or geological importance, (b) protected species, (b) habitats identified as being of principal importance for the conservation of biodiversity, which may be difficult to mitigate.
	The potential development area has potential for some adverse impact on (a) an internationally, nationally or locally designated site of ecological, biological or geological importance, (b) protected species, (b) habitats identified as being of principal importance for the conservation of biodiversity, which could be mitigated through appropriate buffers and management measures.
	The potential development area is unlikely to impact upon on (a) an internationally, nationally or locally designated site of ecological, biological or geological importance, (b) habitats identified as being of principal importance for the conservation of biodiversity.

Landscape and Visual

Assessment Indicator: Is the potential development area likely to adversely impact a locally or nationally designated landscape, or sensitive viewpoints, having regard to the following evaluation criteria?

- Proximity of the potential development area from locally or nationally designated landscape, or sensitive viewpoints
- Sensitivity and number of locally or nationally designated landscape, or potentially sensitive viewpoints such as from public rights of way or other public locations
- Proximity of the potential development area from local community receptors
- Potential for provision of screening or other mitigation measures

	The potential development area has the potential to have a significant adverse impact on a locally or nationally designated landscape, or important/sensitive viewpoints, which may be difficult to mitigate.
	The potential development area has potential to have some adverse impact on a locally or nationally designated landscape, or important/sensitive viewpoints, which may be difficult to mitigate.

The potential development area is unlikely to have an adverse impact a locally or nationally designated landscape, or important/sensitive viewpoints, other than one which is unlikely to be difficult to mitigate.

Cultural Heritage

Assessment Indicator: Is the potential development area likely to adversely impact designated heritage assets, having regard to the following evaluation criteria?

- Proximity to designated heritage assets
- Level and sensitivity of designated heritage assets
- Potential for screening the potential development area from the asset

The potential development area has potential to have harm to a large number of designated heritage assets, which may be difficult to avoid and mitigate.

The potential development area has potential to have harm to a large number of designated heritage assets but could incorporate mitigation e.g. buffers/screening or has potential to have harm to a small number of designated heritage assets which may be difficult to mitigate/avoid.

The potential development area is likely to cause harm to a small number of designated assets and can accommodate appropriate buffers/mitigation measures to reduce impacts.

Access for Construction Traffic

Assessment Indicator: Is the local road network, from the primary road network to the potential development area, suitable for HGV access, having regard to the following evaluation criteria?

- General suitability of the public highway
- Distance to the primary road network
- Sensitivity of land uses along the route to the primary road network
- Physical or engineering constraints (bridges, level crossings, visibility, access points etc.)
- Access to fields without having to remove hedgerows

The local road network has significant constraints to HGV access.

The local road network has some constraints to HGV access.

The local road network is suitable for HGV access.

Flood Risk

Assessment Indicator: Is the potential development area likely to be constrained by the risk of flooding, having regard to the following factors?

- Proximity to nearby watercourses
- Proportion of the potential development area within Flood Zone 2 or 3

	The majority of the potential development area is within an area with moderate or significant risk of flooding.
	The majority of the potential development area is within an area with no or low risk of flooding, but part of the area is within an area with a moderate or significant risk of flooding.
	The potential development area is entirely within an area with no or a low risk of flooding.

Solar Array Shading

Assessment Indicator: Is the potential development area likely to be constrained by features which would result in shading having regard to the following factor?

- Type and coverage (number) of features that might shade e.g. trees/woodland

	The potential development area has field boundary features which are likely to significantly constrain the solar array design.
	The potential development area has field boundary features which are likely to moderately constrain the solar array design.
	The potential development area has field boundary features which are unlikely to constrain the solar array design.

Topography

Assessment Indicator: Is the potential development area affected by an undulating terrain of multiple gradients? The assessment will consider:

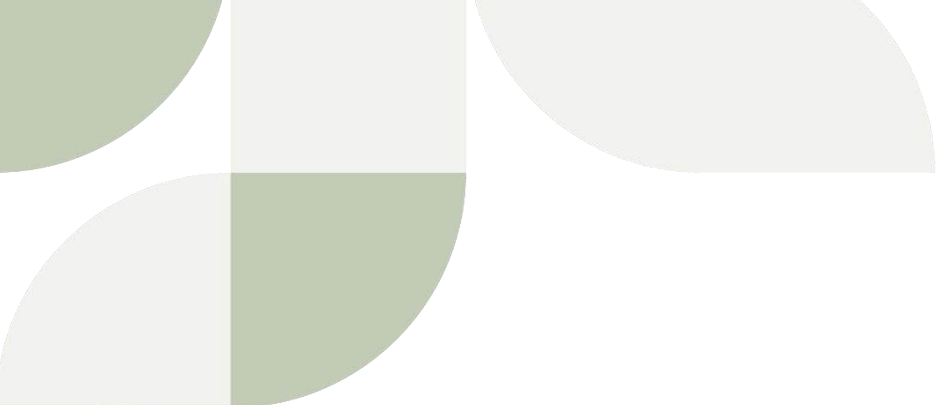
- The proportion of the potential development area that is undulating/has varied topography

	The terrain of the potential development area is likely to significantly constrain the solar array design.
	The terrain of the potential development area is likely to moderately constrain the solar array design.
	The terrain of the potential development area is unlikely to constrain the solar array design.

Site Size

Assessment Indicator: Is the potential development area of sufficient size to accommodate a scheme of 500MW. The assessment will consider:

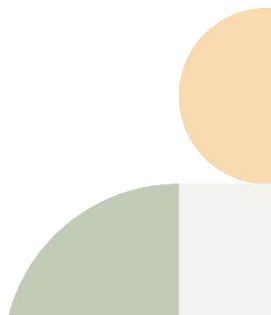
	The potential development area does not provide sufficient land to accommodate a 500 MW scheme and is too isolated from other potential development areas that could be linked.
	The potential development area does not provide sufficient land to accommodate a 500 MW scheme but is close to other potential development areas that could be linked.
	The potential development area provides sufficient land required to accommodate a 500 MW scheme.



Lime Down

Solar Park

Annex B: Assessment Indicator Policy and Guidance Justification



Annex B Assessment Indicator Policy and Guidance Justification

Constraint/Assessment Indicator	Justification	Relevant National Policy	Relevant Local Policy
Ecology and Biodiversity	To assess the impact on any internationally or nationally designated sites of ecological, biological or geological importance, protected species, habitats or other species identified as being of principal importance for the conservation of biodiversity, in relation to the potential development zone.	NPS EN-1 Paragraph 5.4.2 Paragraph 5.4.4 Paragraph 5.4.5 Paragraph 5.4.7 Paragraph 5.4.8 Paragraph 5.4.12 Paragraph 5.4.13 Paragraph 5.4.15 Paragraph 5.4.16 Paragraph 5.11.27 NPS EN-3 Paragraph 2.10.77 Paragraph 2.10.79 Paragraph 2.10.89 NPS EN-5 Paragraph 2.2.10 Paragraph 2.9.6 NPPF Paragraph 180 Paragraph 181 Paragraph 185 Paragraph 187 Paragraph 188	Wiltshire Core Strategy Core Policy 42: Standalone Renewable Energy Installations Core Policy 50: Biodiversity and Geodiversity Core Policy 51: Landscape Core Policy 57: Ensuring High Quality Design and Place Shaping Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 86: Renewable Energy Policy 88: Biodiversity and Geodiversity Policy 90: Woodland, Hedgerows and Trees Policy 91: Conserving and Enhancing Wiltshire's Landscapes Wiltshire and Swindon Minerals Development Control Policies DPD MDC6: Biodiversity and Geological Interest Hullavington Neighbourhood Plan 2016-2026 Policy 3: Planning applications in the Parish, apart from Site 690 Joint Melksham Neighbourhood Plan 2 (2025) Policy 12: Green and Blue Infrastructure Policy 13: Biodiversity Policy 16: Designation of Local Green Spaces Policy 17: Trees and Hedgerows Corsham Neighbourhood Plan 2016-2026 Policy CNP E1 Policy CNP E2 Chippenham Without Neighbourhood Plan 2022-2036 Policy CWoNP NE2 Chippenham Neighbourhood Plan Policy GI1: Protecting and Enhancing Biodiversity Policy SCC3: Standalone Renewable Energy Brinkworth and Grittenham Neighbourhood Development Plan 2024-2038 Policy BG05: Biodiversity Seend Parish Neighbourhood Plan 2020-2030 Policy SP5: Parish Green Infrastructure and Biodiversity Urchfont, Wedhampton and Lydeway Neighbourhood Plan 2015-2026 Policy CN2: Protection of biodiversity sites and features Bratton Neighbourhood Development Plan 2025-2038 Policy BNP1: Habitat Protection and Enhancement West Ashton Neighbourhood Development Plan 2018-2026 Policy 8: Bat Conservation

Constraint/Assessment Indicator	Justification	Relevant National Policy	Relevant Local Policy
			Southwick Neighbourhood Development Plan 2018-2036 Policy 2: Bat Conservation
Landscape and Visual	To assess how the potential development zone may impact nationally designated landscapes such as National Parks and Areas of Outstanding Natural Beauty or sensitive viewpoints. The impact on locally designated and valued landscapes should also be considered.	NPS EN-1 Paragraph 5.10.5 Paragraph 5.10.6 Paragraph 5.10.7 Paragraph 5.10.8 Paragraph 5.10.12 Paragraph 5.10.19 NPS EN-3 Paragraph 2.10.96 Paragraph 2.10.157 NPS EN-5 Paragraph 2.9.20 NPPF Paragraph 180 Paragraph 181 Paragraph 182 Paragraph 183	Wiltshire Core Strategy Core Policy 24: New Forest National Park Core Policy 42: Standalone Renewable Energy installations Core Policy 51: Landscape Core Policy 57: Ensuring High Quality Design and Place Shaping Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 86: Renewable Energy Policy 91: Conserving and enhancing Wiltshire's landscapes Wiltshire and Swindon Minerals Development Control Policies DPD MDC5: Protection and enhancement of Wiltshire and Swindon's landscape character Hullavington Neighbourhood Plan 2016-2026 Policy 3: Planning applications in the Parish apart from Site 690 Sherston Neighbourhood Plan 2006-2026 Policy 2: Protection of Open Spaces and Open Areas Joint Melksham Neighbourhood Plan 2 (2025) Policy 2: Local Renewable and Low Carbon Energy Generation Policy 14: Open Spaces Policy 16: Designation of Local Green Spaces Policy 17: Trees and Hedgerows Policy 18: Landscape Character Corsham Neighbourhood Plan 2016-2026 Policy CNP E3 Chippenham Without Neighbourhood Plan 2022-2036 Policy CWoNP NE1 Policy CWoNP – BE3 Brinkworth and Grittenham Neighbourhood Development Plan 2024-2038 Policy BG01: Landscape Character Policy BG03: Key Views Lyneham and Bradenstoke Neighbourhood Development Plan 2020-2030 Policy 6: Local Green Spaces Seend Parish Neighbourhood Plan 2020-2030 Policy SP4: Landscape and Local Key Views Policy SP6: Local Green Space Designations Urchfont, Wedhampton and Lydeaway Neighbourhood Plan 2015-2026 Policy CN1: Protecting the Landscape

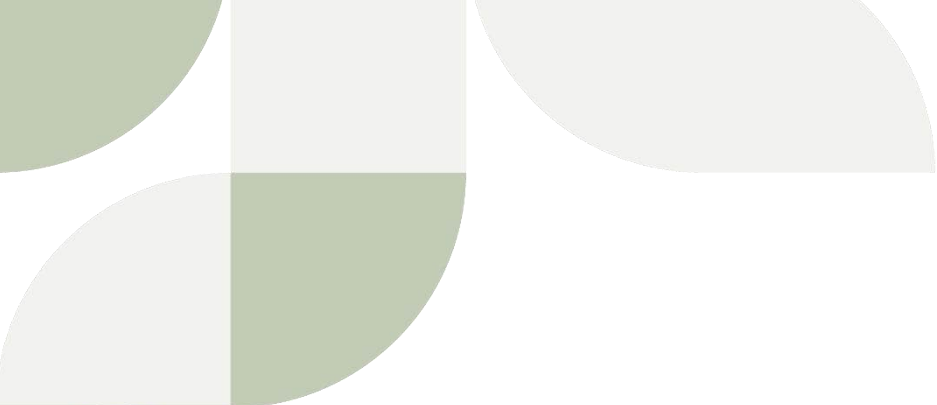
Constraint/Assessment Indicator	Justification	Relevant National Policy	Relevant Local Policy
			Policy CN3: Local Green Space and Green Infrastructure Bratton Neighbourhood Development Plan 2025-2038 Policy BNP5: Bratton's Landscape and Locally Valued Key Views Policy BNP11: Local Green Spaces Policy BNP16: Trees, Hedgerows and Woodland West Ashton Neighbourhood Development Plan 2018-2026 Policy 1a: Landscape Setting Gap Southwick Neighbourhood Development Plan 2018-2036 Policy 3: Southwick Country Park
Land Use	To ensure the potential development zone will, where possible, avoid compromising: • The Best and Most Versatile Agricultural Land. • Local Amenity. • Mineral Resources. • Public Rights of Way. • Existing Development Uses. • Proposed Allocations. • Other Safeguarded Areas.	NPS EN-1 Paragraph 5.11.1 Paragraph 5.11.8 Paragraph 5.11.12 Paragraph 5.11.15 Paragraph 5.11.17 Paragraph 5.11.20 Paragraph 5.11.21 Paragraph 5.11.30 Paragraph 5.11.32 Paragraph 5.11.38 NPS EN-3 Paragraph 2.10.11 Paragraph 2.10.27 Paragraph 2.10.29 NPPF Paragraph 23 Paragraph 97	Wiltshire Core Strategy Core Policies 4, 7, 8, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 23, 26, 27, 29, 31, 32, 33: Respective Spatial Strategies for Wiltshire Settlements (Includes maps of existing land uses and proposed allocations). Core Policy 42: Standalone Renewable Energy Installations Core Policy 52: Green Infrastructure Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 1: Settlement Strategy Policy 4: Addressing Climate Change Policies 7, 10, 11, 13, 15, 18, 19, 20, 23, 24, 25, 26, 27, 28, 30, 40, 41, 42, 45, 46, 48, 49, 50, 51, 53, 55, 59, 61, 62: Site specific allocation policies Policy 84: Public Open Space and Play Facilities Policy 86: Renewable Energy Policy 93: Green and blue infrastructure Policy 98: Ensuring High Quality Design and Place Shaping

Constraint/Assessment Indicator	Justification	Relevant National Policy	Relevant Local Policy
		Paragraph 104 Paragraph 180 Paragraph 181 Paragraph 191 Paragraph 216	Wiltshire and Swindon Minerals Core Strategy MCS 1: Meeting the Need for Primary Aggregate Minerals MCS 1 (A): Strategic Approach to Identifying Future Supplies of Aggregate MCS 6: Safeguarding Mineral Resources, Rail-head Facilities and Mineral Recycling Facilities Minerals Wiltshire and Swindon Minerals Development Control Policies DPD MDC6: Biodiversity and Geological Interest
Cultural Heritage	To assess how the potential development zone may be likely to adversely impact designated, and undesignated, heritage assets. The higher the significance of the asset, the greater the presumption in favour of its conservation. Categories to consider include World Heritage Sites, Scheduled Monuments, Protected Wreck Sites, Protected Military Remains, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.	NPS EN-1 Paragraph 5.9.4 Paragraph 5.9.5 Paragraph 5.9.27 Paragraph 5.9.28 Paragraph 5.9.29 Paragraph 5.9.30 Paragraph 5.10.11 NPS EN-3 Paragraph 2.10.107 Paragraph 2.10.112 Paragraph 2.10.116 NPPF Paragraph 196 Paragraph 205 Paragraph 206 Paragraph 212 Paragraph 213	Wiltshire Core Strategy Core Policy 41: Sustainable Construction and Low-Carbon Energy Core Policy 42: Standalone Renewable Energy Installations Core Policy 58: Ensuring the Conservation of the Historic Environment Core Policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site and its Setting Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 86: Renewable Energy Policy 99: Ensuring the Conservation and Enhancement of the Historic Environment Policy 100: The Stonehenge, Avebury and Associated Sites World Heritage Site Wiltshire and Swindon Minerals Development Control Policies DPD MDC7: The Historic Environment Hullavington Neighbourhood Plan 2016 – 2026 Policy 3: Planning Applications in the Parish apart from Site 690 Joint Melksham Neighbourhood Plan 2 2025 Policy 21: Local Heritage Corsham Neighbourhood Plan 2016-2026 Policy CNP HE1 Chippenham Without Neighbourhood Plan 2022-2026 Policy CWoNP HE3 Chippenham Neighbourhood Plan Policy TC4: Development within Chippenham Conservation Area Brinkworth and Grittenham Neighbourhood Development Plan 2024-2038 Policy BG07: Heritage Seend Parish Neighbourhood Plan 2020-2030 Policy SP2: Seend Conservation Area Policy SP3: Locally Valued Non-designated Heritage Assets

Constraint/Assessment Indicator	Justification	Relevant National Policy	Relevant Local Policy
			Urchfont, Wedhampton and Lydeaway Neighbourhood Plan 2015-2026 Policy BE1: Protection of Local Heritage Bratton Neighbourhood Development Plan 2025-2038 Policy BNP3 and BNP4 Hilperton Neighbourhood Development Plan 2017-2026 Policy 3: Heritage and Design
Construction Traffic Access	To assess the suitability for HGV access to the potential development zone from the primary and local road network, with consideration to minimising traffic impacts and the need for management.	NPS EN-1 Paragraph 5.14.1 Paragraph 5.14.6 Paragraph 5.14.13 Paragraph 5.14.18 NPS EN-3 Paragraph 2.10.35 Paragraph 2.10.120 Paragraph 2.10.121 NPPF Paragraph 89 Paragraph 115	Wiltshire Core Strategy Core Policy 42: Standalone Renewable Energy Installations Core Policy 62: Development Impacts on the Transport Network Core Policy 65: Movement of Goods Core Policy 66: Strategic Transport Network Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 72: Development Impacts on the Primary and Major Road Networks Policy 74: Movement of Goods Policy 75: Strategic Transport Network Policy 86: Renewable Energy Wiltshire and Swindon Minerals Development Control Policies DPD MDC8: Sustainable Transport and Minerals Development Hullavington Neighbourhood Plan 2016 – 2026 Policy 3: Planning applications in the Parish apart from Site 690 Corsham Neighbourhood Plan 2016-2026 Policy CNP T1 Brinkworth and Grittenham Neighbourhood Development Plan 2024-2038 Policy BG15: Transport and Accessibility Seend Parish Neighbourhood Plan 2020-2030 Policy SP14: Impact of Development on Highways and Traffic Urchfont, Wedhampton and Lydeaway Neighbourhood Plan 2015-2026 Policy TIC1: Local Traffic and Movement
Field Shading	To account for shading factors in the potential development area that are likely to constrain solar thermal and photovoltaic system outputs.	NPS EN-3 Paragraph 2.10.19 Paragraph 2.10.20 Paragraph 2.10.60 Paragraph 2.10.61 Paragraph 2.10.62 Solar Panel Shading Analysis: A Detailed Guide (Solar Estique) Solar PV Shade Evaluation Procedure (MCS)	Wiltshire Core Strategy Core Policy 57: Ensuring High Quality Design and Place Shaping Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 86: Renewable Energy Policy 90: Woodland, Hedgerows and Trees Chippenham Neighbourhood Plan Policy GI5: Trees, Woodlands and Hedgerows Joint Melksham Neighbourhood Plan 2025

Constraint/Assessment Indicator	Justification	Relevant National Policy	Relevant Local Policy
			Policy 17: Trees and Hedgerows Policy 18: Landscape Character Corsham Neighbourhood Plan 2016-2026 Policy CNP3 Bratton Neighbourhood Development Plan 2025-2038 Policy BNP16: Trees, Hedgerows and Woodland
Grid Connection	To assess potential constraints to grid connection within the potential development zone, such as roads, rivers, railways and environmental designations.	NPS EN-1 Paragraph 4.11.2 Paragraph 4.11.5 Paragraph 4.11.12 NPS EN-3 Paragraph 2.10.22 Paragraph 2.10.24 Paragraph 2.10.25 Paragraph 2.10.60 NPS EN-5 Paragraph 2.2.2 Paragraph 2.2.7 Paragraph 2.2.8 Paragraph 2.2.9 NPPF Paragraph 120	Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 86: Renewable Energy
Terrain/Topography	To identify and, where possible, avoid undulating terrain of multiple gradients which is likely to prevent optimal energy generation.	NPS EN-1 Paragraph 5.10.28 NPS EN-3 Paragraph 2.10.19 Paragraph 2.10.20 Paragraph 2.10.60 Paragraph 2.10.61 NPPF Paragraph 135	Wiltshire Core Strategy Core Policy 42: Standalone renewable energy installations Core Policy 51: Landscape Core Policy 57: Ensuring High Quality Design and Place Shaping Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Reg 19) Policy 86: Renewable Energy Policy 98: Ensuring High Quality Design and Place Shaping
Flood Risk	Planning policy expects the avoidance of Flood Zones 2 and 3 for development demonstrating a sequential approach to locating development with respect to flood risk has been followed. NPS EN-5 expects electricity networks infrastructure to be resilient to the effects of climate change	NPS EN-1 Paragraph 5.8.3 Paragraph 5.8.4 Paragraphs 5.8.6-5.8.22 Paragraphs 5.8.24-5.8.35 NPS EN-5 Paragraph 2.3.2	Wiltshire Core Strategy Policy 67: Flood Risk Joint Melksham Neighbourhood Plan 2 4025 Policy 3: Flood Risk and the Natural Flood Environment

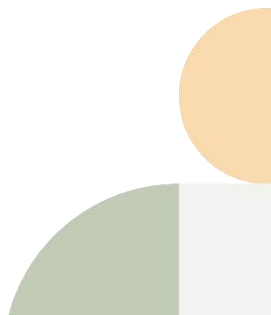
Constraint/Assessment Indicator	Justification	Relevant National Policy	Relevant Local Policy
		Paragraph 2.3.3 NPPF Paragraph 163 Paragraph 164 Paragraph 170 Paragraph 177 Paragraph 178 Paragraph 174 Paragraph 181	Corsham Neighbourhood Plan 2016-2026 Policy CNP E2 Brinkworth and Grittenham Neighbourhood Development Plan 2024-2038 Policy BG06: Flood Risk Seend Parish Neighbourhood Plan 2020-2030 Policy SP13: Climate Change and Sustainable Design Bratton Neighbourhood Development Plan 2025-2038 Policy BNP7: Reducing Flood Risk

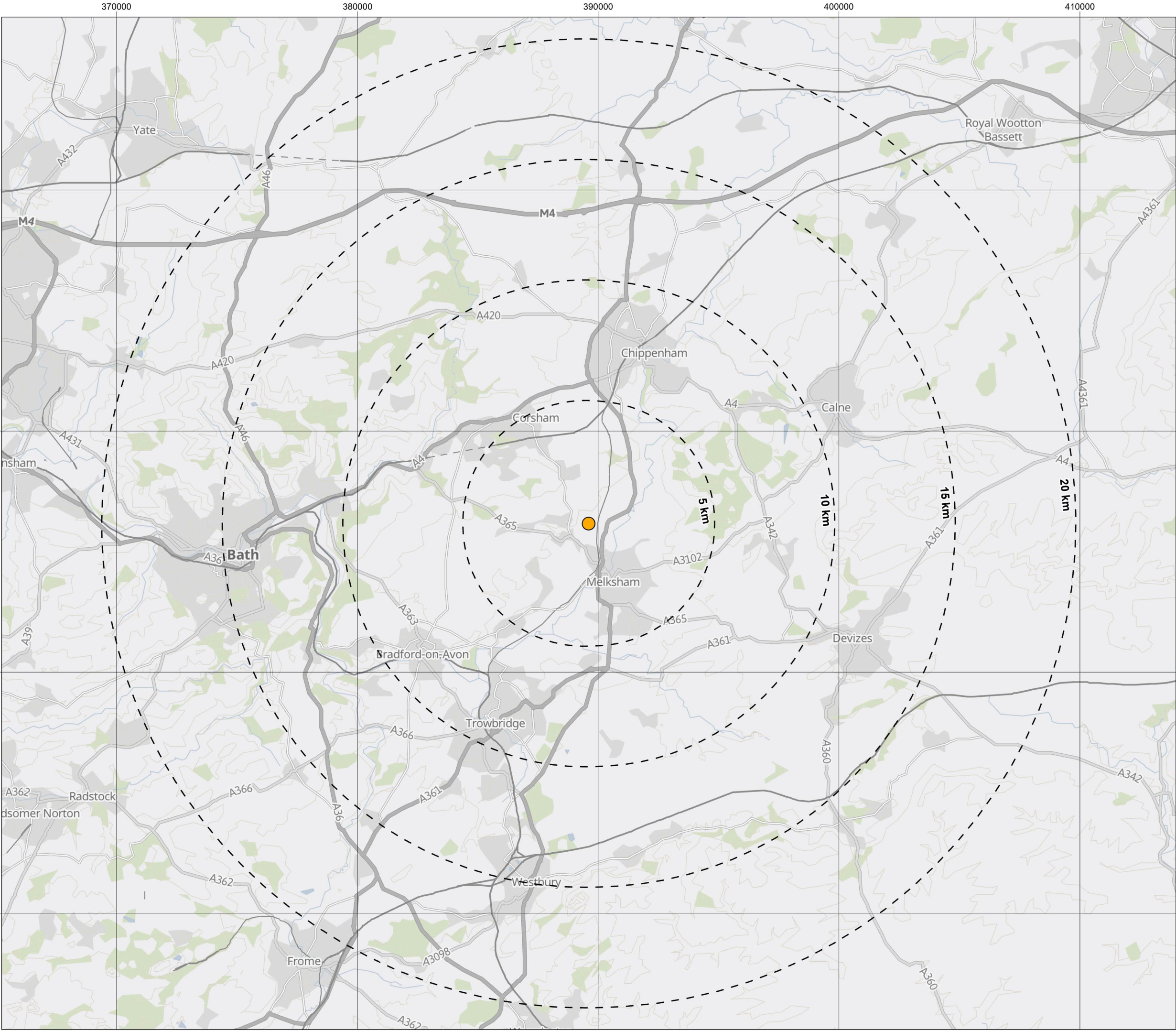


Lime Down

Solar Park

Annex C: Assessment Mapping Results







Title:

Figure 1: Search Area

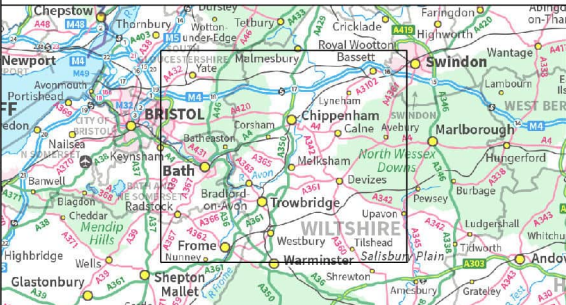
Document:

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Legend:

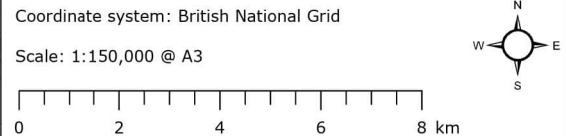
-  Existing National Grid Melksham Substation (PoC)
-  Area of Search

Data: IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey 0100031673. Contains OS data © Crown Copyright and database right 2025. Contains data from OS Zoomstack

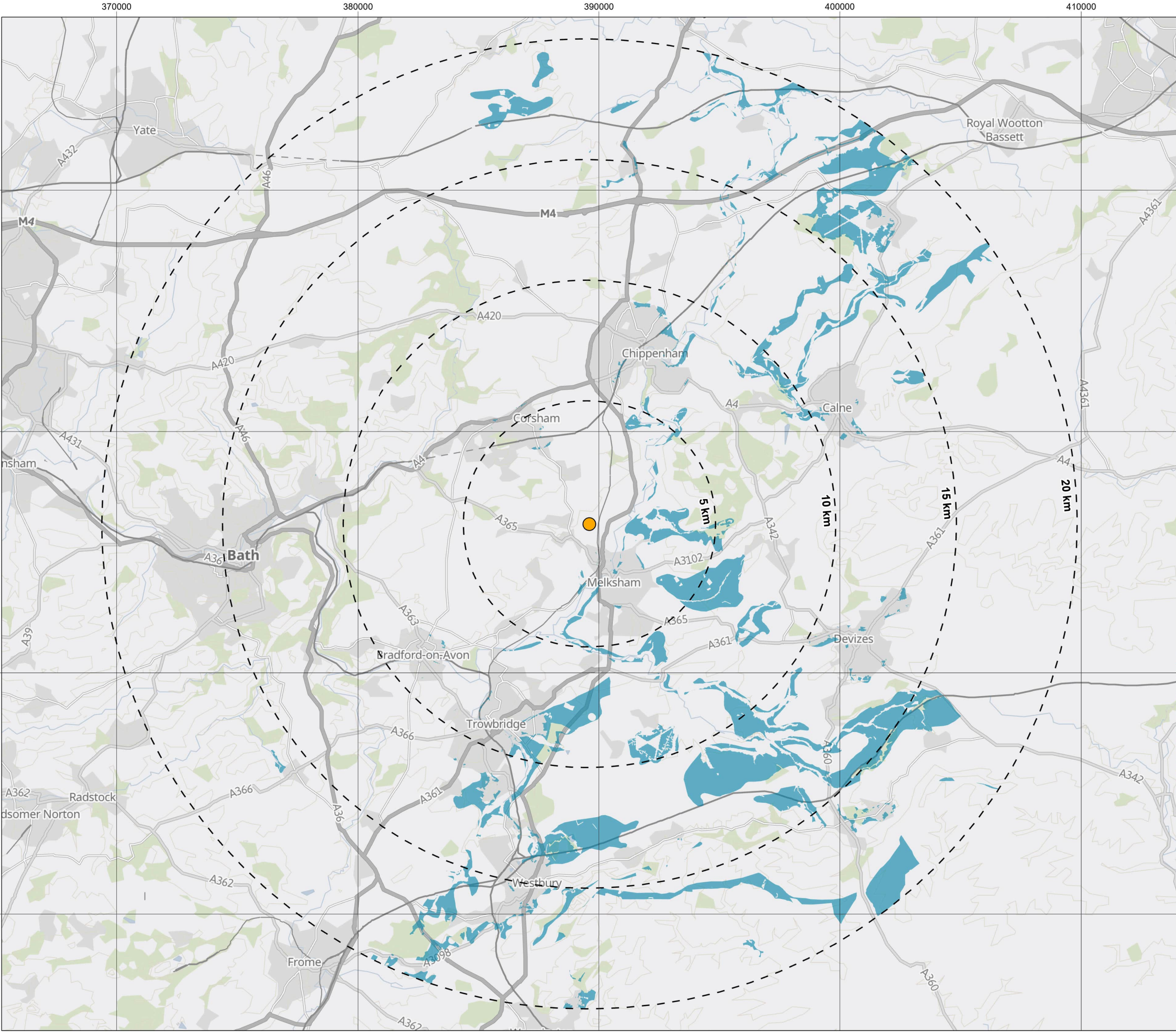


APFP Regulation: 5(2)(a)
Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0261

Coordinate system: British National Grid
Scale: 1:150,000 @ A3







Title:

Figure 3: Unconstrained Land

Document:

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Environmental Statement (ES)

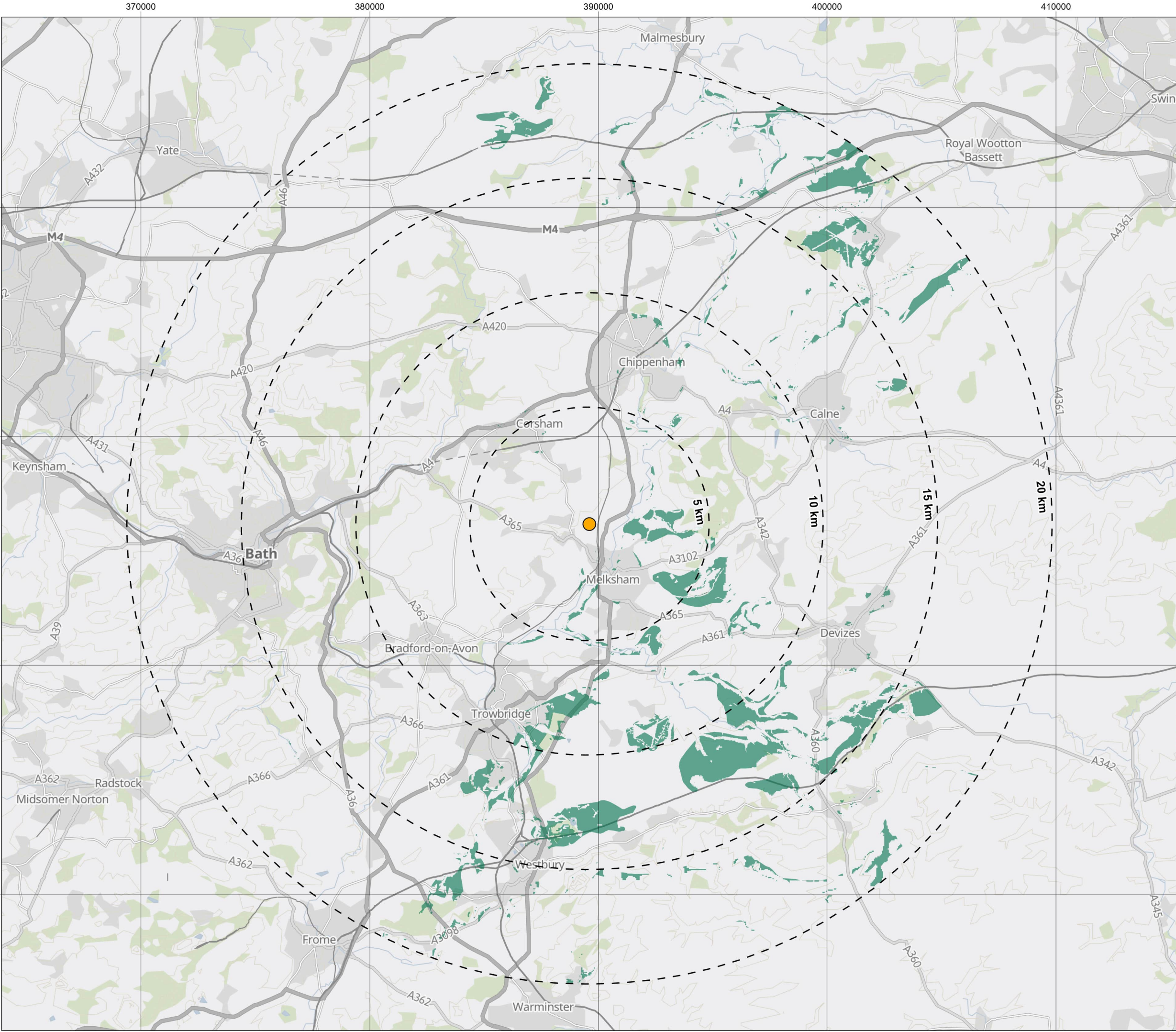
Legend:

- Existing National Grid Melksham Substation (PoC)
- Area of Search
- Unconstrained Land

Data: Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey 0100031673. Contains OS data © Crown Copyright and database right 2025. Contains data from OS Zoomstack

APFP Regulation: 5(2)(a)
Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0263

Coordinate system: British National Grid
Scale: 1:150,000 @ A3





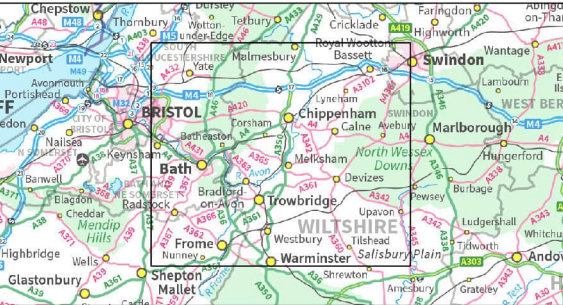
Title:
Figure 6: Residual Unconstrained Land with Excluded Areas

Document:
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Environmental Statement (ES)

Legend:

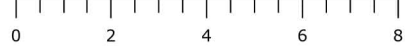
-  Existing National Grid Melkham Substation (PoC)
-  Area of Search
-  Residual Unconstrained Land <3% Gradient Topography

Data: OS, Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey 0100031673. Contains OS data © Crown Copyright and database right 2025
Contains data from OS Zoomstack

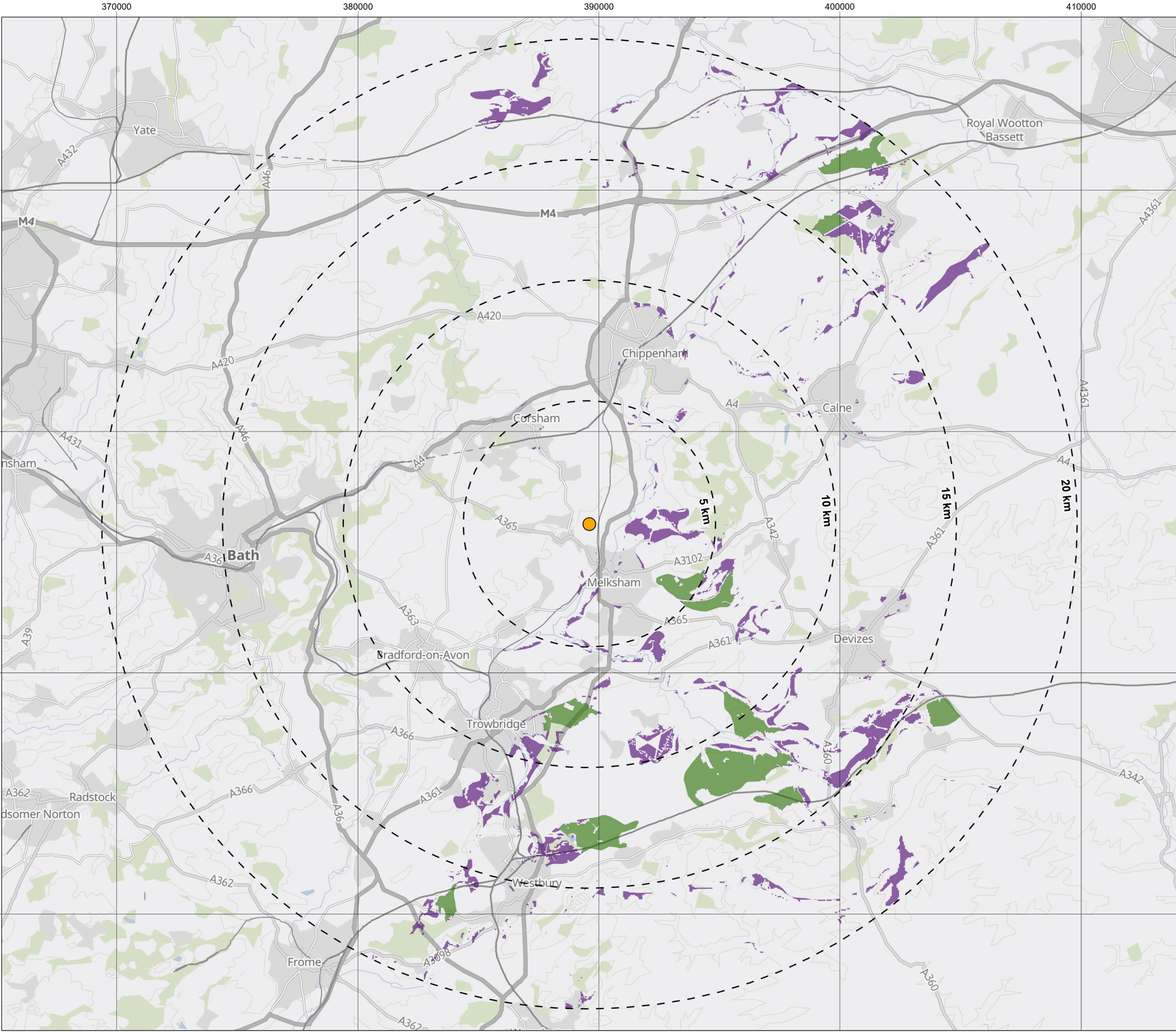


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Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0266

Coordinate system: British National Grid
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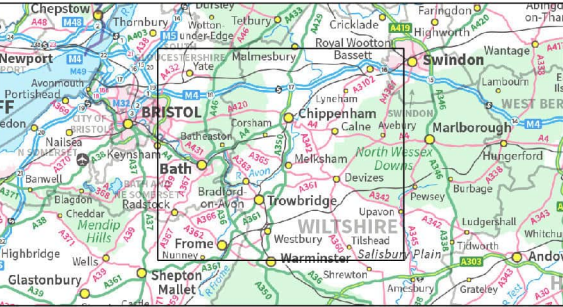
Title:
Figure 7: Selected Residual Unconstrained Land

Document:
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Environmental Statement (ES)

Legend:

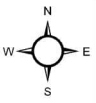
-  Existing National Grid Melkham Substation (PoC)
-  Area of Search
-  Area not suitable due to proximity, shape and or size
-  Selected Residual Unconstrained Land <3% Gradient Topography

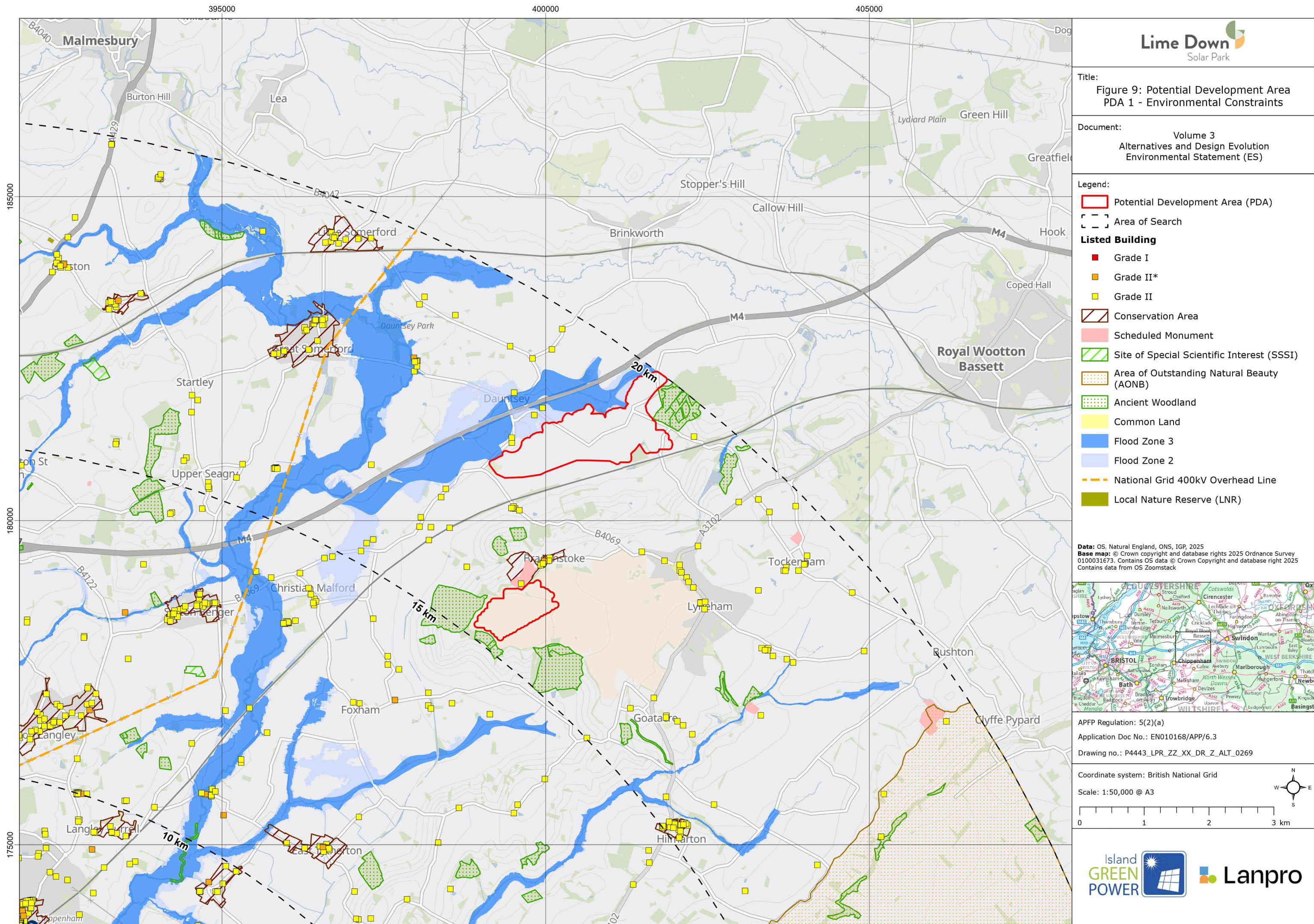
Data: OS, Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey 0100031673. Contains OS data © Crown Copyright and database right 2025
Contains data from OS Zoomstack

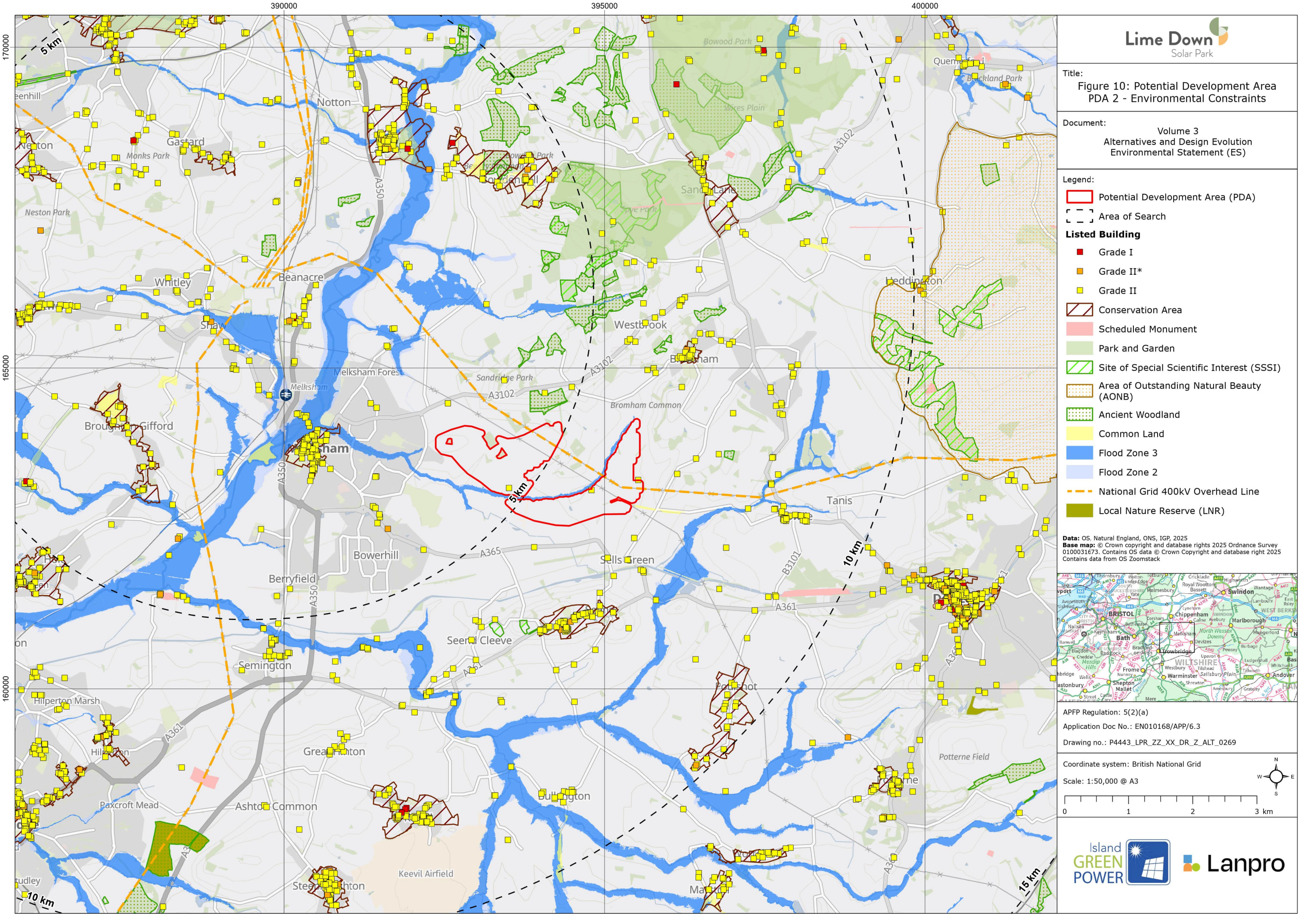


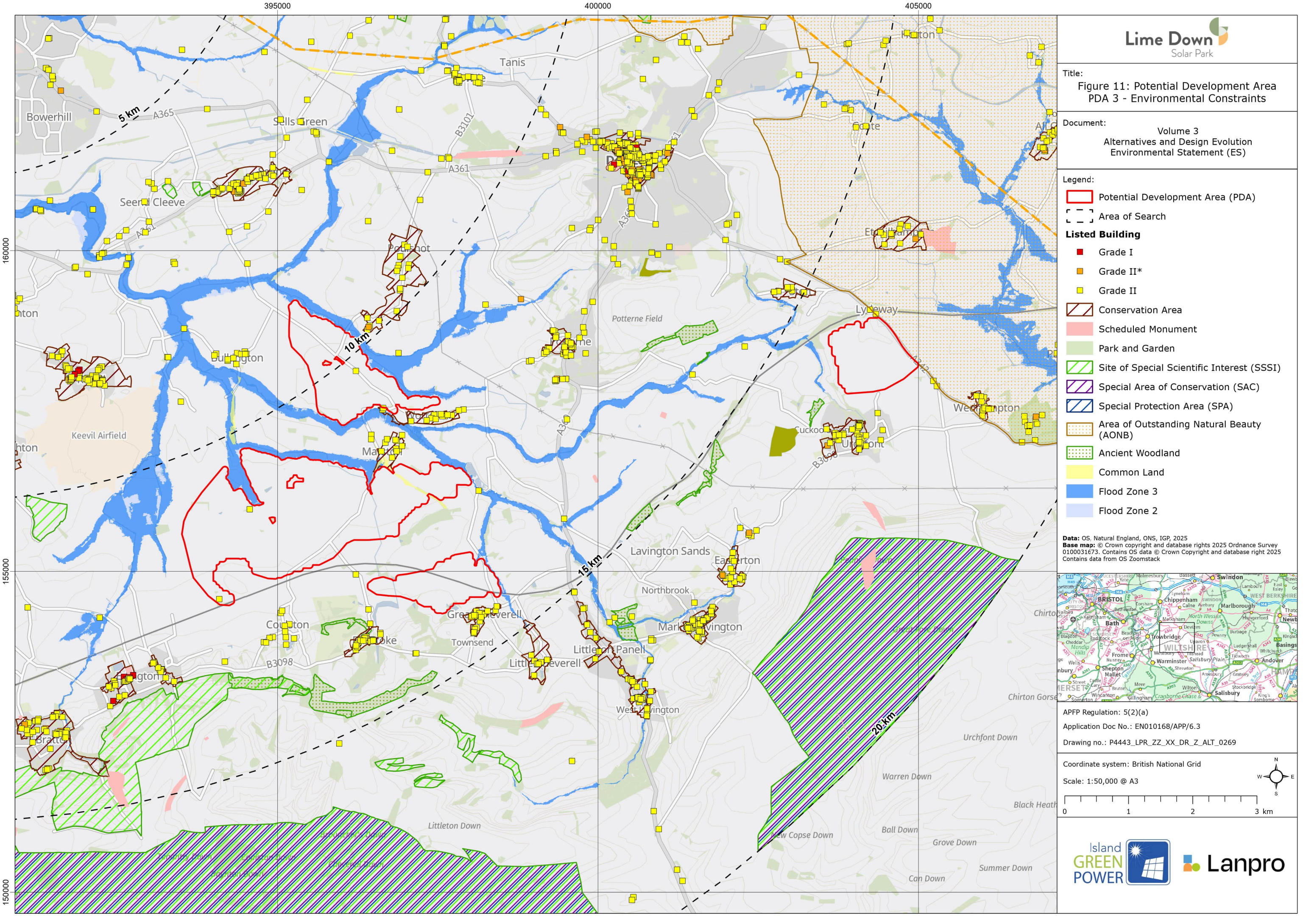
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Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0267

Coordinate system: British National Grid
Scale: 1:150,000 @ A3









- Legend:**
- Potential Development Area (PDA)
 - Area of Search
 - Listed Building**
 - Grade I
 - Grade II*
 - Grade II
 - Conservation Area
 - Scheduled Monument
 - Park and Garden
 - Site of Special Scientific Interest (SSSI)
 - Special Area of Conservation (SAC)
 - Special Protection Area (SPA)
 - Area of Outstanding Natural Beauty (AONB)
 - Ancient Woodland
 - Common Land
 - Flood Zone 3
 - Flood Zone 2

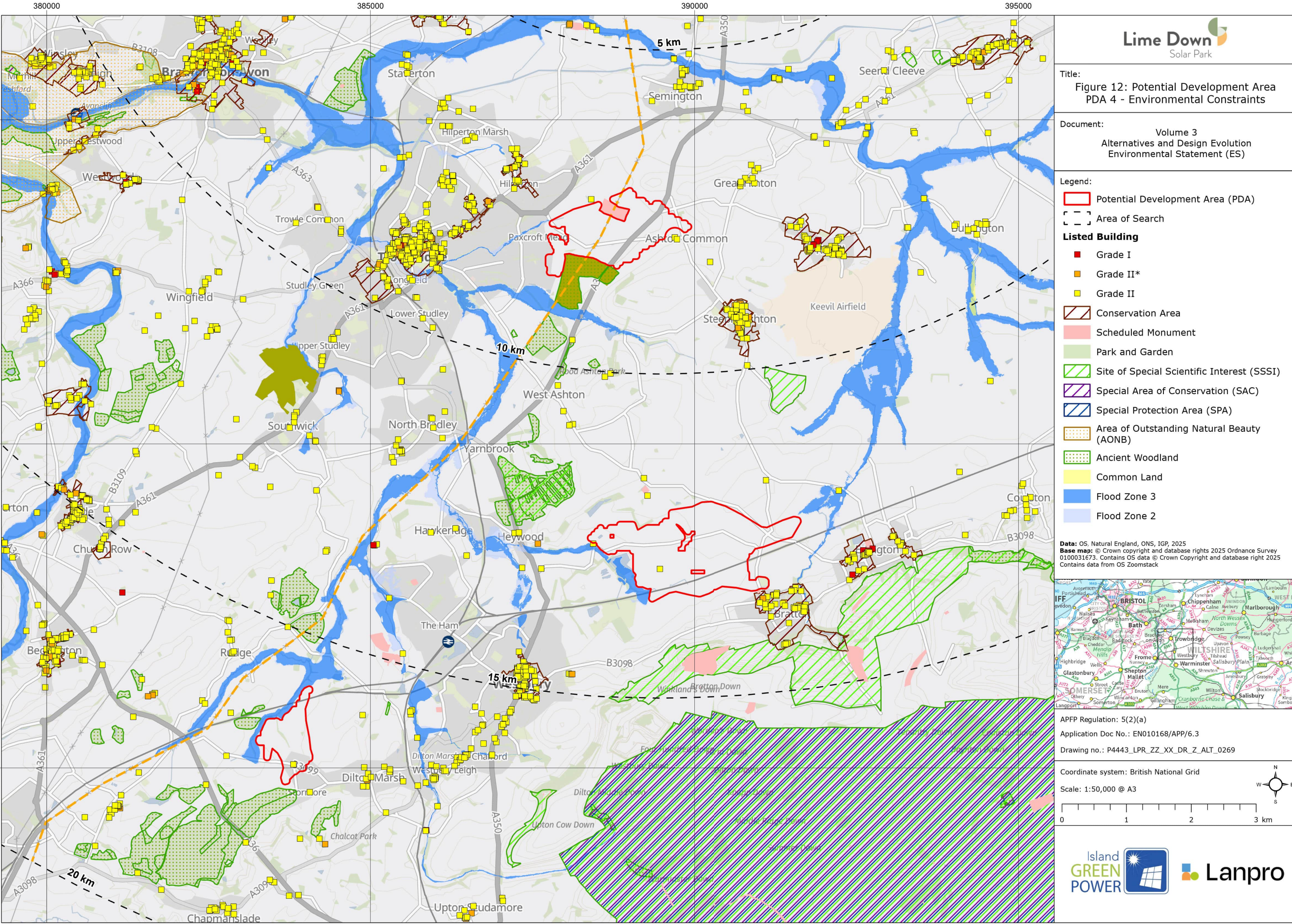
Data: OS, Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey 0100031673. Contains OS data © Crown Copyright and database right 2025. Contains data from OS Zoomstack

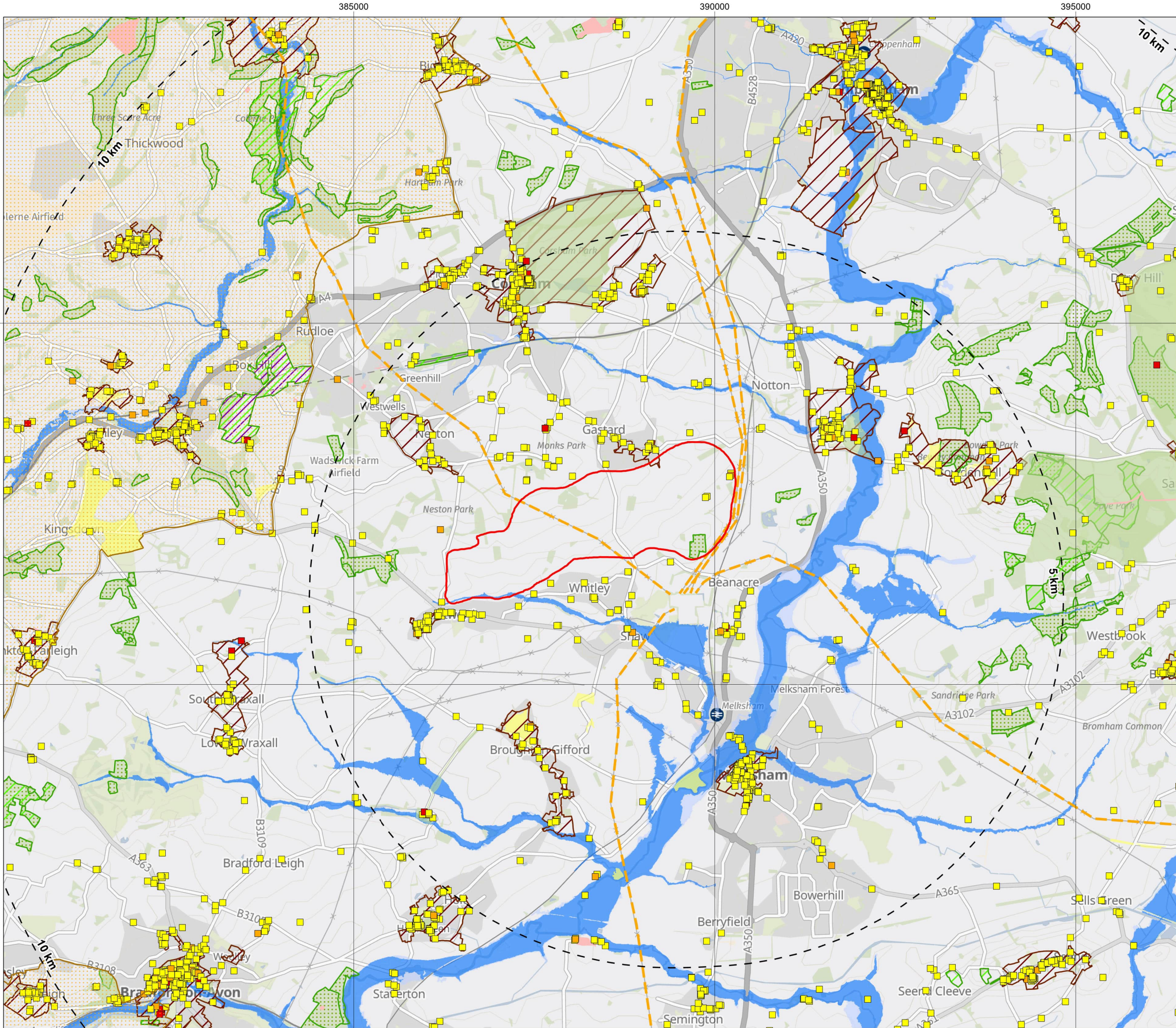


APFP Regulation: 5(2)(a)
Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0269

Coordinate system: British National Grid
Scale: 1:50,000 @ A3







Title:

Figure 15: Potential Development Area
PDA 5 - Environmental Constraints

Document:

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Environmental Statement (ES)

Legend:

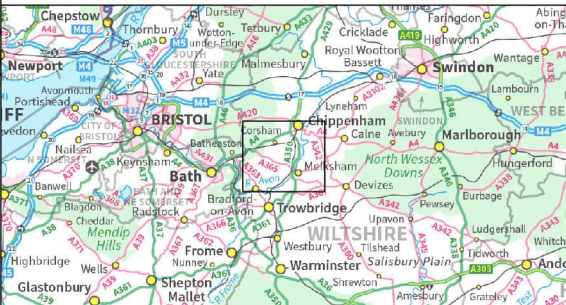
- Grade 3 Potential Development Area (PDA)
- Area of Search
- National Grid 400kV Overhead Line
- National Landscape

Listed Building

- Grade I
- Grade II*
- Grade II

- Scheduled Monument
- Park and Garden
- Conservation Area
- Common Land
- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Ancient Woodland
- Local Nature Reserve (LNR)
- Flood Zone 3
- Flood Zone 2

Data: OS, Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey 0100031673. Contains OS data © Crown Copyright and database right 2025. Contains data from OS Zoomstack



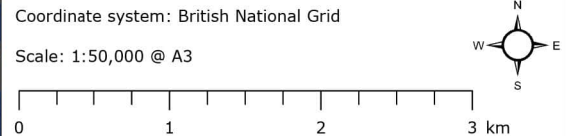
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Application Doc No.: EN010168/APP/6.3

Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0279

Coordinate system: British National Grid

Scale: 1:50,000 @ A3





380000

385000

390000

170000

165000

160000

Title:
Figure 16: Potential Development Area
PDA 6 - Environmental Constraints

Document:
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Environmental Statement (ES)

- Legend:
- Grade 3 Potential Development Area (PDA)
 - Area of Search
 - National Grid 400kV Overhead Line
 - National Landscape
 - Listed Building**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled Monument
 - Park and Garden
 - Conservation Area
 - Common Land
 - Site of Special Scientific Interest (SSSI)
 - Special Area of Conservation (SAC)
 - Ancient Woodland
 - Local Nature Reserve (LNR)
 - Flood Zone 3
 - Flood Zone 2

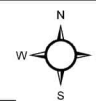
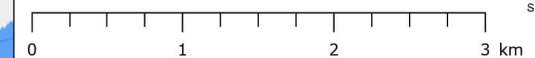
Data: OS, Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey
0100031673. Contains OS data © Crown Copyright and database right 2025
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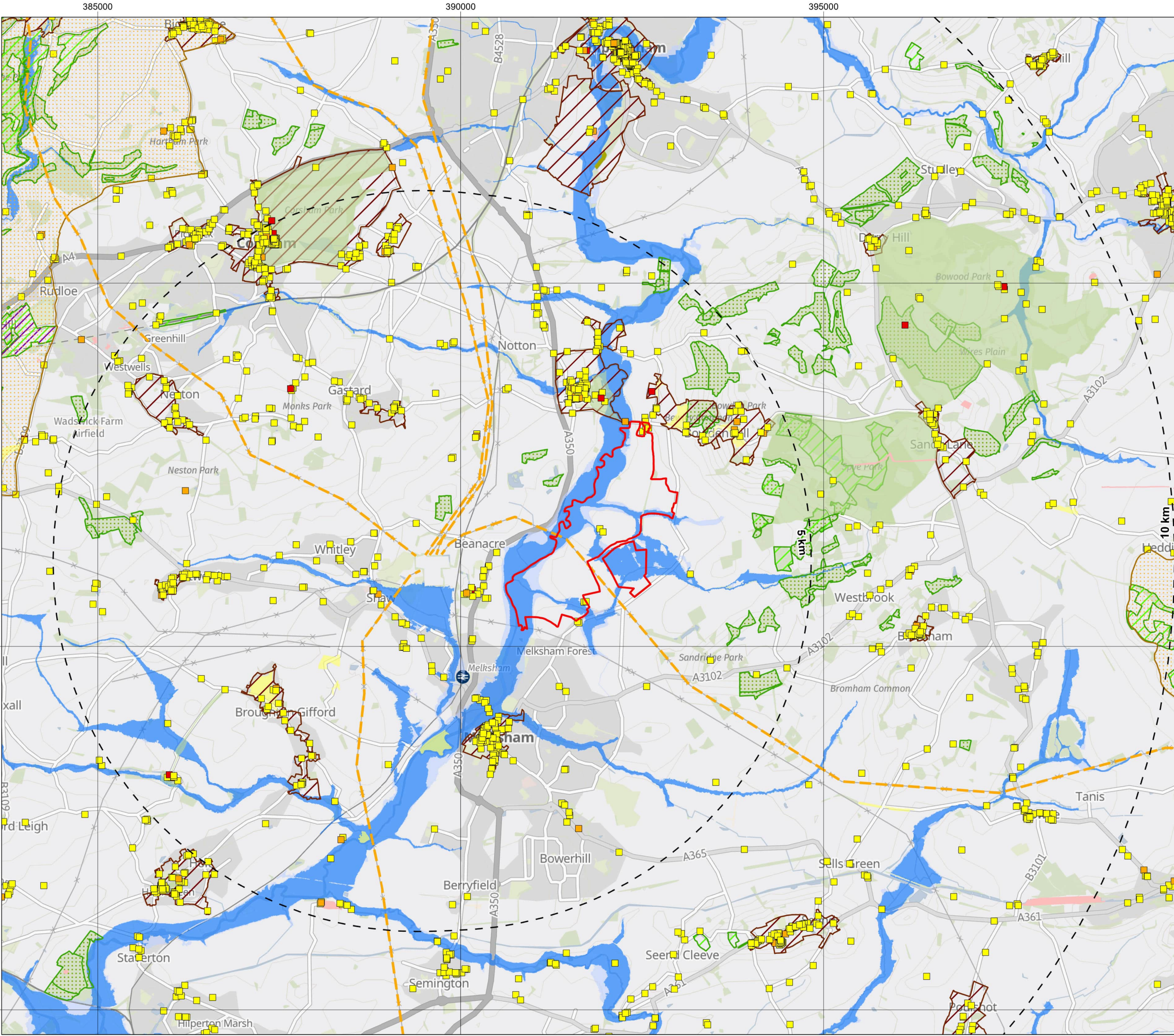


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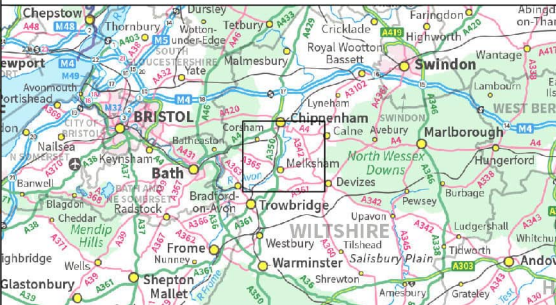


Title:
Figure 17: Potential Development Area
PDA 7 - Environmental Constraints

Document:
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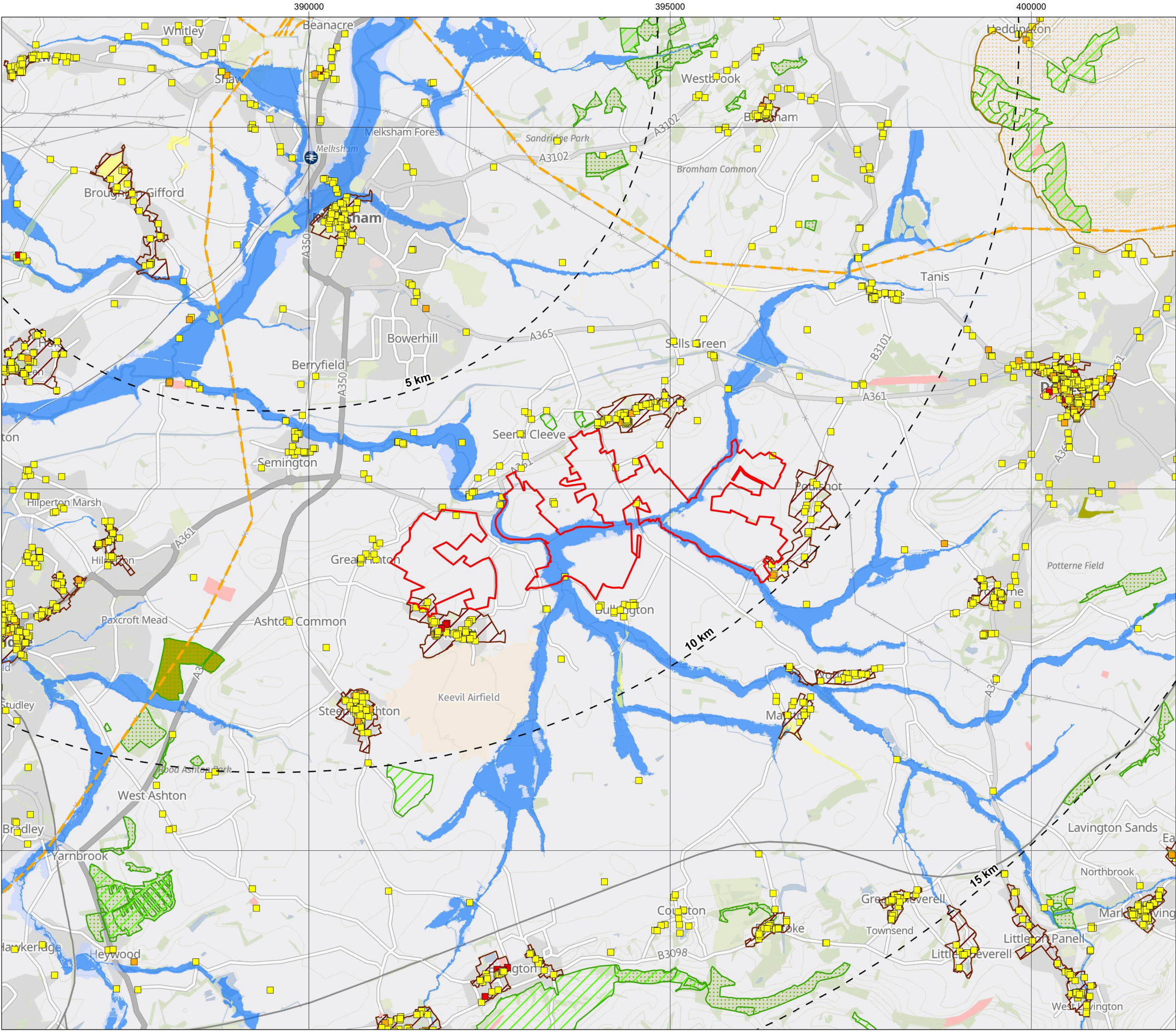
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 - Area of Search
 - National Grid 400kV Overhead Line
 - National Landscape
 - Listed Building**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled Monument
 - Park and Garden
 - Conservation Area
 - Common Land
 - Site of Special Scientific Interest (SSSI)
 - Special Area of Conservation (SAC)
 - Ancient Woodland
 - Local Nature Reserve (LNR)
 - Flood Zone 3
 - Flood Zone 2

Data: OS, Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey
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Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0279

Coordinate system: British National Grid
Scale: 1:50,000 @ A3
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Title:

Figure 18: Potential Development Area
PDA 8 - Environmental Constraints

Document:

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Environmental Statement (ES)

Legend:

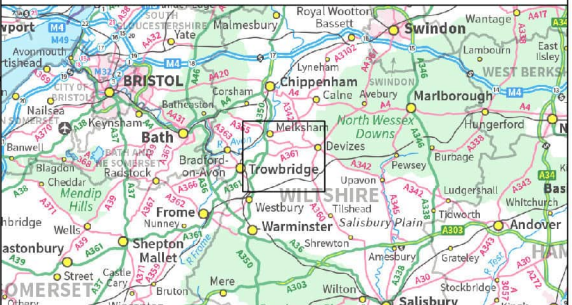
- Grade 3 Potential Development Area (PDA)
- Area of Search
- National Grid 400kV Overhead Line
- National Landscape

Listed Building

- Grade I
- Grade II*
- Grade II

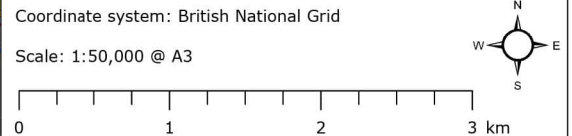
- Scheduled Monument
- Park and Garden
- Conservation Area
- Common Land
- Site of Special Scientific Interest (SSSI)
- Ancient Woodland
- Local Nature Reserve (LNR)
- Flood Zone 3
- Flood Zone 2

Data: OS, Natural England, ONS, IGP, 2025
Base map: © Crown copyright and database rights 2025 Ordnance Survey 0100031673. Contains OS data © Crown Copyright and database right 2025. Contains data from OS Zoomstack

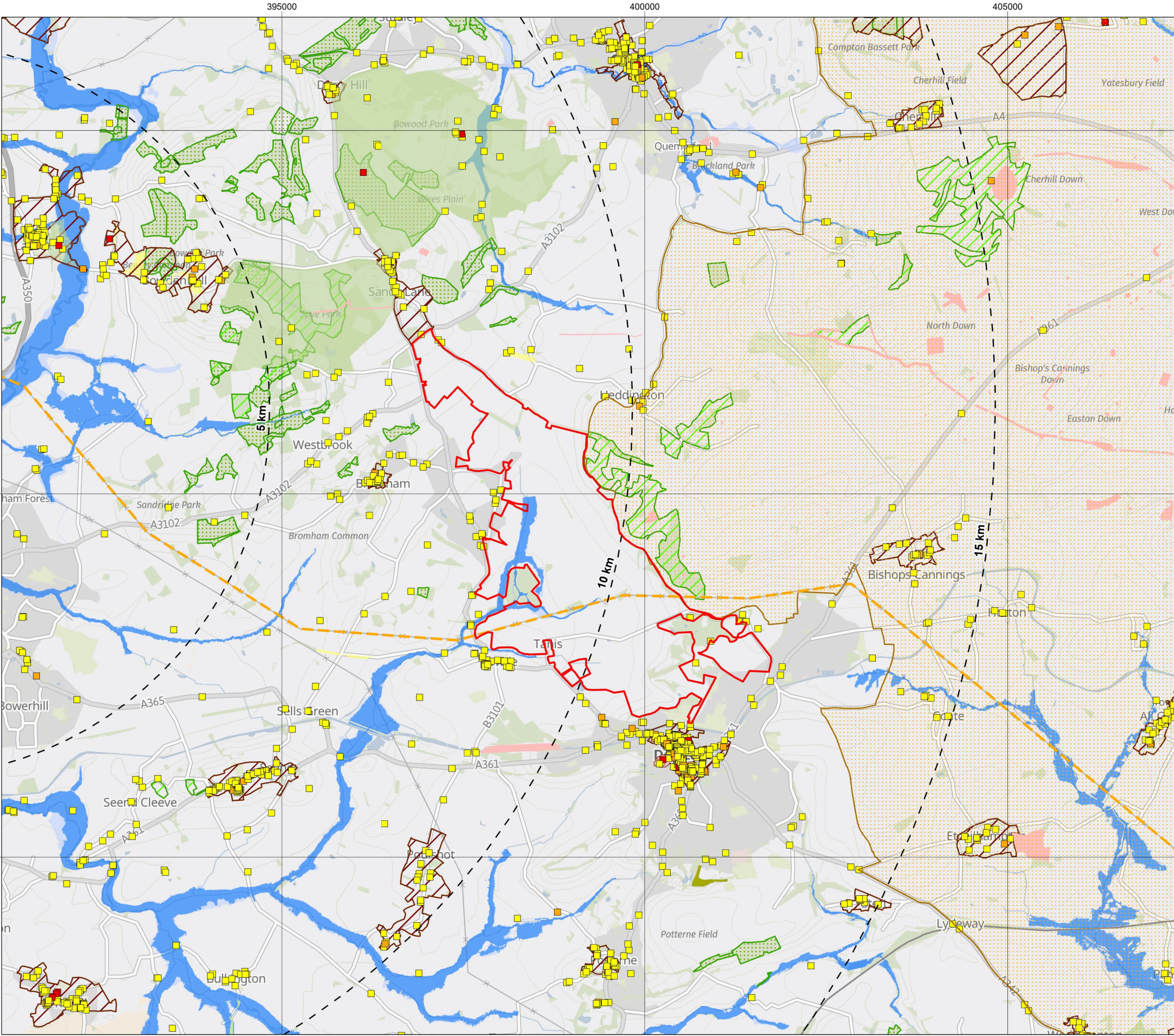


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Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0279

Coordinate system: British National Grid
Scale: 1:50,000 @ A3







Title:
Figure 19: Potential Development Area
PDA 9 - Environmental Constraints

Document:
Volume 3
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Environmental Statement (ES)

- Legend:
- Grade 3 Potential Development Area (PDA)
 - Area of Search
 - National Grid 400kV Overhead Line
 - National Landscape
 - Listed Building**
 - Grade I
 - Grade II*
 - Grade II
 - Scheduled Monument
 - Park and Garden
 - Conservation Area
 - Common Land
 - Site of Special Scientific Interest (SSSI)
 - Ancient Woodland
 - Local Nature Reserve (LNR)
 - Flood Zone 3
 - Flood Zone 2

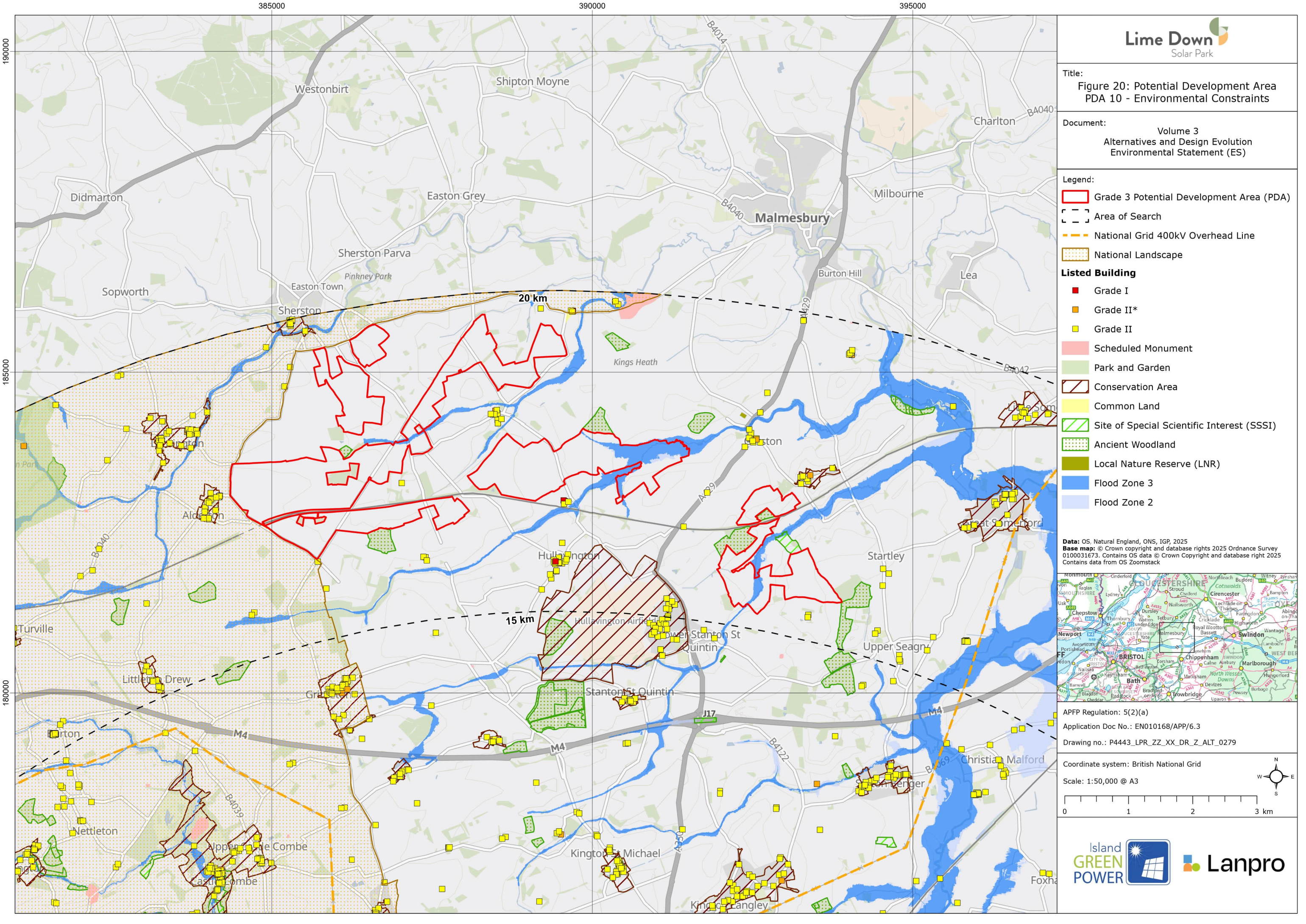
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Base map: © Crown copyright and database rights 2025 Ordnance Survey
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Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0279

Coordinate system: British National Grid
Scale: 1:50,000 @ A3

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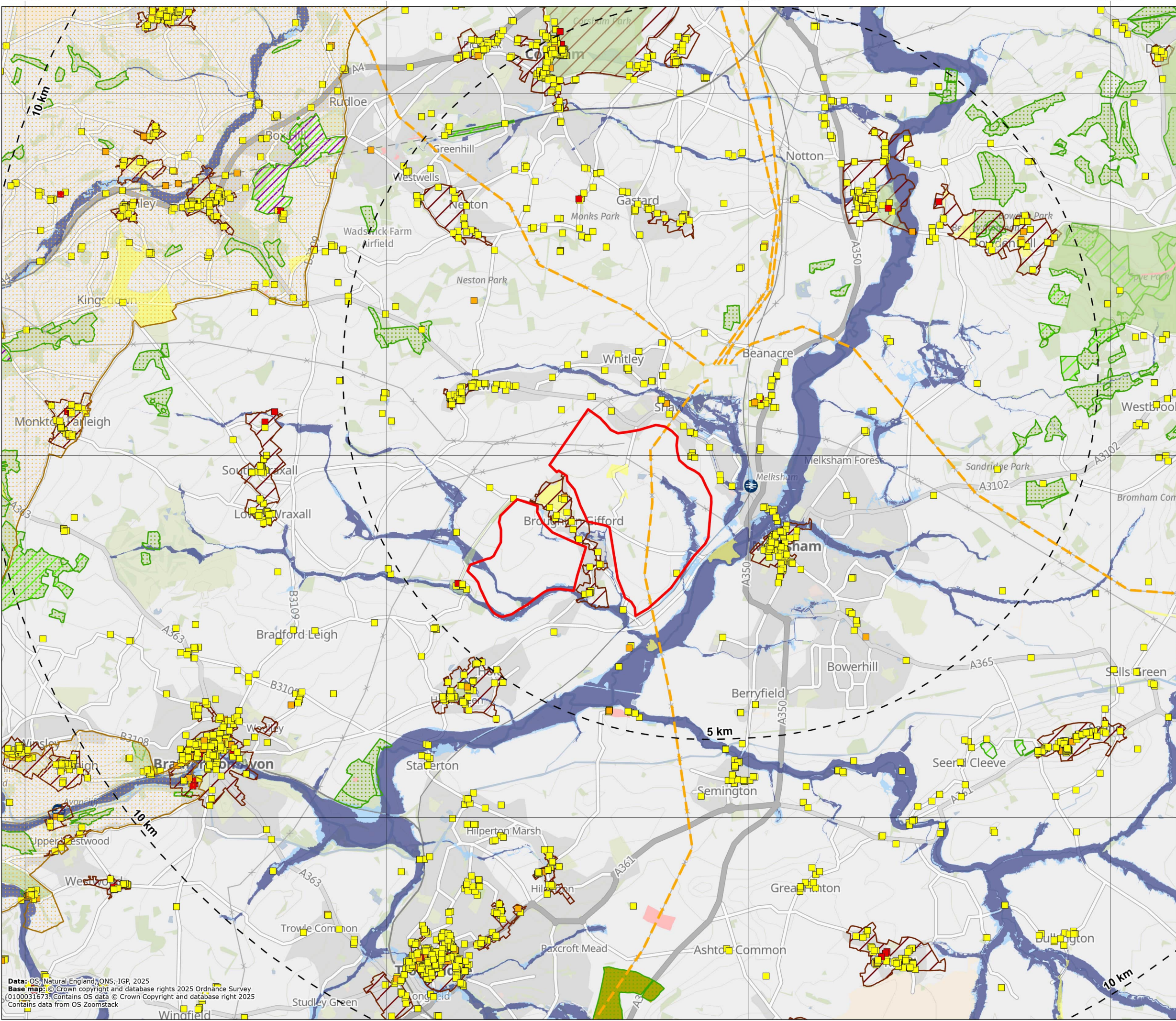


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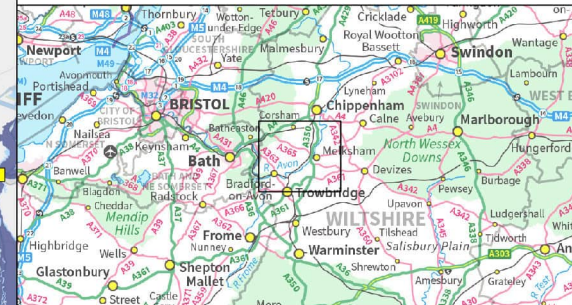
160000



Title:
Figure 23: Potential Development Area
PDA 11 - Environmental Constraints

Document:
Volume 3
Alternatives and Design Evolution
Environmental Statement (ES)

- Legend:
- Potential Development Area (PDA)
 - Area of Search
 - Listed Building
 - Grade I
 - Grade II*
 - Grade II
 - Conservation Area
 - Scheduled Monument
 - Park and Garden
 - Site of Special Scientific Interest (SSSI)
 - Special Area of Conservation (SAC)
 - Area of Outstanding Natural Beauty (AONB)
 - Ancient Woodland
 - Common Land
 - National Grid 400kV Overhead Line
 - Local Nature Reserve (LNR)
 - Flood Zone 2
 - Flood Zone 3

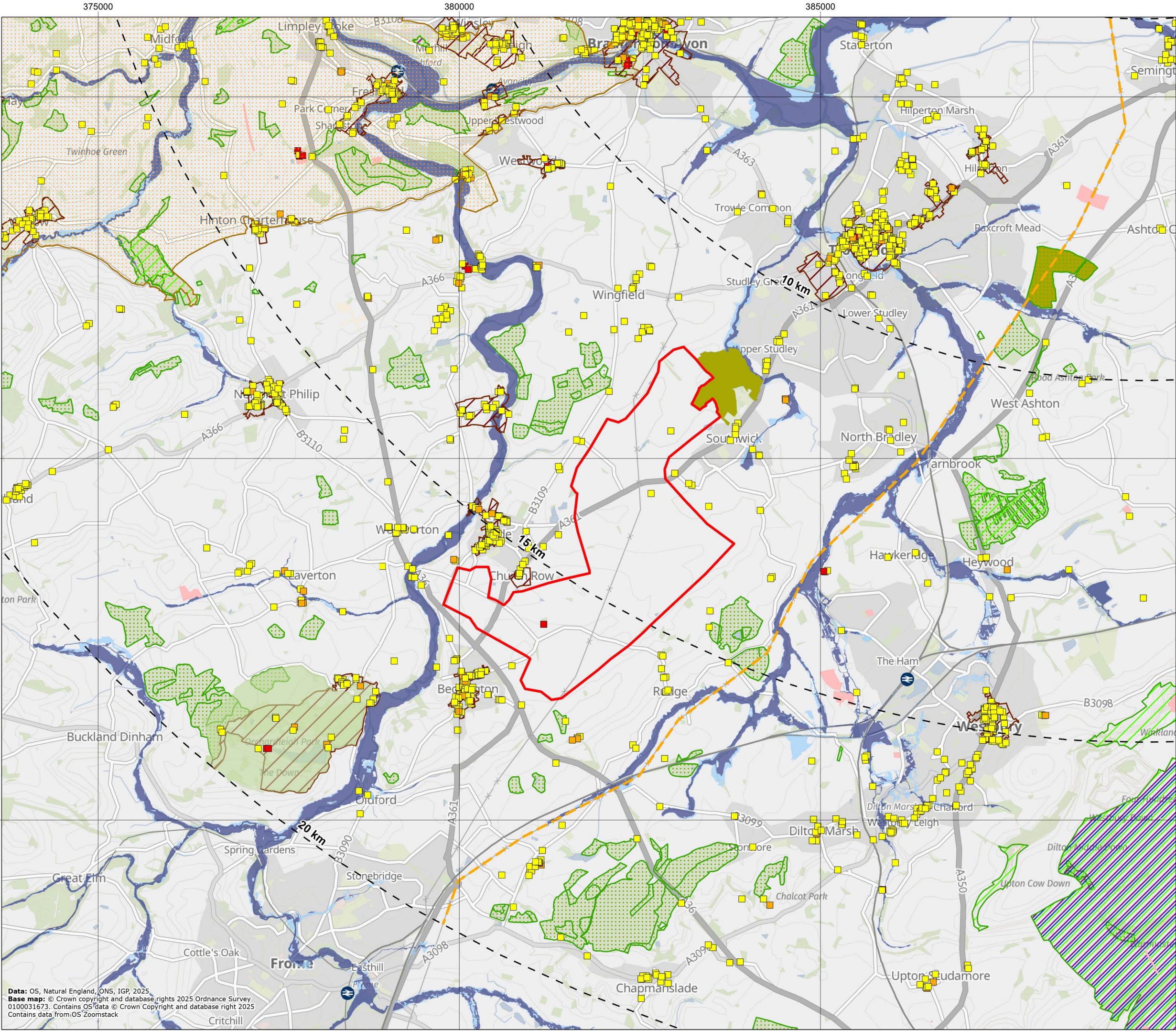


APFP Regulation: 5(2)(a)
Application Doc No.: EN010168/APP/6.3
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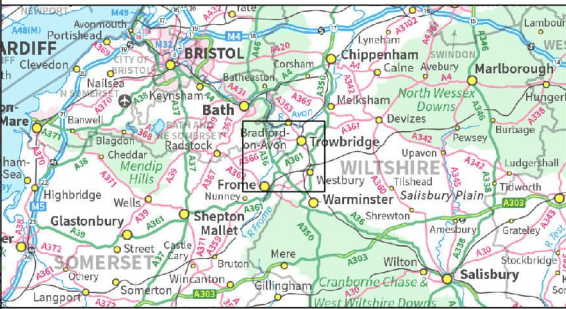
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Base map: © Crown copyright and database rights 2025 Ordnance Survey
01000316733 Contains OS data © Crown Copyright and database right 2025
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Title:
Figure 24: Potential Development Area
PDA 12 - Environmental Constraints

Document:
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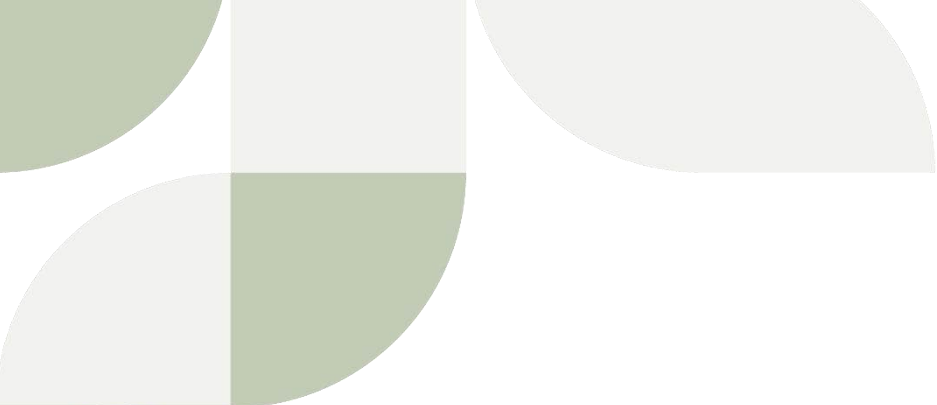
- Legend:
- Potential Development Area (PDA)
 - Area of Search
 - Listed Building
 - Grade I
 - Grade II*
 - Grade II
 - Conservation Area
 - Scheduled Monument
 - Park and Garden
 - Site of Special Scientific Interest (SSSI)
 - Special Area of Conservation (SAC)
 - Special Protection Area (SPA)
 - Area of Outstanding Natural Beauty (AONB)
 - Ancient Woodland
 - Common Land
 - National Grid 400kV Overhead Line
 - Local Nature Reserve (LNR)
 - Flood Zone 2
 - Flood Zone 3



APFP Regulation: 5(2)(a)
Application Doc No.: EN010168/APP/6.3
Drawing no.: P4443_LPR_ZZ_XX_DR_Z_ALT_0332

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Scale: 1:50,000 @ A3

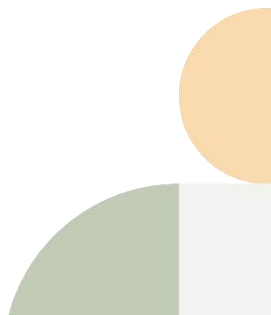
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Lime Down

Solar Park

Annex D: Potential Development Area Assessment Results



Annex D Potential Development Area Assessment Results

Table 1: Assessment Results for PDAs assessed at Stage 4.

Indicator	Potential Development Area 1		Potential Development Area 2		Potential Development Area 3		Potential Development Area 4	
PDA Size (ha)	256.03		243.34		932.51		485.43	
PDA Description	Lyneham		East of Melksham		Marston		Trowbridge/Westbury	
Indicator	RAG	Justification	RAG	Justification	RAG	Justification	RAG	Justification
Ecology and Biodiversity Study Area: 500 m - Local Nature Reserves, Ancient Woodland 2 km - national designations 5 km - international designations 1 km - Impact Zones for bats.		There are no statutorily designated sites within the PDA 1 boundary. PDA 1 is located immediately adjacent to Ancient Woodland in three locations – the closest being Great Wood which abuts the PDA boundary to the east. There are an additional two areas of Ancient Woodland within 500 m of the PDA boundary. There are no nationally designated sites within 2 km and no internationally designated sites within 5 km. There are no Local Nature Reserves within 500 m. There are no Impact Zones for bats within 1 km of PDA 1.		There are no statutorily designated sites within the PDA 2 boundary. Morass Wood Ancient Woodland is located approximately 140 m north of the PDA boundary. The nearest statutorily designated site is Seend Ironstone Quarry and Road Cutting SSSI located approximately 1.5 km south of the PDA boundary, followed by Spye Park SSSI located approximately 1.9 km to the north. PDA 2 is located approximately 180 m from the Bath and Bradford on Avon bats Impact Zone. There are no other Impact Zones within 1 km. There are no Local Nature Reserves within 500 m. There are no internationally designated sites within 5 km of the PDA boundary.		There are no statutorily designated sites within the PDA 3 boundary. Cuckoos Corner Wood Ancient Woodland is located approximately 430 m southwest from the PDA boundary. The nearest nationally designated site is Bratton Downs SSSI which is located approximately 1.1 km to the south of the boundary, followed by Great Cheverell Hill SSSI 1.6 km away and Steeple Ashton and Stert Brook Exposure both located approximately 1.8 km away, east of the PDA. Internationally designated Salisbury Plain Special Conservation Area (SAC), Special Protection Area (SPA) and SSSI are also located approximately 1.9 km to the south of the PDA. There are no Local Nature Reserves within 500 m. There is one Impact Zone for bats located approximately 1 km northwest from PDA 3.		There are no statutorily designated sites within the PDA 4 boundary. The northern most parcel of PDA 4 slightly encroaches upon Green Lane Wood Local Nature Reserve (LNR) and Ancient Woodland in places. It is considered that given the limited nature of the encroachment, it is anticipated that any effects could be mitigated to this site at a later project stage by refining the PDA boundary. The southern most parcel is also located approximately 100 m from Ancient Woodland in multiple directions. The nearest nationally designated sites are Picket and Clanger Wood SSSI located approximately 670 m northwest from the boundary followed by Bratton Downs SSSI which is located approximately 700 m south of the boundary. Westbury Ironstone Quarry and Steeple Ashton SSSI are also located approximately 1.2 km west and 1.6 km east, respectively of the PDA boundary. Internationally designated Salisbury Plain SAC, SPA and SSSI are also located approximately 2.2 km to the south. Two of the three land parcels from PDA 4 are located in the Bath and Bradford on Avon bats Impact Zone.
Landscape and Visual Study Area: Within the PDA - PRoW 5 km - National Landscape 1 km - other receptors		There are several Public Rights of Way (PRoW) within the northern portion of PDA 1. There are no other major walking or cycling routes or Special Landscape Areas (SLAs) within 1 km of PDA 1. Residential receptors are located within PDA 1 along Sodom Lane, with the settlements of Swallet Gate,		There are multiple PRoW within PDA 2. PDA 2 is also located approximately 140 m to the south of a SLA. This PDA is located approximately 860 m east of National Cycle Network Route 4. There are no other major walking or cycling routes within 1 km of PDA 2. Residential receptors associated with farms are located within PDA. Furthermore,		At its most eastern point PDA 3 is located immediately adjacent to the North Wessex Downs National Landscape. There are multiple PRoW within PDA 3. The largest land parcel of this PDA is also intersected by Marston Green Countryside and Rights of Way Act (CRoW) Registered Common Land. Bulkington Drove Common Land is also located approximately 100 m north of the PDA boundary. There are no		There are multiple PRoW within PDA 4. The southern land parcel is partially located in an The Corsley Heath to Chapmanslade Greensand Ridge SLA and the northern parcel is located 60m the north of Salisbury Plain SLA. The Wiltshire Regional Cycleway is located 500 m to the north of the boundary of PDA 4. There are no other major walking or cycling routes within 1 km of PDA 4.

Indicator	Potential Development Area 1	Potential Development Area 2	Potential Development Area 3	Potential Development Area 4
	Greenman's Lane and Bradenstoke located within 160m. There are no National Landscapes within 5 km of PDA 1.	residents are located within Melksham 180m west of the PDA. The North Wessex Downs National Landscape is located approximately 3.8 km east of the PDA boundary.	other major walking or cycling routes within 1 km of PDA 3. Residential receptors are located within PDA 3 along Stokes Marsh and Mill Road. Furthermore, residents are located within Worton abutting the Scheme. Urchfont is located 370m south of the most eastern land parcel. PDA 3 also is located approximately 450 m north of Salisbury Plain SLA.	Residential receptors are located within PDA 4 along Capps Lane, Clivey and Ashton Common (road). Furthermore, residents are located within Dilton Marsh abutting the PDA to the south, Ashton Common (settlement) to the east, and Trowbridge to the west, along with Bratton 60m south. There are no National Landscapes within 5 km of PDA 4.
Land Use	The PDA boundary is in close proximity to the large village of Lyneham, and the small village of Bradenstoke and its associated Conservation Area. The PDA contains several public footpaths and a small number of bridleways. The whole southern section of the PDA accommodates an already built solar farm and therefore only the northern section is available. The northern section of the PDA predominantly comprises agricultural fields and incorporates the small hamlet of Sodom. Appropriate buffers would be required reducing the available land for solar PV.	The boundaries of the PDA are in very close proximity to the settlement boundary of Melksham and Bowerhill Village. This settlement is classified as a Market Town in the Wiltshire Core Strategy, which is defined as <i>having the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities</i>. Whilst the PDA boundaries do not currently overlap with the settlement boundary, they do overlap with the Land East of Melksham, a new strategic allocation contained within the emerging Wiltshire Local Plan. This site is currently subject to a live application for 500 dwellings, a new primary school and employment use (Planning reference: PL/2023/11188). Two existing solar farms are found within the PDA, with one other in close proximity. The PDA, in general, is comprised of predominantly rural uses such as agricultural fields, however it is located in close proximity to Melksham and Bowerhill Village.	The PDA boundaries overlap with the large village of Worton and its associated Conservation Area. The boundaries also sit immediately adjacent to further Conservation Areas associated with the small villages of Poulshot, Marston and Great Cheverell. The PDA contains several public footpaths and a small number of bridleways. Two existing solar farms are found within the PDA, with one other in close proximity. The PDA, in general, is comprised of rural uses, predominantly agricultural fields, however, parts of several villages, of varying sizes and containing heritage assets, are included within the boundaries.	The PDA boundaries are in close proximity to both Trowbridge and Westbury, classified as a Principal Settlement and Market Town respectively in the Wiltshire Core Strategy. The PDA boundaries are also in very close proximity to Bratton and its associated Conservation Area. The Green Lane Wood Local Nature Reserve and some small areas of the North Trowbridge Country Park are contained within the PDA boundary, alongside various designations of Open Space and Play Facilities. The PDA contains several public footpaths and a small number of bridleways. One existing solar farm is found within the PDA, with three others in close proximity. The PDA, in general, is rural in nature and in close proximity to the settlements of Trowbridge, Westbury and Bratton.
Cultural Heritage	PDA 1 is located immediately adjacent to a cluster of cultural heritage constraints to the north of the southern land parcel. This includes 'Bradenstoke Priory and fishponds and an associated motte and earthworks at Clack Mount' Scheduled Monument, Bradenstoke Conservation Area and the listed building including Grade II* Listed 92, 93 and 94 Bradenstoke. There are no heritage constraints within the PDA boundary	PDA 2 has two Grade II Listed Buildings located within the boundary (Tanhouse Farmhouse and Clears Farmhouse). There are four additional Grade II Listed buildings within 500 m of the boundary. There are no Conservation Areas or Registered Parks and Gardens within 500 m of PDA 2. There are no Scheduled Monuments within 2 km of the PDA boundary.	PDA 3 has three Grade II Listed Buildings located within the boundary (Lower Baynton Farmhouse, Stokes Marsh Farmhouse and Marsh Farmhouse). There are multiple listed buildings within 500 m of the boundary including one Grade I listed building, Urchfont War Memorial, located approximately 480 m to the south. PDA 3 is surrounded by multiple Conservation Areas, most notably Marston and Worton which are located immediately adjacent to the boundary.	PDA 4 is located immediately adjacent to 'Shrunken Settlement of Paxcroft to the east of Lower Paxcroft Farm' and 'Medieval moated site 110 m northwest of Grange Farm' Scheduled Monuments. 'Dunge moated site' Scheduled Monument is also located approximately 420 m north of the boundary. There are over 10 Scheduled Monuments within 2 km from the PDA boundary. There is one Grade II Listed Building located within the boundary (Clivey Gate Cottage). There are multiple Grade II and Grade II*

Indicator	Potential Development Area 1	Potential Development Area 2	Potential Development Area 3	Potential Development Area 4
	There are multiple Grade II listed buildings within 500 m of the boundary. Aside from Bradenstoke Priory, there are no other Scheduled Monuments within 2 km.		There are four Scheduled Monuments within 2 km of the boundary. The nearest is 'Deserted medieval village E of Manor Farm' located approximately 1.3 km to the north.	Listed Buildings within 500 m of the boundary. PDA 4 is also located approximately 45 m from Bratton Conservation Area to the South of the boundary. Hilpertown Conservation Area is also within 500 m of the boundary.
Access for Construction Traffic	PDA 1 is close to the M4 but not close to any existing junctions. Access from J17 follows B roads through villages which may require some mitigation.	PDA 2 is within close proximity to A3102 and Eastern Way. There are no obvious access constraints.	PDA 3 likely to be accessed from the A361 (for northern section), B3098 (for southern section), A342 (for eastern section) and local roads passing through villages. The local highway network may require some mitigation.	PDA 4 is in close proximity to the A36 and A350 and local highway network. Some mitigation on local roads may be required.
Flood Risk Study Area: Within and adjacent to the PDA - flood risk data. 500 m - main rivers	PDA 1 is bordered by areas of Flood Zone 2 and 3 immediately to the north relating to Main Rivers 'The Bourne' and 'Dauntsey Brook'. There is a small area in the north of the boundary between Sodom and Hunters hall at high risk from surface water flooding (3.3% annual chance). A small section of a watercourse (approximately 120m) is within the PDA boundary adjacent to Trow Lane.	Clackers Brook Main River runs in between the two land parcels which comprise PDA 2. There are areas of Flood Zone 2 and 3 immediately adjacent to the boundary. The northern parcel of PDA 2 is intersected by a large area at high risk from surface water flooding (3.3% annual chance), whilst the southern parcel has a smaller area near to Rowde Croft Farmhouse.	PDA 3 is surrounded by various Main Rivers including multiple Tributaries of Semington Brook. There are areas of Flood Zone 2 and 3 immediately adjacent to the boundary. This PDA includes areas of at high risk from surface water flooding (3.3% annual chance).	PDA 4 is surrounded by various Main Rivers including multiple tributaries of the River Biss to the west and Semington Brook to the east. There are two small areas where the Rivers infringe on the PDA boundary. There are areas of Flood zone 2 and 3 immediately adjacent to the boundary. This PDA includes areas of high risk from surface water flooding (3.3% annual chance).
Field Shading Study Area: Woodland in or adjacent to the site.	Small areas of woodland to the east of the larger land parcel and to the south and east of the smaller land parcel. Given that there are solar panels already in the smaller land parcel it is assumed that the woodland does not provide a significant constraint. Aside from these the site is largely unconstrained by trees.	Site is largely unconstrained by trees either within or on boundaries of site. There are some areas of woodland near Prater's Lane.	Small areas of woodland to the south of the parcels near the Westbury Train line, however, these are fairly scattered and are unlikely to cause a high degree of shading.	Substantial areas of woodland to the south of the most northerly parcel and the most southerly parcel. These areas are also Ancient Woodland and therefore present a constraint.
Grid Connection	PDA located within 15-20km of point of connection. Requirement to cross Wessex mainline. Requirement to cross approximately 5 watercourses. Requirement to cross A350, A4, and other local roads.	PDA located within 5km of point of connection. Requirement to cross Wessex mainline. Requirement to cross River Avon. Requirement to cross A350 and other local roads.	PDA located within 8-15km from point of connection. Requirement to route around Melksham. Requirement to cross Wessex mainline and Reading-Taunton rail line. Requirement to cross River Avon, Kennet and Avon Canal and various other watercourses. Requirement to cross A350 and other local roads.	PDA located within 7-15km from point of connection Requirement to route around multiple, dense urban areas, i.e. Melksham, Trowbridge, Westbury and associated infrastructure related to those towns. Requirement to cross Wessex mainline rail line. Requirement to cross River Avon, Kennet and Avon Canal and various other watercourses. Requirement to cross A350 and other local roads.

Indicator	Potential Development Area 1		Potential Development Area 2		Potential Development Area 3		Potential Development Area 4	
Topography		Less than 3% gradient		Less than 3% gradient		Less than 3% gradient		Less than 3% gradient
Site Size		The PDA is 256.03 ha and therefore would not, on its own, be large enough to accommodate a scheme of 500MW. The PDA is isolated from other PDAs and therefore connection with another PDA to create a larger scheme is not feasible.		The PDA is 243.34 ha and therefore would not, on its own, be large enough to accommodate a scheme of 500MW. It is nearby to other PDAs and therefore could potentially be linked to another PDA, subject to further technical assessment.		The PDA is 932.51 ha and therefore is slightly smaller than the approximate size required for a 500MW scheme (including buffers), but it is likely that an appropriately sized scheme could be accommodated. The PDA is also close to other PDAs and could be combined to create a larger site, subject to further technical assessment.		The PDA is 485.43 ha and therefore would not, on its own, be large enough to accommodate a scheme of 500MW. It is nearby to other PDAs and therefore could potentially be linked to another PDA, subject to further technical assessment.

Table 2: Assessment Results for PDAs assessed at Stage 5.

Indicator	Potential Development Area 5		Potential Development Area 6		Potential Development Area 7		Potential Development Area 8		Potential Development Area 9		Potential Development Area 10	
PDA Size (ha)	461.4		528.7		272.3		520.6		849.6		878	
PDA Description	Whitley		Wraxall		Lacock		Inmarsh		Rowdefield		Lime Down (Scheme boundary as presented at PEIR)	
Indicator	RAG	Justification	RAG	Justification	RAG	Justification	RAG	Justification	RAG	Justification	RAG	Justification
Ecology and Biodiversity For Study Area refer to Table 1		There are no statutorily designated sites within the PDA 5 boundary. Daniels Wood Ancient Woodland is located in the southeastern corner of the PDA 5 boundary. Given the small size of the Ancient Woodland and its proximity to the edge of the PDA boundary it is anticipated that any effects could be mitigated at a later project stage. Bath and Bradford on Avon Bats SAC and SSSI is located 3.2 km to the northwest of the PDA boundary. PDA 5 is partially located in part of the Bath and Bradford on Avon bat Impact Zone. There are no other internationally designated sites within 5 km. There are no Local Nature Reserves within 500 m.		There are no statutorily designated sites within the PDA 6 boundary. The nearest statutorily designated sites are Bath and Bradford on Avon Bats SAC and SSSI located approximately 2.2 km north of the PDA boundary. PDA 6 is partially located in part of the Bath and Bradford on Avon bat Impact Zone. There are no other nationally designated sites within 2 km and no other internationally designated sites within 5 km. There are no Local Nature Reserves within 500 m. There is no Ancient Woodland within 500 m of the site.		There are no statutorily designated sites within the PDA 7 boundary. The nearest statutorily designated site is Spye Park SSSI located approximately 1.1 km to the east of the PDA boundary. There are no other nationally designated sites within 2 km of the PDA boundary. There are no internationally designated sites within 5 km of the site. There is one area of bat Impact Zone associated with Bath and Bradford on Avon Bats located approximately 500 m to the north. There are two areas of Ancient Woodland located within 500 m of the boundary, the nearest being 290 m to the west of the PDA boundary.		There are no statutorily designated sites within the PDA 8 boundary. Seend Ironstone Quarry and Road Cutting SSSI is located approximately 55 m to the north of the PDA boundary. There are no other nationally designated sites within 2 km of the PDA boundary. There are no internationally designated sites within 5 km of the PDA. PDA 8 is partially located in a Bat Impact Zone associated with the Bath and Bradford on Avon Bats SAC. There are no non-designated sites within 500 m of the PDA boundary. There is no Ancient Woodland within 500 m of the PDA boundary.		There are no statutorily designated sites within the PDA 9 boundary. Roundway Down and Covert SSSI is located immediately adjacent to the eastern boundary of this PDA. It is considered that any effects experienced by the SSSI could be mitigated to this site at a later project stage. Kings Play Field SSSI and Spye Park SSSI are both located approximately 1 km north from the PDA boundary. There are no other national designations within 2km and no international sites within 5km. PDA 9 is partially located in a Bat Impact Zone associated with the Bath and Bradford on Avon Bats SAC. There are two areas of Ancient Woodland within 500 m of the PDA boundary (St Edith's Leigh Wood and Wyatt Wood) the nearest		PDA 10 abuts Harries Ground SSSI boundary. It is considered that any effects experience by the SSSI could be mitigated to this site at a later project stage. There are six areas of Ancient Woodland located immediately adjacent to the PDA boundary. There is one area of Ancient Woodland located 240m northeast of the PDA boundary. Stanton St. Quintin Quarry and Motorway Cutting SSSI is located approximately 850 m south of the PDA boundary. There are no other nationally designated sites within 2 km. There are no internationally designated sites within 5 km of the PDA boundary. There are no Bat Impact Zones located within 1 km of PDA 10. There are no Local Nature Reserves within 500 m.

Indicator	Potential Development Area 5		Potential Development Area 6		Potential Development Area 7		Potential Development Area 8		Potential Development Area 9		Potential Development Area 10	
		There are no nationally designated sites within 2 km of the PDA boundary.								located approximately 330 m to the west. There are no Local Nature Reserves within 500 m.		
Landscape and Visual For Study Area refer to Table 1		There are multiple PRow located across PDA 5. The Wiltshire Cycleway also intersects a small section to the west of PDA 5. There are no other major walking or cycling routes or SLAs within 1 km. There are few residential properties within the PDA. Residential receptors are located within Whitley approximately 160 m south of the PDA, and Atworth and Gastard abutting the PDA to the north and south. The Cotswolds National Landscape is located approximately 2.4 km from the PDA boundary.		There are multiple PRow located across PDA 6. The Wiltshire Cycleway intersects the centre of this PDA down Coombe Lane. There are no other major walking or cycling routes or SLAs within 1 km. MacMillans Way Long Walking route is located approximately 370 m to the west of the PDA boundary. There are few residential properties within the PDA. Residential receptors are located within Atworth abutting the PDA to the North. Further residential receptors are located in The Common (associated with CRoW land) 150m south east of the PDA and South and Lower Wraxall located 200m west of the PDA. The Cotswolds National Landscape is located approximately 940 m from the PDA boundary.		There are multiple PRow located across PDA 7. PDA 7 is also located immediately adjacent to the Spye and Bowood Parklands SLA. No other waking or cycling designations sit within this PDA. National Cycle Network route no: 403 runs immediately adjacent to PDA 7 in places where the boundary lines up with Forest Lane. There are no other major waking or cycling routes within 1 km. Bewley Common, Bewley Green Common and Bowden Common CRoW Land are located north east of the PDA. The closest (Bewley Common) is located approximately 150 m from the PDA boundary. There are residential properties located within the PDA associated with farms. Further residential receptors about the PDA to the along Woodrow Road, Forest Lane and Bewley Crescent. There are no National Landscapes within 5 km of this PDA.		There are multiple PRow located across PDA 8. No waking or cycling designations sit within PDA 8. National Cycle Network Route 4 is located approximately 600 m north of this PDA. There are no other major walking or cycling designations or SLAs within 1 km of the boundary. Gaston Green CRoW land is located approximately 600 m to the south. There are residential properties located within the PDA associated with farms. The PDA abuts the settlements of Keevil, The Stocks, Seed, Poulshot and Bulkington. There are no National Landscapes within 5 km of this PDA.		There are multiple PRow located across PDA 9. This PDA sits immediately adjacent to the North Wessex Downs National Landscape and Spye and Bowood Parklands SLA. It should also be noted the North Wessex Downs National Landscape is at a significantly higher elevation than the PDA in this particular location and would result in likely significant landscape and visual impacts due to elevated views from sensitive receptors within the National Landscape. No waking or cycling designations within this PDA. National Cycle Network Route 4 is located approximately 70 m to the south of this PDA. There are no other major walking or cycling designations within 1 km of the boundary. Heddington Common CRoW land is located approximately 420 m from the PDA boundary. There are residential properties located within the PDA associated with farms. The PDA abuts the settlements of Roundway, Devizes, Tanis, Rowde, St Edith's Marsh and Netherstreet.		There are multiple PRow located across PDA 10. This PDA sits immediately adjacent to the Cotswolds National Landscape. The Wiltshire Cycleway intersects the centre of this PDA down Alderton Road. White Walls Way Long Walking Route also intersects a small section of this PDA boundary, Macmillans Way Long Walking Route is also located approximately 520 m west of the PDA boundary. There are no other major walking or cycling designations or SLAs within 1 km of the boundary. Foxley Green CRoW Land is located approximately 220m north. No residential properties are located within the PDA, however a number about the boundary. The PDA is located near the settlements of Sherston approximately 300m north, Luckington 830m west, Corston 480m east, Hullavington 700m, and Rodbourne 150m southeast.
Land Use		The PDA boundary is in close proximity to the villages of Whitley, and Atworth.		The PDA boundary is in close proximity to the village of Atworth.		The PDA is in close proximity to the town of Melksham. The PDA contains a small area of historic landfill.		The PDA borders the small villages of Seend, Poulshot and Keevil and their respective conservation areas, and the small village of Bulkington.		The PDA abuts the settlement boundary of Devises and in close proximity to its conservation area.		The PDA comprises agricultural fields, set back from the nearby villages of Sherston (and its conservation area),

Indicator	Potential Development Area 5	Potential Development Area 6	Potential Development Area 7	Potential Development Area 8	Potential Development Area 9	Potential Development Area 10
	The majority of the PDA is covered by a minerals safeguarding area (MCS 6) and approximately a quarter of the site is designated for a permitted quarry (for building stone). There are previous disused quarries with the PDA and historic applications regarding mining (for instance N/09/02159/WCM – a 2012 application for construction access for mine area). The PDA is intersected by numerous PRoW which would require mitigation. The PDA is largely comprised of agricultural fields with some pockets of woodland (including Ancient Woodland) and individual properties. The majority of the PDA is located on Grade 3 agricultural land with some Grade 2 land (approximately 20%). The southeasterly section of the PDA intersects an area with approved planning permission for a solar site (20/06840/FUL), approved on 17/12/2021 with subsequent related amendment applications as recently as January 2024. Sufficient land was not available to accommodate the Scheme as a whole, even when combined with other sites being considered.	There is a historic landfill site in the southwest corner of the PDA. There are no mineral safeguarding areas or mineral resource zones. The PDA is wholly comprised of Grade 3 agricultural land, made up of agricultural fields small pockets of woodland and dispersed, isolated dwellings. The eastern section of the PDA is intersected by a number of public rights of way that would require mitigation. The eastern section of the PDA is subject to an approved planning permission for a solar farm (reference PL/2021/08690), approved with conditions on 9 June 2022. Sufficient land was not available to accommodate the Scheme as a whole, even when combined with other sites being considered.	Over half of the PDA is within a mineral resource zone and minerals safeguarding area for sand and gravel (see Policies MSC1 and MSC6 of the Wiltshire and Swindon Minerals Core Strategy 2006-2026). The majority of the land is Grade 4 agricultural land, with a large section of Grade 2 land and smaller sections of Grade 3 land. The land largely comprises agricultural fields with a number of isolated buildings/farmhouses. The PDA is intersected by a number of PRoW which would require mitigation. There are no local plan allocations or major planning applications within the PDA. The PDA is bordered to the east by a SLA. Initial approaches to the landowners revealed a lack of opportunity to accommodate the Scheme.	Small sections of the PDA are covered by minerals safeguarding zones and minerals resource zones for sand and gravel (see MSC1 and MSC6 of the Wiltshire and Swindon Minerals Core Strategy 2006-2026). The PDA largely comprises Grade 3 agricultural land, with some pockets of Grade 2 and Grade 4. The majority of the PDA is made up of agricultural fields, with some isolated buildings/farmhouses. The PDA is intersected by a number of rights of way which would require mitigation. Initial approaches to the landowners revealed a lack of opportunity to accommodate the Scheme.	A small section of the PDA contains a historic landfill site. Approximately 30% of the PDA is covered by a minerals safeguarding zone and minerals resource zone for sand and gravel (see MSC1 and MSC6 of the Wiltshire and Swindon Minerals Core Strategy 2006-2026). The majority of the PDA is comprised of Grade 3 agricultural land. Approximately 20% of the PDA is located on Grade 2 agricultural land, with a small section of Grade 1 land to the southeast. The majority of the PDA is made up of agricultural fields, some small sections of woodland and some isolated buildings/farmhouses. The PDA directly borders the Wessex Downs National Landscape to the east which is protected by, amongst other things, Draft Wiltshire Core Strategy Policy 91 – Conserving and Enhancing Wiltshire's Landscapes (which includes considerations such as conserving views of landscapes) and Policy 92 – Conserving and Enhancing Dark Skies. There are no housing or employment allocations, or major planning applications within the PDA There are a number of PRoW within the PDA boundary that would require mitigation. Initial enquiries were made to the landowner's agent,	Luckington, Hullavington and Corston. The majority of the PDA is comprised of Grade 3 agricultural land, with some smaller sections of Grade 4 and one small section of Grade 2 land. There are no mineral safeguarding areas or mineral resource zones. The PDA directly borders the Cotswolds National Landscape to the west which is protected by, amongst other things, Draft Wiltshire Core Strategy Policy 91 – Conserving and Enhancing Wiltshire's Landscapes (which includes considerations such as conserving views of landscapes) and Policy 92 – Conserving and Enhancing Dark Skies. There are no local plan allocations or major planning applications within the PDA. There are a number of PRoW within the PDA boundary that would require mitigation. Initial approaches to landowners were positively received and ultimately sufficient land became available to accommodate the Scheme.

Indicator	Potential Development Area 5	Potential Development Area 6	Potential Development Area 7	Potential Development Area 8	Potential Development Area 9	Potential Development Area 10
					though progressed no further due to the landscape and heritage constraints identified.	
Cultural Heritage For Study Area refer to Table 1	Gastard Conservation Area is partially located in PDA 5. There are also four Grade II Listed Buildings and one Grade II* Listed Building within the PDA boundary. There are multiple Grade II and II* Listed Buildings within 500 m. Atworth Conservation Area is also located approximately 150 m to the west of the PDA boundary. There are no Scheduled Monuments within 2 km of PDA 5.	There is one Grade II Listed Building located in PDA 6. There are multiple listed buildings within 500 m of PDA 6 including two Grade I listings, Manor Farmhouse and South Wraxall Manor, located 340 m and 470 m respectively from the boundary. Great Chalfield Manor Grade II Registered Park and Garden is also located approximately 30 m south of the PDA boundary. There are three Conservation Areas within 500 m of the boundary (Broughton Gifford, Atworth and South and Lower Wraxall). There are no Scheduled Monuments within 2 km of PDA 6.	There are six Grade II listed buildings located in PDA 7. There are multiple listed buildings within 500 m of PDA 7 including six Grade I listings, closest of which Bewley Court and Lacock Abbey with Stable Yard are both located approximately 500 m away. Lacock Conservation Area is located approximately 30 m to the northwest of the PDA boundary and the associated Lacock Abbey Grade II Registered Parks and Gardens are located 150 m to the north. Bowden Hill Conservation Area is also located approximately 150 m from the PDA boundary. There are no Scheduled Monuments within 2 km of PDA 7.	Keevil and Poulshot Conservation Area both partially infringe on the PDA 8 boundary. There are also four Grade II Listed Buildings within the PDA boundary. There are multiple listed buildings within 500 m of PDA 8 including four Grade I listings, the nearest being Keevil Manor with Attached Stables located approximately 190 m to the south of the PDA boundary. Seend Conservation area is also located immediately adjacent to the north of the PDA boundary. Caen Hill locks Scheduled Monument is located within approximately 1.5 km to the northeast of the PDA boundary.	There is one Grade II Listed Building located in PDA 9. There are multiple listed buildings within 500 m of PDA 9 including one Grade I listing, Church of St Mary which is located approximately 240 m to the south of the PDA boundary. There are three Conservation Areas within 500 m of this PDA including: Victoria Road Quarter, Devizes and Sandy Lane. Sandy Lane is the closest located immediately adjacent the north of the PDA boundary. There are eight Scheduled Monuments within 2 km of this boundary, the closest being Two bowl barrows in Roundway Hill Covert approximately 300 m east of the boundary.	There are no listed buildings or conservation areas within the boundary of PDA 10. There are multiple listed buildings within 500 m of PDA 10 including two Grade I Listed Buildings, Bradfield Manor Farmhouse and Parish Church, located 200 m and 400 m away respectively. There are three Conservation Areas within 500 m of this PDA including: Rodbourne, Alderton and Sherston, the closest being Rodbourne located approximately 130 m to the east of the boundary. There are five Scheduled Monuments within 2 km of this boundary, the closest being Pillow mound, located approximately 700 m south of the PDA boundary.
Access for Construction Traffic	Access via A365. No obvious access constraints.	Access via A365. No obvious access constraints.	Access via A350. No obvious access constraints.	Access via A361. No obvious access constraints.	Access via A342. No obvious access constraints.	Access via A429 and the local highway network. Local roads may require some mitigation.
Flood Risk For Study Area refer to Table 1	PDA 5 has a small section of Flood Zone 3 located in its most southwestern tip. There are no main rivers within this PDA boundary however the South Brook tributary runs approximately 100 m from the southern border of the PDA.	PDA 6 is intersected by a fairly large area of Flood Zone 3 land associated with an unnamed tributary of the River Avon. There are no other main rivers within 500 m of the boundary. There are scattered sections of this PDA at high risk from surface water flooding (3.3% annual chance).	PDA 7 is made up of large areas of Flood Zones 2 and 3 associated with the River Avon (main river) which runs directly parallel to the entire PDA. Two tributaries of the Avon (also main rivers) span across the site. There are no other main rivers within 500 m. There are a high number of fluvial constraints in PDA 7, as well as sections at high	PDA 8 is made up of large areas of Flood Zones 2 and 3 associated with Semington Brook (main river) which runs directly through the centre of PDA 8. There are multiple tributaries of Semington Brook within 500 m of the PDA boundary. There are a high number of fluvial constraints in PDA 8, as well as sections at high	PDA 9 has a small section of Flood Zone 3 encroaching on the boundary associated with the centre of its western edge of the PDA. There are no main rivers in PDA 9 although some smaller tributaries of Summertown Brook run through the boundary. The nearest main river is Summertown Brook located	PDA 10 has small sections of Flood Zone 3 land in the parcel closest to Corston and near Fosse Farm. These are in relation to Gauze Brook (main river), a small tributary of Sherston Branch (non-main river) and a small tributary of the River Avon (main river) which intersect small sections of this PDA. There is also a section of Sherston Branch within 200

Indicator	Potential Development Area 5	Potential Development Area 6	Potential Development Area 7	Potential Development Area 8	Potential Development Area 9	Potential Development Area 10
	There are no other main rivers within 500 m. There are very few areas of high risk from surface water flooding (3.3% annual chance).		risk of flooding (3.3% annual chance), particularly down the western side.	risk of flooding (3.3% annual chance).	approximately 250 m from the boundary. There are no other main rivers within 500 m. There are very few areas of high risk from surface water flooding (3.3% annual chance).	m of the land parcel closest to Sherston. There are small areas of high risk from surface water flooding (3.3% annual chance).
Field Shading	There is a small area of Ancient Woodland located to the south of the PDA 5 boundary. There is another area of woodland towards middle of the northern boundary and within the PDA.	PDA 6 is largely unconstrained by trees either within or on the boundaries of the PDA.	PDA 7 is largely unconstrained by trees either within or on boundaries of the PDA.	There is a small area of woodland inside the PDA boundary near to Summerham house. PDA 8 is largely unconstrained by trees on the boundaries of the PDA.	There are three fairly substantial areas of woodland immediately adjacent to PDA 9. These are located to the southeast and west. PDA 9 is largely unconstrained by trees within the PDA boundary.	There are four areas of Ancient Woodland immediately adjacent to the PDA 10 boundary, however only one of these is positioned in a southern orientation. PDA 10 is largely unconstrained by trees within the PDA boundary.
Grid Connection	Less than 1km from the point of connection. No requirement to cross main roads, rail or rivers.	2km from the point of connection. No requirement to cross main roads, rail or rivers. Connection would need to avoid village of Whitley and Melksham.	Less than 1km from the point of connection. Requirement to cross Wessex mainline and A350.	Approximately 6km from the point of connection. Requirement to route around Melksham. Requirement to cross Wessex mainline. Requirement to cross A350, A361 and other local roads. Requirement to cross River Avon, Kennet and Avon Canal and other smaller watercourses.	Between 7.5-10km from the point of connection. Requirement to cross Wessex mainline. Requirement to cross A350, A342, A3102 and other local roads. Requirement to cross River Avon and one other small watercourse.	Between 15-20km from the point of connection Requirement to cross M4, A420, A4 and various other local roads. Requirement to cross 3 minor watercourses. Requirement to cross Great Western Railway mainline.
Topography	364.6 ha (79%) of the PDA is located on land with a gradient greater than 3%. 161 ha (35%) of the land within the PDA is on land with a gradient of 5% or higher.	112.3 ha (21.2%) of the PDA is located on land with a gradient greater than 3%. 28.8 ha (5.4%) of the PDA is located on land with a gradient greater than 5%.	37.3 ha (10%) of the PDA is located on land with a gradient greater than 3%. 6 ha (2.2%) of the land within the PDA has a gradient greater than 5%.	110.1 ha (21.2%) of the PDA is located on land with a gradient greater than 3%. 36 ha (7%) of the land within the PDA has a gradient greater than 5%.	236.8 ha (27.9%) of the PDA is located on land with a gradient greater than 3%. 141.4 ha (16.6%) of the land within the PDA has a gradient greater than 5%.	145.7 ha (16.6%) of the PDA is located on land with a gradient greater than 3%. 51.7 ha (5.8%) of the land within the PDA has a gradient greater than 5%.
Site Size	The PDA is 461.4 ha which, alone, would be insufficient to accommodate a 500MW scheme. However, it is located close to other PDAs which could be used in combination if required, subject to further technical assessment.	The PDA is 528.7 ha which, alone, would be insufficient to accommodate a 500MW scheme. However, it is located close to other PDAs which could be used in combination if required, subject to further technical assessment.	The PDA is 272.3 ha which, alone, would be insufficient to accommodate a 500MW scheme. However, it is located close to other PDAs which could be used in combination if required, subject to further technical assessment.	The PDA is 520.6 ha which, alone, would be insufficient to accommodate a 500MW scheme. However, it is located close to other PDAs which could be used in combination if required, subject to further technical assessment.	The PDA is 849.6 ha and is therefore smaller than the approximate size required for a 500MW scheme (including buffers), but there is potential for an appropriately sized scheme to be accommodated. The PDA is also close to other PDAs and could be combined to create a larger	The PDA is 878 ha and therefore is smaller than the approximate size required for a 500MW scheme (including buffers), but there is potential for an appropriately sized scheme to be accommodated, with sufficient flexibility to allow for changes during design evolution.

Indicator	Potential Development Area 5		Potential Development Area 6		Potential Development Area 7		Potential Development Area 8		Potential Development Area 9		Potential Development Area 10	
										site, subject to further technical assessment.		

Table 3: Potential Development Areas Assessed at Stage 6

Indicator	Potential Development Area 11		Potential Development Area 12	
PDA Size (ha)	492 ha		731 ha	
PDA Description	Broughton Gifford		Beckington	
Indicator	RAG	Justification	RAG	Justification
Ecology and Biodiversity Study Area: 500 m - Local Nature Reserves, Ancient Woodland 2 km - national designations 5 km - international designations 1 km - Impact Zones for bats.		There are no statutorily designated sites within the PDA 11 boundary. There is one internationally designated site within 5km, Bath & Bradford on Avon Bats SAC and SSSI which is located approximately 4.9km northwest of the PDA boundary. There is one Impact Zone for Bats within 1km associated with the Bath & Bradford on Avon Bats site, this is located approximately 930m east of the PDA boundary. There are no other international designations within 5km or nationally designated sites within 2km of the PDA boundary. There are no Local Nature Reserves within 500m. There is no Ancient Woodland within 500m.		There are no statutorily designated sites within the PDA 12 boundary. The northernmost tip of PDA 12 is partially located in Bat Impact Zone associated with Bath and Bradford on Avon bat SAC. Southwick Country Park LNR sits immediately adjacent to the northeast of the PDA boundary. There are three areas of Ancient Woodland located within 500m of the PDA boundary. These are: Edgells Wood, High Wood, and Standerwick Copse located approximately 150m, 430m and 460m from the PDA boundary respectively. There are no internationally designated sites within 5km of the PDA boundary. The nearest site is a small parcel of the Mells Valley SAC site located approximately 6km northeast of the PDA boundary. Furthermore, there are no nationally designated sites within 2km of the boundary.
Landscape and Visual Study Area: Within the PDA - PRoW 5 km - National Landscape 1 km - other receptors		There are multiple PRoW located across PDA 11. The Wiltshire Cycleway runs adjacent to the southern parcel of the PDA at a closest point of approximately 30m from the PDA boundary. There are no other major walking or cycling routes or SLAs within 1 km. There is a small area of CRoW Registered Common Land (Norrington Common) in the centre of the northern PDA parcel. There are a further two CRoW areas, Broughton Gifford Common and Challymead Common, located 50m and 150m from the PDA boundary respectively. There are no National Parks within 1km of the PDA boundary. There are few isolated residential properties within the northern parcel of the PDA. The nearest village is Broughton Gifford which sits directly between the two PDA parcels, at its closest point these are located approximately 20m from the PDA boundary. Shaw and Melksham are the nearest Towns located along the north and east of the northern parcel, located 50m and 200m from the boundary respectively. The Cotswolds National Landscape is located approximately 4km west of the PDA boundary.		There are multiple PRoW located across PDA 12. The Wiltshire Cycleway runs through the PDA boundary along Rudge Lane and Green Park Lane in the southern portion of the parcel. Macmillans Way long distance walking route also intercepts the PDA boundary between Beckington and Rode in the south of the parcel. There are no national cycle routes within 1km. There is an SLA located approximately 850m to the west of the PDA boundary. There are no areas of CRoW Land or National Parks within 1km of the PDA boundary. There are a number of residential and agricultural properties scattered throughout the PDA boundary and the small settlements of Hoopers Pool and Hoggington are also within the PDA boundary. The nearest villages outside of the PDA are that of Southwick, Rode and Beckington located approximately 150m, 190m and 350m from the PDA boundary respectively. The nearest town is Trowbridge which is located approximately 450m to the north. The Cotswolds National Landscape is located approximately 3.2km north of the PDA boundary.
Land Use		The PDA is closely bordered by the settlements of Whitley and Melksham and is intersected by the settlement of Broughton Gifford. Approximately 40% of the PDA is within the Bristol Avon Mineral Resource Zone and a Mineral Safeguarding Area for sand and gravel. There are multiple PRoW across the PDA.		The PDA is bordered (with setbacks) by the settlements of Beckington, Rode and Southwick. The small settlements of Hoopers Pool and Hoggington are within the PDA boundary. There are no minerals safeguarding areas or minerals resource zones affecting the PDA. There are multiple PRoW across the PDA. The PDA largely comprises agricultural fields with scattered trees and hedgerows. There are several residential and agricultural properties throughout the PDA, together with the small settlements of Hoopers Pool and Hoggington. There is a particular concentration of properties in

Indicator	Potential Development Area 11	Potential Development Area 12
	The PDA largely comprises agricultural fields with some pockets of woodland and individual residential, agricultural and commercial properties. The majority of the PDA is located on Grade 3 agricultural land with a small section of Grade 4 land (approximately 3%) The PDA contains approximately 4 ha of Countryside Rights of Way Act 2000 Common Land. The northern section of the PDA is already in use as a solar farm, reducing the amount of available land. Whilst there is potential to combine PDA 11 with nearby PDAs 5 and 6, these PDAs are similarly restricted in terms of land use by extant planning permissions for solar farms on both PDA 5 and PDA 6 and, in relation to PDA5, a minerals safeguarding area and designation for a permitted quarry. There are no active planning permission applications or extant permissions determined in the last 5 years. There are no planning allocations affecting the PDA. Land availability for the Scheme is unknown and would need to be explored further with landowners.	the northern section of the PDA which would need to be factored into the proposed design with appropriate buffers. The entire PDA is classed as Grade 3 agricultural land. There are a number of smaller householder extant planning permissions linked to properties within the PDA (for example, PL/2024/06896, PL/2022/06472). There are no planning permissions for new housing developments/estates. There are no allocations for development affecting the PDA. The Bradford-on-Avon Green Belt borders the northern boundary of the PDA (Saved Policy GB1 of the West Wiltshire Local Plan). The PDA also borders Southwick Country Park which is designated as a local Green Space under Policy 4 of the Southwick Neighbourhood Development Plan and other saved policies in the West Wiltshire Leisure and Recreation Plan. Land availability for the Scheme is unknown and would need to be explored further with landowners.
Cultural Heritage Study Area 500 m - Listed buildings, Registered Park and Garden and Conservation Areas 2 km - Scheduled Monument	There are no listed buildings within the PDA boundary. There are multiple Listed Buildings within 500m, notably three Grade 1 Listed Buildings associated with Great Chalfield Manor (the Manor itself, the Barn and Church of All Saints) located approximately 200m to the west of the PDA boundary. Great Chalfield Manor Grade II Registered Park and Garden is also located immediately adjacent to the more southerly of PDA 11s parcels along its northwestern edge. The whole village of Broughton Gifford which sits directly between the two PDA parcels is designated as a Conservation Area, at its closest point these are located approximately 20m from the PDA boundary. There are no further Conservation Areas within 500m of the PDA boundary. There is one Scheduled Monument within 2km of the PDA boundary, the 'Medieval settlement of Whaddon, 260m west of Whaddon Grove Farm' which is located approximately 1.3km to the south of the PDA boundary.	There is one Grade 1 Listed Building within the PDA boundary, Seymours Court Farmhouse located off Rudge Lane in the south of the parcel. There are also two further Grade II Listed properties located in the north of the parcel (Whitakers Farmhouse and Manor Farmhouse). Furthermore, there are multiple Listed Buildings within 500m, notably an additional Grade I Listed Property, the Church of St Lawrence, located 230m to the north of the PDA boundary near Church Row. There are no Registered Parks and Gardens or Conservation Areas within 500m of the PDA boundary. Notably, there is a Scheduled Monument located inside the PDA boundary near to Mount Pleasant, 'The Devil's Bed and Bolster long barrow'. There are no further Scheduled Monuments within 2km of the parcel, although it should be noted that two Scheduled Monuments ('Moated site on the West Wiltshire Industrial Estate' and 'Medieval settlement and associated field systems west of Brook Farm') sit just outside this search radius to the southeast.
Access for Construction Traffic	Access via A350 and local road network. Local roads may require some mitigation.	Access via the A361. No obvious constraints.
Flood Risk Study Area: Within and adjacent to the PDA - flood risk data. 500 m - main rivers	PDA 11 is intersected by several areas of Flood Zone 3 land associated with a tributary (designated as a Main River) of the River Avon. The Main River breaches the southern tip of the more southerly of PDA parcels and is also associated with an Ordinary Watercourse which intersects the parcel near Great Chatfield. There are no other Main Rivers or Ordinary Watercourses within 500m of the boundary. There are scattered sections of this PDA at high risk from surface water flooding (3.3% annual chance) around the Nortington Common area of the more northerly parcel.	There are no areas of Flood Zone 2 or 3 within the PDA boundary. There are no Main Rivers or Ordinary Watercourses inside the boundary. The nearest Main River, the River Frome, is located approximately 150m to the west of the boundary. Lambrok Stream is also located approximately 460m to the west of the boundary. There are some extended sections of this PDA at high risk from surface water flooding (3.3% annual chance) around the Hoggington area of the more northerly parcel.
Field Shading Study Area: Woodland in or adjacent to the site.	The area is largely unconstrained by shading with only a small area of woodland towards the south of the PDA boundary.	PDA 12 is largely unconstrained by trees either within or on boundaries of the PDA.
Grid Connection	Less than 1km from the point of connection. Requirement to cross minor road (Bath Road).	Approximately 11 km from the point of connection. Requirement to navigate between large settlements of Bradford-on-Avon and Trowbridge. Requirement to cross railway, River Avon, Kennett and Avon Canal and approximately 8 roads.

Indicator	Potential Development Area 11		Potential Development Area 12	
Topography		66.8 ha (13.7%) of the PDA is located on land with a gradient greater than 3%. 4.9 ha (1%) of the land within the PDA has a gradient greater than 5%.		168 ha (22.9%) of the PDA is located on land with a gradient greater than 3%. 12.5 ha (1.7%) of the land within the PDA has a gradient greater than 5%.
Site Size		The PDA is 492 ha which alone, is insufficient to accommodate a 500 MW scheme. It is located close to other PDAs which could be used in combination if required, subject to further technical assessment, but note that PDAs 5 and 6 are similarly constrained by land use (including existing/proposed solar farms) and further work would be required to understand if combining the sites would provide sufficient unconstrained space for a project equivalent to the Scheme.		The site size is 731 ha which is below the Applicant's minimum hectare threshold that is applied when looking for suitable sites for a 500 MW scheme and would provide no flexibility to refine the project boundaries (e.g. to avoid localised constraints) during design evolution. The PDA is relatively isolated although the closest section of neighbouring PDA4 is 2km away and is 60 ha and could be combined, subject to further technical assessment. However, even when combined, this would still not provide sufficient land to accommodate an equivalent scheme. Further, given the concentration of properties and the scattered heritage assets within the PDA (which would require buffers), the land available for development is likely to be reduced further.