

Application by Lime Down Solar Park Limited for an order granting development consent for the Lime Down Solar Project

Agenda for issue specific hearing 5 (ISH5) dealing with matters relating to landscape and visual impact, cultural heritage, and hydrology, flood risk and drainage.

Hearing	Date and Time	Location
Issue specific hearing 5 Environmental Matters including, but not necessarily limited to, landscape and visual impacts, cultural heritage, and hydrology, flood risk and drainage	Tuesday 15 September 2026 Hearing starts at 9:30am Registration and seating available at venue from 9:00am and virtual Registration Process from 9:00am	The National Self Build & Renovation Centre, Lydiard Fields, Great Western Way, Swindon, SN5 8UB and By virtual means using Microsoft Teams

Agenda items

Item	Matters to be covered
Item 1	Welcome, housekeeping, purpose of the hearing, participant introductions
Item 2	Landscape and Visual Impacts (including Glint and Glare) 2.1. Cotswolds National Landscape 2.1.1 Tranquillity The Applicant will be asked to clarify the percentage increase of traffic movements and HGV movements within the Cotswolds National Landscape (CNL). 2.1.2 Furthering the purpose of the CNL The Applicant will be asked whether the proposed disapplication of the Environmental Impact Assessment (Agriculture) (England) (No.2) Regulations 2006 would remove protections preventing the removal of proposed wildflower meadows at decommissioning. The Applicant and Natural England will be asked if the proposed wildflower meadows could be protected from returning to agriculture at decommissioning as a Priority Habitat (Habitat of Principal Importance

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	under Section 41 of the Natural Environment and Rural Communities Act 2006). 2.2. Sequential Visual Assessment Wiltshire Council and Stop Lime Down (SLD) will be invited to comment of the additional sequential visual assessments [REP6-062] submitted by the Applicant. 2.3. Glint and Glare 2.3.1 Badminton Airfield The Applicant will be asked whether discussions with Badminton Airfield have taken place and whether there is agreement that the predicted glare effects would be operationally accommodatable. 2.3.2 Road and Rail Receptors The Applicant will be asked to identify which other solar DCO projects have used the Pager Power guidance to support a similar approach to assessing impacts on road and rail receptors. 2.3.3 Modelling Results The Applicant will be asked which model (Pager Power or Forge Solar) was used for the modelling outputs provided at D3 [REP3-137] and [REP3-138] and if it can be evidenced that the two models produce very similar results.
Item 3	Cultural Heritage 3.1. Designated Heritage Assets The ExA note Wiltshire Council's responses to ExQ1 CH2.9, CH2.11 [REP5-112]. The Council will be invited to clarify whether it considers the residual harm to the Rodbourne Conservation Area and Grittleton House would amount to 'no harm' as assessed by the Applicant or 'less than substantial harm'. 3.2. Archaeological Mitigation 3.2.1 Geophysical Surveys Wiltshire Council and Historic England will be invited to comment on whether there are any concerns arising from the CRC geophysical surveys submitted at D5 [APP-224]. 3.2.2 Mitigation Strategy Wiltshire Council and Historic England will be invited to provide an update of discussions with the applicant regarding the proposed mitigation measures including whether the updated outline Archaeological Mitigation Strategy [REP6-012] adequately responds to concerns raised and whether any alterations are sought to the wording of Requirement 12 in the draft Development Consent Order (dDCO) [REP6-005].

Item	Matters to be covered
Item 4	Hydrology, Flood Risk and Drainage 4.1 Assessment of flood risk and drainage – impact of PV panels on run-off. The Applicant, Wiltshire Council as the Lead Local Flood Authority (LLFA), and the Environment Agency (EA) will be invited to comment on SLD submissions [REP5-130] (Appendix D – Modelling enhanced runoff from solar panels at Lime Down Farm) and section 2.3 (Hydrology) [REP6-081]. The ExA will seek clarification on the extent to which the Applicant's flood risk and drainage assessment has considered those submissions and whether any further assessment, mitigation or management measures are required. 4.2 Assessment of Flood Risk and Drainage - Lime Down D 4.2.1 Update of the EA review of the hydraulic model for the Gauze Brook. The EA will be invited to provide an update on its review of the hydraulic modelling for Gauze Brook, including any outstanding matters relevant to the ExA's consideration of flood risk at Lime Down D. 4.2.2 Lime Down D - Natural Flood Management Viability Report. Wiltshire Council as the LLFA, the EA and SLD will be invited to comment on the report and its conclusions [REP5-109]. 4.2.3 Potential effects of sewage flows discharge into the Gauze Brook Wessex Water will be invited to comment on this issue. The Applicant, Wiltshire Council as the LLFA, and the EA will be asked to comment on the potential effects of these flows on flood risk. 4.2.4 Functional floodplain in Lime Down D. The Applicant will be invited to explain how the outputs of its hydraulic modelling inform its conclusions regarding the extent and treatment of functional floodplain within Lime Down D and how this has informed the Design Principles and Parameters. 4.2.5 Ordinary watercourse between fields D22 and D1. Wiltshire Council as the LLFA will be invited to set out its position on the ordinary watercourse between fields D22 and D1, including any implications for drainage design, flood risk assessment or consents. 4.3 Assessment of Flood Risk and Drainage - Lime Down C 4.3.1 Location of the substation in Lime Down C1. The Applicant will be invited to explain the flood risk, drainage and other relevant constraints that have informed the proposed location of the substation in Lime Down C1. The EA and Wiltshire Council, as the

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	LLFA, will be invited to set out their respective positions, including whether any further Design Principles and Parameters are required. 4.3.2 Flood Risk to Farleaze Farm The Applicant will be invited to explain what assessment has been undertaken to understand and address flood risk at Farleaze Farm, including any assumptions, discussions with Network Rail, and proposed mitigation or management measures. The owner of Farleaze Farm may be invited to identify any specific concerns relevant to the ExA's consideration of this matter. 4.4 Impact Management - Hydrological Verification Framework Wiltshire Council as the LLFA will be invited to explain the purpose and proposed scope of the Hydrological Verification Framework referred to within its Statement of Common Ground (SoCG) [REP6-045], how it relates to the Water Management Plan and other management plans, and how any necessary commitments would be secured. 4.5 Integration of Sustainable Drainage Systems (SUDS) and Landscape The Applicant will be invited to explain how SUDS have been integrated with other aspects of the development such as open space or green infrastructure to ensure an efficient use of the site. The Applicant will also be invited to explain how the Design Principles and Parameters respond to paragraph 5.8.15, bullet point 11(6) of the Overarching National Policy Statement for energy (NPS EN-1). 4.6 Water Quality - Water Framework Directive The Applicant and the EA will be invited to set out their respective positions regarding the thermal implications of cables on sensitive groundwater receptors. Discussion will include how to secure a mechanism for the assessment of thermal impacts and micro-siting of the cable route. 4.7 Horizontal Directional Drilling (HDD) Position Between Wiltshire Council and the Applicant Wiltshire Council and the Applicant will be invited to set out their respective positions on the use of HDD, including any outstanding matters concerning assessment, construction methodology, environmental effects or the securing of mitigation.
Item 5	Other Matters if required
Item 6	Review of the issues and actions arising
Close of hearing	

Purpose of the issue specific hearing

The main purpose of ISH5 is to clarify and get views on matters relating to each of the subjects set out in the agenda above. The ExA has sought to provide sufficient detail to assist the parties to prepare for the hearing, although the agenda provided above is indicative and may be subject to change on the day.

Attendees

For the landscape and visual component of this hearing, the ExA would find it particularly helpful if the following parties could attend in person or virtually:

- Applicant
- Wiltshire Council
- Cotswolds National Landscape Board
- Natural England
- Stop Lime Down (and if possible, its landscape and visual expert and its glint and glare expert)

For the cultural heritage component of this hearing, the ExA would find it particularly helpful if the following parties could attend this hearing in person or virtually:

- Applicant
- Wiltshire Council
- Historic England
- Stop Lime Down (and if possible, its heritage expert)

For the hydrology, flood risk and drainage component of this hearing, the ExA would find it particularly helpful if the following parties could attend this hearing in person or virtually:

- Applicant
- Wiltshire Council - LLFA manager
- Stop Lime Down (and if possible, its hydrology expert Professor Richard Skeffington)
- The Environment Agency
- Wessex Water
- Jonathan-Seymour-Williams as the owner of Farleaze Farm.

The lists above are not closed lists and does not indicate that other parties will not be able to contribute. All interested parties (IPs) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage](#) of the National Infrastructure Planning website closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Registration process

Parties who have registered to speak (both in person and virtually) will receive a joining instruction email shortly before the hearing which will include a link to the virtual event on Microsoft Teams, and a telephone number should they need to participate by telephone. To enable the hearing to start on time at **9:30am** those attending virtually should join promptly at **9:00am** to ensure that all virtual attendees can complete the registration process in good time.

For those parties who simply wish to observe the hearing, they should log into the livestream link, which will be posted on the [project webpage](#) of the National Infrastructure Planning website.

Procedure at the issue specific hearing

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.

Any questions about this hearing

Please contact the Case Team if you have any questions regarding the arrangements for the hearing or how to participate.

Email - limedown@planninginspectorate.gov.uk

Telephone - 0303 444 5000

Post Hearing Submissions and Closing Statements

The ExA draws your attention to **deadline 7** in the examination timetable (**Friday 2 October 2026**) and requests that full summaries of all oral submissions given at the hearing by those who made them are submitted at that deadline. In addition, anyone who is unable to complete all of their oral submission during the hearing should follow it up in writing at that deadline.

Finally, **deadline 7** is also the time for any IP to submit a closing statement into the examination.