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Parc Cathays
Caerdydd
CF10 3NQ

Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Ffôn/tel: 0303 444 5958
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Mr James Cook
Sirius Planning Ltd.

(via e-mail)

Eich Cyf / Your Ref:

Ein Cyf / Our Ref: 3245503

Dyddiad / Date: 13 February 2020

Dear Mr Cook,

Town and Country Planning Act 1990
The Developments of National Significance (Procedure) (Wales) Order 2016
Town and Country Planning (Environmental Impact Assessment) (Wales)
Regulations 2017

Potential DNS Application

Site Address: Land at Pancross and Oaklands Farm, near Bonvilston, Vale of Glamorgan, CF5 6TQ

Proposed Development: Solar farm and power storage units (batteries) across approximately 111 ha of land (solar generation maximum installed capacity of 65 MWp) with ancillary infrastructure

On 23 January 2020 the Planning Inspectorate received confirmation that the developer was now content for the Inspectorate to publish and process a request for a Screening Direction which was originally received on 10 December 2019. The request was made under regulation 31(1) of the Town and Country Planning (Environmental Impact **Assessment) (Wales) Regulations 2017 ("the Regulations")**, for the Welsh Ministers to **make a screening direction as to whether or not the development proposed is "EIA Development" within the meaning of the Regulations.**

The Planning Inspectorate is authorised by the Welsh Ministers to provide that screening direction.

The project, as described above, falls within the description at paragraph 3(a) in column 1 of the table in Schedule 2 to the Regulations.

The attached screening assessment identifies the key areas which have been considered. Having taken into account the selection criteria in Schedule 3 to the Regulations and the

advice in Welsh Office Circular 11/99: Environmental Impact Assessment on establishing whether EIA is required, the assessment concludes that:

- Based on the information provided by the applicants, and the relevant consultee responses received, I find that this proposed solar farm and battery storage development is likely to have adverse effects in terms of landscape and visual impacts, ecology, hydrology and the historic environment. Considering these likely impacts, and the potential for cumulative effects with extant / consented solar farms in the locality I am led to conclude that, on balance, this development is likely to have significant environmental effects.

Therefore, in exercise of the powers conferred by the Regulations and the authority referred to above, the Welsh Ministers hereby direct that the development subject of this application is EIA development within the meaning of the Regulations.

Consequently, this application must be accompanied by an Environmental Statement. Under regulation 17(1) of the Regulations an Environmental Statement must contain, for the purpose of assessing the likely impact on the environment, the information specified in that regulation. It is recommended that you refer to the Regulations and the accompanying Circular, Welsh Office Circular 11/99, before and during the preparation of the Environmental Statement.

In the meantime, you may wish to have regard to the particular environmental topics identified in the attached screening assessment.

This letter will be copied to the Vale of Glamorgan Council so that this screening direction is placed on Part 1 of the Planning Register in relation to the application in question, in accordance with the Regulations.

I have also copied this letter to Natural Resources Wales and Cadw.

Yn gywir / Yours sincerely

Rob Sparey

Mr Robert Sparey MPlan

Rheolwr Cynllunio a'r Amgylchedd / Planning & Environment Manager
Tîm Cynllunio a'r Amgylchedd / The Planning & Environment Team
Yr Arolygiaeth Gynllunio / The Planning Inspectorate

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1 Case Details	
A	Case reference 3245503
B	Brief description of development Solar farm & battery storage (111 ha, maximum generation capacity 65 MWp) with ancillary infrastructure.
2 EIA Screening Details	
2A Schedule 1	
	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations? No
	<i>If Yes, under which description of development? If No, consider whether project is 'Schedule 2' development below in part 2(B).</i>
2B Schedule 2	
(i)	Is the project listed as a description of development under Column 1 of Schedule 2 of the EIA Regulations? Yes
	<i>If Yes, under which description of development? If No, EIA is not required.</i>
	3(a)
(ii)	Does the project change or extend development described in paragraphs 1 to 12 of Column 1 of schedule 2, where the change or extension may have SIGNIFICANT* adverse effects on the environment? No
	<i>If Yes, provide reasons for your answer below. *If unsure, discuss with PET. Proceed to point (iii).</i>
	Choose an item.
(iii)	Is the project located wholly or partly within a ' Sensitive Area ' as defined by Regulation 2 of the EIA Regulations? No
	<i>If Yes, state which area and more to Question 3. If No, proceed to point (iv) below.</i>
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met? Yes
	<i>If Yes, note which applicable threshold/criteria. If No, EIA is not required.</i>
	Site exceeds 0.5 ha.

3 LPA / Welsh Ministers' Screening		
(i)	Has the LPA issued a Screening Opinion (SO)?	No
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?	No
4 Environmental Statement (ES)		
	Has the applicant/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

As per Schedule 3, Para 3: When considering the potential impact, take into account; (a) magnitude / spatial extent / population likely to be affected; (b) nature of impact; (c) transboundary nature; (d) intensity & complexity; (e) probability; (f) expected onset / duration / frequency & reversibility; (g) cumulation with existing and / or approved development; (h) the possibility of effectively reducing the impact.

5 Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant? <i>Include consideration of features or measures to avoid or prevent what might otherwise be significant effects</i>
CRITERION 1. CHARACTERISTICS OF DEVELOPMENT		
Question 1(a) Size and design of the Development		
Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Change in land use for a 30 year period (agricultural use at present). Possible impacts on locality based on the concerns raised by NRW over potential impacts on hydrology and potential risk of accident involving the extant slurry lagoon. On balance I find that significant effects in this regard are unlikely.	No
Question 1(b) Cumulation with Existing and/or Approved Development		
Are there any other factors which should be considered such as: • consequential development which could lead to environmental effects?	Potential cumulative impacts with existing solar farms. As identified by the LPA: “Three smaller solar farms (2013/00967/FUL, up to 8MW, land adjacent to Sutton Mawr Farm; 2014/00798/FUL, up to 6MW, land east of Five Mile Lane; 2012/01224/FUL, up to 7.5MW, land at Garn Farm Lane) operate within 2 miles of the site.	Likely significant effect.

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
<ul style="list-style-type: none"> the potential for cumulative impacts with other existing or planned activities in the locality? any plans for future land uses on or around the location which could be affected by the project? transfrontier impacts? 	<p>There are also at least 3 other smaller solar farms operating in this area at a further distance from the site."</p> <p>In the absence of more detailed information to the contrary and in light of consultee responses, it seems to me that that the cumulative effects in terms of landscape and visual impacts could be significant.</p>	
Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity		
Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Some during construction and decommissioning, but unlikely to be significant. Positive impact in terms of renewable energy production during operation.	Unlikely to be significant.
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	Some during construction and decommissioning, but unlikely to be significant.	
Question 1(e) Pollution and Nuisances		
Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	No	
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Some during construction and decommissioning, but unlikely to be significant. Expected noise levels during operation unlikely to be significant.	
Will the Project release pollutants or any hazardous, toxic or noxious substances to air, or lead to risks of contamination of land or	No	

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
water (including surface waters, groundwater, coastal waters or the sea)?		
Question 1 (f) Risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge		
Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Potential impacts on onsite slurry lagoon – risk minimal.	Unlikely to be significant.
Question 1 (g) Risks to Human Health (for example due to water contamination or air pollution)		
Will there be any risk to human health during the construction and/or operation of the development	Best practice can be expected to minimise risk of accident during construction and decommissioning stages.	
CRITERION 2. LOCATION OF DEVELOPMENT		
Question 2(a) Existing and Approved Land Use		
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No	
Are there any routes or facilities on or around the location, which are used by the public for access to recreation or other facilities, which could be affected by the project?	No	
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	The development will occupy 111 ha of agricultural land, impacting on the potential for agricultural uses for 30 years. However, some agricultural use could co-exist with the proposed solar farm, (e.g. grazing under the panels). As proposed, the land would revert to agricultural use at the end of the 30 years.	Unlikely significant effect.

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
Are there any areas on or around the location occupied by land uses which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	The site is located near to the village of Bonvilston, but I do not consider that there are likely to be any impacts other than landscape and visual, so no significant impact on land use.	Unlikely significant effect.
Question 2(b) Relative Abundance, Availability Quality and Regenerative Capacity of Natural Resources in the Area and its Underground		
Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No	
Question 2(c) Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology, or are used by protected, important or sensitive species of fauna or flora, which could be affected by the project?	Yes, as highlighted by NRW it is possible that the resulting change in hydrology could have impacts on the adjacent SSSI. The development could also have impacts on nearby ancient and semi-natural woodlands, as identified by the Local Planning Authority (LPA).	Likely significant effect.
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Yes: Local designation Nant Llancarfan Special Landscape Area and non-statutory Llancarfan Landscape of Outstanding Historic Interest. While the applicants submitted Screening Request asserts that any effects would not be significant, I do not consider that enough information has been provided to support this at this stage. Based on the	Likely significant effect.

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
	extent of the site, I consider significant effects are likely.	
Is the project in a location where it is likely to be highly visible to many people?	Potentially – see comments above.	
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	The site is located near to the village of Bonvilston, but I do not consider that there are likely to be any impacts other than landscape and visual, so no significant impact on land use.	Unlikely significant effect.
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes – Cadw & the LPA highlight the potential effects on the adjacent SAM (GM613 Castle Ringwork 850m ENE of Ty'n-y-Coed). It seems likely that the development will have a significant effect on the setting of the SAM. In a letter to the LPA, the Glamorgan-Gwent Archaeological Trust highlight that there could well be archaeological features of national importance associated with the SAM. There are also another 80+ designated assets within 3 km of the site.	Likely significant effect.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	
Is the project location susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?	Site abuts Zone C2 but should not increase likelihood of flooding.	Unlikely significant effect.

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No	

Statement of reasons – insert into Screening Direction

Based on the information provided by the applicants, and the relevant consultee responses received, I find that this proposed solar farm and battery storage development is likely to have adverse effects in terms of landscape and visual impacts, ecology, hydrology and the historic environment. Considering these likely impacts, and the potential for cumulative effects with extant / consented solar farms in the locality lead me to conclude that, on balance, this development is likely to have significant environmental effects.

6	Outcome of assessment		
(ii)	If a SO/SD has been provided do you agree with it?	N/A	
(iii)	Is EIA required?	Yes	
Outcome		Action	✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects		Issue direction stating EIA Required (Letter 2)	
Name and Job Title of Assessor		Robert Sparey: Planning & Environment Manager	
Date of Assessment		13 February 2020	

Robert Sparey
The Planning Inspectorate
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Cathays Park
Cardiff,
CF10 3NQ

robert.sparey@planninginspectorate.gov.uk

Eich cyfeirnod
Your reference

3245503

Ein cyfeirnod
Our reference

Dyddiad
Date

7 February 2020

Llinell uniongyrchol
Direct line

0300 0250566

Ebost
Email:

Cadwplanning@gov.wales

Dear Mr Sparey

POTENTIAL DNS APPLICATION

PROPOSED DEVELOPMENT: SOLAR FARM AND POWER STORAGE UNITS

LOCATION: LAND AT PANCROSS AND OAKLANDS FARM, NEAR BONVILSTON, VALE OF GLAMORGAN

Thank you for your letter of 24 January 2020, asking for Cadw's view on the likely impact of the proposed potential DNS development described above on the environment and whether or not Environmental Impact Assessment (EIA) is required.

Cadw, as the Welsh Government's historic environment service, has assessed the characteristics of this proposed development and its location within the historic environment. In particular, the likely impact on designated or registered historic assets of national importance. In assessing if the likely impact of the development is significant Cadw has considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

Our records show that the historic assets listed in Annex A, are potentially affected by the proposal.

Listed Buildings – 65

Scheduled Monuments – 22

Registered parks and gardens - 3

The above designated heritage assets are located inside 3km of the proposed solar farm. As such there is a potential for the solar farm to have an impact on the settings of the above designated heritage assets and this will be material consideration in the determination of the planning application. However, from the current level of information provided in the letter requesting the screening opinion from Sirius, the only heritage asset where the adverse



impact could be significant is scheduled monument GM613 Castle Ringwork 850m ENE of Ty'n-y-Coed as the proposed development will be located adjacent to it and will occupy land which is clearly associated with it. This adverse impact will not be sufficient to require an environmental impact assessment to be prepared but will need to be fully assessed, along with the impact of the proposed solar farm on the other designated heritage assets listed above in the Cultural Heritage Assessment which Sirius state will be produced as part of the application.

It is strongly recommended that assessment of the impact of the proposed solar on the setting of the designated heritage assets should be carried out in accordance with the Welsh Government guidance given in the document "The Setting of Historic Assets in Wales". It is expected that all of the designated heritage assets listed above should be the subject of a stage 1 assessment which will determine the need, if necessary, for stages 2 to 4 to be carried out for specific heritage assets.

Yours sincerely

Jenna Arnold
Diogelu a Pholisi/ Protection and Policy

Listed Buildings:

2211	Cae'rwigau Uchaf	II
	Telephone Call-box on corner with road to St Nicholas'	
13425	Church	II
13426	GPO Pillar on corner with Road to St Nicholas' Church	II
13437	Barn at Garnllwyd	II
	Telephone Call-box between the Parish Hall and the	
13438	bridge	II
13440	Telephone Call-box to N of parish Church	II
13441	Telephone Call-box outside Fircot	II
13463	Tinkins Hall (former Cory Institute)	II
13469	Dyffryn House	II*
13470	Fountain to South of Dyffryn House	II
13471	Pompeian Garden at Dyffryn House	II
13472	Walled Garden at Dyffryn House	II
13489	Croes-y-Parc Baptist Chapel	II
13592	Garnllwyd Farmhouse	II*
13594	Ruins of Llantrithyd Place	II
13595	Llanfythin Farmhouse	II
13596	Cae'rwigau Isaf	II
13602	Parish Church of St Mary the Virgin	II
13603	Ty Mawr (Great House)	II
13605	St Cadoc's Parish Church	I
13606	Trewallter Fawr Farmhouse	II*
13609	St Illtyd's Parish Church	II*
13610	Garehouse at Llanfythin Farmhouse	II
13611	Llanfythin Mill	II
13636	Parish Church of St Nicholas	II*
13637	The Three Tuns	II
14070	Walterstone Fach	II
16319	Bonvilston Cottage	II
16320	Churchward Cross at Parish Church of St Mary	II
16321	Village Farmhouse	II
16322	Cory Family Chest-Tomb at Parish Church of St Nicholas	II
16323	Blacksmith's Cottages	II
16324	Smiths Row (also known as Blacksmiths Cottages)	II
16325	Smiths Row (also known as Blcksmiths Cottages)	II
16326	Church Hall House (former Cory Institute)	II
16327	Cottrell Lodge	II
16411	Llanfythin Millhouse	II
16412	Circular Pigsty at the Meadows	II
16413	Barn at Trewallter Fawr	II
19227	Ty-draw Farmhouse	II
19228	Agricultural Range at Ty-draw Farm	II
19890	Nant Bran Farmhouse	II
19891	Agricultural Range opposite Nant Bran Farmhouse.	II
19892	Outbuilding to N of Nant Bran Farmhouse	II
19893	Former Bull Shed at Nant Bran Farm.	II
25604	,5,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26944	Nos 4 and 6 Cory Crescent	II
26945	Nos 8 and 10 Cory Crescent	II
26946	Nos 16 and 18 Cory Crescent	II
26948	Monument to Dafydd William at Croes-y-Parc chapel	II
26949	,2,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II

26950	,3,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26951	,4,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26952	,1,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26953	,6,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26954	,7,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26955	,8,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26956	,9,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
26957	,10,Pwll-y-Min Crescent,Wyndham Park,,,CF5 6LR	II
	Fountain to South of Dyffryn House(partly in St Nicholas	
26987	and Bonvilston Community)	II
	Lower South Terrace at Dyffryn Gardens(partly in St	
26988	Nicholas and Bonvilston Community)	II
26989	Lion steps	II
26990	Vine Walk and Kiosks	II
26991	Well House	II
26995	Lidmore Farmhouse	II

Scheduled Ancient Monuments:

GM008 St Lythan's Burial Chamber
 GM009 Tinkinswood Burial Chamber
 GM069 Doghill Moated Site, Dyffryn
 GM071 Castle Ditches
 GM075 Llanancarfan Monastery (Site of)
 GM079 Y Gaer
 GM096 Cottrell Ringwork
 GM116 Coed-y-Cwm Chambered Cairn
 GM117 Coed y Cwm Ringwork
 GM251 Walterston ringwork
 GM253 Moulton Roman Site
 GM257 Llantrithyd Camp
 GM282 Medieval House Site, Llantrithyd
 GM293 Llanvithyn Camp
 GM298 Castell Moel
 GM364 Cottrell Castle Mound
 GM365 Two Cooking Mounds E of Ty'n-y-Pwll
 GM388 Horseland moated homestead
 GM390 Two Round Barrows 300m North of Tair Onnen
 GM450 Remains of Peterston Castle
 GM555 Llantrithyd Place: remains of house, relict gardens and wells
 GM613 Castle Ringwork 850m ENE of Ty'n-y-Coed

Registered Historic Parks and Gardens:

PGW (Gm) 32(GLA) Dyffryn (grade I)
 PGW (Gm) 40(GLA) Coedarhydyglyn (grade II*)
 PGW (Gm) 43(GLA) Llantrithyd Place (grade II*)

Rivers House,
St Mellons Business Park,
St Mellons,
Cardiff,
CF3 0EY

Mr Robert Sparey
The Planning Inspectorate
Crown Buildings
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ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 5161

07/02/2020

Annwyl Syr/Madam / Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES)
ORDER 2016 (AS AMENDED)
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(WALES) REGULATIONS 2017**

**PROPOSAL: SOLAR FARM AND POWER STORAGE UNITS (BATTERIES) ACROSS
APPROXIMATELY 111 HA OF LAND (SOLAR GENERATION MAXIMUM INSTALLED
CAPACITY OF 65 MWP) WITH ANCILLARY INFRASTRUCTURE AT LAND AT
PANCROSS AND OAKLANDS FARM, NEAR BONVILSTON, VALE OF GLAMORGAN,
CF5 6TQ**

Thank you for your letter dated 24 January 2020, regarding the above.

You have asked for our advice on whether there are any environmental effects that the proposed development may have on matters that fall within our remit and whether any of those effects are likely to be significant. You have also asked us to identify any potential significant effects which are not likely. We advise as follows:

Protected Sites

The south west corner of the proposed site borders the Nant Whitton Woodlands Site of Special Scientific Interest (SSSI). This site is designated for its semi-natural broadleaved woodland.

In our opinion, direct effects on the Nant Whitton SSSI are unlikely. However, due to the scale of the development proposed and its proximity to the Nant Whitton SSSI, we are concerned about the potential for indirect effects, as a result of changes in the hydrological regime and impacts on habitats and species.

The proposed development site comprises a significant area of semi natural habitats that have developed as a result of sympathetic management through an agri-environment scheme. The rougher nature of more natural grassland reduces run-off rates from these fields. In addition, there are many hedgerows that intercept overland flows, slowing the flow of surface water. The close proximity of this semi natural habitat to the SSSI, is likely to play an important role in supporting the biodiversity and resilience of the SSSI.

Solar farm developments have the potential to disturb natural hydrological processes relevant to surface waters and groundwater. Grading of the surface and vegetation changes can impact on soil infiltration rate, runoff ratios and evapotranspiration. Whilst the solar panels themselves do not have a significant effect on the runoff volumes, the peak discharge may be increased. Habitat loss and fragmentation, changes in species composition and distribution is also a concern and could result in a loss of ecological connectivity with the wider landscape.

We are also aware that there is a large slurry lagoon within the site boundary (grid reference ST 07322 73033). The integrity of this structure will be a fundamental consideration of any proposed development. A failure of this structure could have damaging environmental consequences for the surrounding area and the SSSI.

In consideration of the above, in our opinion the proposed development is likely to have adverse effects on the environment. However, in light of the information available to us at this time, we cannot confirm the significance of these effects. We therefore cannot rule out that these effects may be significant. **Therefore, in the absence of further information, we consider that the proposed development has the potential to have significant environmental effects.**

Protected Species

It is not clear from the information provided whether any protected species surveys of the site have been undertaken to date, however we note and welcome the intention for the planning submission to include an Ecological Appraisal.

We are not aware of any records for protected species within the proposed site boundary. We are aware, however, of records in the wider vicinity (e.g. dormice, great crested newts, bats).

In the absence of information to confirm the presence of protected species on site, and therefore likely impacts of the proposals, we are unable to advise whether the proposals are likely to have significant effects on protected species.

We suggest that you seek advice from the Local Planning Authorities' Ecologist, to ascertain if they have any information to assist you further in determining whether the proposals are likely to have significant effects on protected species.

Flood Risk

The western site boundary is on the edge of Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines. We note the planning application will include a flood risk assessment and drainage management strategy.

There is no information within the submitted documents to suggest that the proposal will involve land raising within the flood outlines and therefore, we consider that the proposed development is unlikely to have a significant environmental effect in respect of flood risk.

Notwithstanding the above, we are aware that village of Llancarfan has been subject to a number of historic flooding events and any changes in land management may alter the hydrological response to significant rainfall events as highlighted above. It will be important to ensure the scheme does not increase downstream flood risk and where possible seeks to reduce run off rates and increase storage where possible.

We suggest you seek further advice on this matter from the Lead Local Flood Authority (LLFA) who are the appropriate body to provide further advice on surface water matters.

Please note, we have considered the likelihood of significant effects from the scheme on environmental interests listed on our consultation topics list: Development planning advisory service, consultation topics <https://naturalresources.wales/guidance-and-advice/businesssectors/planning-and-development/our-role-in-planning-and-development/our-role-in-planning-and-development/?lang=en> Our advice does not rule out the potential for the proposed development to affect other interests.

Our advice is made without prejudice to comments we may subsequently wish to make when consulted on any planning application, any environmental permit, the submission of more detailed information, or an Environmental Statement.

We trust the above is clear and will assist in determining whether EIA is required. If you have any queries on the above, please do not hesitate to contact us. We would be grateful to receive a copy of the decision letter in due course.

Yn gywir / Yours faithfully

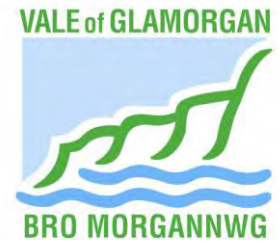
Alice Jewer

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Date/Dyddiad: 13 February 2020
Ask for/Gofynwch am: Mrs. Helen Winsall
Telephone/Rhif ffon: (01446) 704743
Your Ref/Eich Cyf:
My Ref/Cyf: P/DC/HW/2020/00088/SC1
e-mail/e-bost: Planning@valeofglamorgan.gov.uk

The Vale of Glamorgan Council
Dock Office, Barry Docks, Barry CF63 4RT
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The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Dear Sir/Madam

Town and Country Planning Act, 1990 (as amended)
Planning Application Reference: 2020/00088/SC1
Location: Land at Pancross and Oaklands Farm, Near Bonvilston
Proposal: Request for screening opinion - Solar farm and power storage units (batteries) across approximately 111 ha of land (solar generation maximum installed capacity of 65 MWp) with ancillary infrastructure

Thank you for consulting us on this Screening Opinion.

In order to form a view on whether there are likely to be significant environmental effects and whether Environmental Impact Assessment should be sought, I have filled in an EIA Screening Pro-forma. I have attached this for your information.

I can advise that this Council does consider the development is likely to have significant environmental effects and therefore that the development is an EIA development requiring Environmental Impact Assessment. This is principally due to the size of the site and the nature of the development proposed being likely to have significant visual, landscape and ecological effects, and also a significant effect on the historic environment. In forming this view, particular consideration has been given to the landscape, ecological and historic environment designations on and adjacent to the site. These details are included in the attached pro-forma.

No consultations have been undertaken as part of this process. However, I would ask you to take note of the attached comments that one of the Local Community Councillors has submitted to us, when coming to your decision.

Yours faithfully

Victoria Robinson
Operational Manager Development Management

EIA SCREENING PROFORMA

EIA Initial Screening. *N.B. Please note this forms part of a consultation response and is not the basis of a formal screening opinion for the proposed development.*

1	Case Details	
a	Applicant/Agent	
	The Planning Inspectorate, Crown Buildings	
	Cathays Park	
	Cardiff	
	CF10 3NQ	
b	Vale of Glamorgan reference	Received
	2020/00088/SC1	24 January 2020
c	WG case reference – If Applicable	
d	Site Address	
	Land at Pancross and Oaklands Farm, Near Bonvilston	
e	Brief description of development	
	Request for screening opinion - Solar farm and power storage units (batteries) across approximately 111 ha of land (solar generation maximum installed capacity of 65 MWp) with ancillary infrastructure	
f	Reserved matters?	Yes / No
	Approval of Non Material Amendment?	Yes / No
	Approval of conditions?	Yes / No
	Variation or removal of a condition?	Yes / No
	Description of development subject of the related planning permission:	
	N/A	
g	Area of development/works/new floor space (as appropriate)	

	111ha	
h	Is this a request for a Screening Opinion under Paragraph 5 of the 2017 Regs?	Yes / No <i>(but form completed to inform consultation response)</i>
	If Yes, complete the remainder of this form and provide (adopt) the screening opinion within 21 days.	

2	Reserved matters/conditions/NMA Applications Only N/A	
a	Was an EIA Report required for the original PP?	Yes / No
a(i) If No	If EIA report was not required, has there been any change to the site or its context? (i.e. have there been any new designations such as SSSI, Listed Buildings, new development in the context of the site, etc.)	Yes / No
	If yes, what are the implications of the change? Is re-screening necessary?	
	Notes:	
	If re-screening is necessary, please complete question 4 and the detailed screening section of this form.	
a(ii) If Yes	If EIA Report was submitted with the Original application, has any of the baseline information on which that Report was based changed?	Yes / No
	If yes, what are the implications of the change? Is re-screening necessary?	
	Notes:	
	If re-screening is required, please complete question 4 and the detailed screening section of this form.	

3	Full & Outline Applications Only	
a	Is the development Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017?	Yes / No
	If Yes, under which description of development does it fall? (specify number)	

	N/A	
	If the development is Schedule 1 and a screening opinion has not been requested by the developer, the planning application must be considered as a request for a screening opinion, under section 5 and 6 of the 2017 Regulations. If within schedule 1, the development is EIA development by definition. Please complete question 4. Although not necessary, the completion of the detailed screening section of this form will assist in the identification of the topics to be considered in the EIA report that will need to be submitted.	
b	Is the development Schedule 2 development as described in Column 1 of Schedule 2 of the 2017 Regulations?	Yes / No
	If Yes, under which description of development in Column 1 does it fall? (specify number)	
	3(a) (Energy industry, Industrial installations for the production of electricity, steam and hot water)	
	Does the development exceed the thresholds specified in Column 2 of Schedule 2 of the 2017 Regulations?	
	Yes / No	
	Specify extent of development in relation to the threshold: The site is 111ha in size. The threshold is 0.5ha.	
	If Schedule 2 development exceeds the Column 2 thresholds and a screening opinion has not been requested, the application must be considered as a request for a screening opinion. Please complete question 4 and the detailed screening section of this form.	
c	If not Schedule 1 or Schedule 2 development, is it appropriate to complete the full EIA form for this development for any other reason? Please consider the following: N/A	
	Could the development be EIA development when considered in combination with other existing or planned development (with the benefit of planning permission), either associated with the proposal or in the area and having similar environmental effects? (If yes, completed question 4 and the detailed screening section of this form.)	Yes / No
	Is it 'likely' that the development would result in any 'significant' environmental effects (both positive and negative) in the form of: (please indicate 'yes' and provide supporting justification for any of the possible relevant topics)	
	Air Quality	Yes / No
	Noise & Vibration	Yes / No
	Ecology	Yes / No

	Landscape/Townscape and Visual Impact	Yes / No
	Ground Conditions (Geology & Contamination)	Yes / No
	Flood Risk & Water Resources	Yes / No
	Archaeology	Yes / No
	Built Heritage	Yes / No
	Waste	Yes / No
	Climate Change	Yes / No
	Transport and Access	Yes / No
	Soils and Agriculture	Yes / No
	Human Health	Yes / No
	Socio Economics	Yes / No
	Lighting	Yes / No
	Aviation	Yes / No
	Telecommunications	Yes / No
	Electromagnetic Interference (wind turbines)	Yes / No
	Daylight Sunlight and Overshadowing (wind turbines)	Yes / No
	Wind Microclimate (wind turbines)	Yes / No
	Shadow Flicker (wind turbines)	Yes / No
	Sustainability	Yes / No
	Risk of major accidents and/or disasters	Yes / No
	If the answer to any of the questions above is Yes, please specify here the likely significant effect that is envisaged.	
Notes:		
If yes, please complete question 4 and the detailed screening section of this form.		

4	Is detailed EIA screening required?	Yes / No	If Yes, complete the remainder of this form.
	Name:	Helen Winsall	
	Date initial screening completed:	10/02/2020	

EIA Detailed Screening

5	Information Submitted			
	Has the following information/details been submitted?			
	A Plan sufficient to identify the land?	Yes / No	If Yes, is this adequate?	Yes / No
	A brief description of the nature and purpose of the development?	Yes / No	If Yes, is this adequate?	Yes / No
	A description of the likely effects on the environment as a result of the proposal - i.e. a Screening Report? (NB. only required if this is a request for a Screening Opinion under section 5 of the Regulations)	Yes / No / not applicable	If Yes, is this adequate?	Yes / No
	For Res Matters and CD, sufficient information to identify any previous planning permissions granted in respect of which a subsequent application has been made? (only required if this is a request for a Screening Opinion under section 5 of the Regulations)			Yes / No / not applicable
	N/A			
	If the answer to any of the above is No, request additional information from the applicant.			

6	Cumulative Effects	
a	Is the development an extension or change to an existing development / facility / operation? (If yes, provide details of that existing development – e.g. size, footprint, type of operation if different to the proposed development, etc.)	Yes / No

	Please specify: N/A	
b	Is the development in an area where there is other existing development or other planned development with the benefit of planning permission that has similar environmental impacts?	Yes / No
	Please specify: Three smaller solar farms (2013/00967/FUL, up to 8MW, land adjacent to Sutton Mawr Farm; 2014/00798/FUL, up to 6MW, land east of Five Mile Lane; 2012/01224/FUL, up to 7.5MW, land at Garn Farm Lane) operate within 2 miles of the site. There are also at least 3 other smaller solar farms operating in this area at a further distance from the site.	
c	Is it reasonable to consider the cumulative effects of the existing development in this screening opinion? (Please justify your reasoning)	Yes / No
	Yes, it is reasonable to consider the cumulative impact of this and other solar farms on the landscape quality of the area.	
	If Yes, please complete the remainder of the form considering the cumulative effects of the existing associated development and the proposed development.	

7. CHECKLIST				
Topics to be considered		Will there be an impact? What will the impact be? What/Who are the receptors of that impact? (Receptors can include people living in the area/travelling through the area, SLA, Listed Buildings, SSSI, the Habitats of protected species, etc.)	Is this likely to result in a Significant effect? Yes/No Please Justify, considering the type of impact and the receptors of that impact.	Is there any standard mitigation that could manage, reduce or overcome the significant effect?
Construction, Operation and Decommissioning				
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes, the proposal will result in a large area of currently open countryside being covered by photovoltaic panels which will be visible from off site.	Yes, this is likely cause a significant visual and landscape effect when viewed from off-site due to the size of the site and its open character.	No.

2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes, it will use a significant area of land which will restrict the use of the site for agriculture.	No, the reversible nature of the development is noted, and that it is still intended to keep the land in agricultural production.	N/A
Waste and Pollutants from the Project				
3	Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	No	N/A	N/A
4	Will the Project produce solid wastes during construction or operation or decommissioning?	Yes, the decommissioning of the site will result in a significant number of photovoltaic panels that will require either reusing or recycling.	No, it is anticipated these can be reused or scrapped and recycled.	N/A
5	Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	No	N/A	N/A
6	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	N/A	N/A
7	Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Not that are known	N/A	N/A

8	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No	N/A	N/A
Noise, vibration, overshadowing, etc.				
9	Will the Project cause noise and vibration or release of light or heat energy?	No	N/A	N/A
10	Will the Project result in any impact on daylight, overshadowing, shadow flicker, etc.?	No	N/A	N/A
11	Will the Project have any impact on Electromagnetic interference or wind microclimate?	No	N/A	N/A
International or National Designations				
12	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	<p>Yes, the following will be impacted by the development:</p> <ul style="list-style-type: none"> • The site is within the Nant Llancarfan Special Landscape Area; • Part of the site is within the North of Coed Quinnet Site of Importance for Nature Conservation; • Part of the site is within the Llancarfan Landscape of Outstanding Historic Interest; • The site is adjacent to the Nant Whitton Woodlands Site of Special Scientific Interest; • The site is adjacent to a Scheduled Ancient Monument- Castle Ringwork, 850m ENE of 	Yes, due to the size of the site, the development proposed and the designations both on the site and adjacent to it, it is considered that the development is likely to have significant effects on designated sites and their ecological, landscape and historic value.	No

		Ty'n y Coed.		
Ecology				
13	Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Yes, there is ancient and semi-natural woodland to the north and south of the site which will be impacted by the development.	Yes, due to the size of the site, the development being proposed and the site being adjacent to these woodlands, there is likely to be a significant effect on the ecology using this woodland.	No.
14	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Yes, it is likely that surrounding woodland and hedges on the site are being used as habitat by birds and bats, and the fields used for foraging.	Yes, there is likely to be a significant effect on protected species due to the size of the site and the development being proposed, and its proximity to woodland and hedges.	No
15	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Not that are known.	N/A	N/A
Landscape and Visual Impact				
16	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes, the site is currently farmland and the greenfield land will be lost while the development is in operation.	Yes, there is likely to be a significant visual effect when viewed from off-site while the solar farm is in operation due to the size of the site and the development proposed.	No
17	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project (SLA, Heritage Coast, etc.)?	Yes, as follows: <ul style="list-style-type: none"> The site is within the Nant Llancarfan Special Landscape Area; Part of the site is within the Llancarfan Landscape 	Yes, there is likely to be a significant landscape effect while the solar farm is in operation due to the size of the site and the development proposed.	No

		of Outstanding Historic Interest.		
18	Is the project in a location where it is likely to be highly visible to many people?	Yes, the site is very large and will be very visible from off-site. The development will be able to be seen from a wide range of public viewpoints off-site.	Yes, there is likely to be a significant visual effect when viewed from off-site while the solar farm is in operation due to the size of the site and the development being proposed.	No
Highways and Footpaths				
19	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes, the site has public highways to the east and west, from which the solar farm will be visible.	Yes, there is likely to be a significant visual effect for users of these roads while the solar farm is in operation due to the size of the site and the development being proposed.	No
20	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	N/A	N/A
Archaeology and Built Heritage				
21	Are there any Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens of any other areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes, the site is adjacent to a Scheduled Ancient Monument-Castle Ringwork, 850m ENE of Ty'n y Coed.	Yes, the site is adjacent to the solar farm and there is likely to be a significant effect on its setting due to the size of the site, the development being proposed, and that the SAM is adjacent to the site boundary.	No
22	Is the Project in an area known to be of Archaeological importance?	Not that is known, although there could be archaeology within the site associated with the SAM.	No, the reversible nature of the development and lack of ground disturbance required is noted.	N/A
Adjoining Land Uses and Population				

23	Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No	N/A	N/A
24	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes, there are a number of scattered dwellings in close proximity to the site, as well as farms and agricultural land.	No, the main impact on these properties will be a visual impact. However, in the context of these properties, the proposal is considered to impact on private views from the properties rather than be overbearing on them.	N/A
25	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes, the site is close to Bonvilston, a village of significant size to the north and the solar farm is likely to have a visual and landscape impact from here.	Yes, due to the size of the site and the development proposed, it is likely that the development will have a significant landscape and visual effect on Bonvilston.	No
26	Are there any areas on, or around, the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	No, aside from those in the village.	N/A	N/A
27	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Yes, it will use a significant area of land which will restrict the use of the site for agriculture.	No, the reversible nature of the development is noted, and that it is still intended to keep the land in agricultural production.	N/A
28	Are there any planning permissions or LDP allocations for future land uses on or around the location which could be affected by the project?	Yes, the site is within an area of limestone resource and a significant part of it is in Solar Search Area 3- Land West of Five Mile Lane.	No, the proposal is compatible with the designation of a Solar Search Area. In respect of the limestone resource, the reversible nature of the development is noted.	N/A
Natural Hazards and Climate Change				

29	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Not that is known.	N/A	N/A
30	Will the project have an impact on Climate Change (positive or negative)?	Yes, this is likely to be a positive impact through the generation of a significant level of renewable energy.	N/A	N/A

Cumulative Effects with Future Development

31	Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other development that has planning permission or is allocated within the LDP?	Yes, there are other solar farms operating in the area and the cumulative impact of these on the landscape of the area needs to be considered.	Yes, the number of solar farms in already the area along with this large solar farm proposed are considered likely to cummulatively have a significant effect on the landscape quality of the area. However, it is considered that the proposed development is likely to have a significant effect on the landscape on its own.	No
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8. No

	Is an EIA report required?	Yes / No
	If yes, what topics should be covered by the EIA Report?	
	List of Topics: Landscape and Visual Effects Ecological Effects Effects on the Historic Environment	

9	Name:	Helen Winsall
	Date detailed screening completed:	10/02/2020
	Authorised by:	
	Date Authorised:	12/02/2020

Head of Planning and Transportation
The Vale of Glamorgan Council
Dock Office
Barry Docks
BARRY
CF63 4RT

11th February 2020

Dear Sir,

EIA Screening Request for a Solar farm and power storage units (batteries) across approximately 111 ha of land (solar generation maximum installed capacity of 65 MWp) with ancillary infrastructure
Land at Pancross and Oaklands Farm, Near Bonvilston
App. No. 2020/00088/SC1

We do not have the legal expertise to determine whether or not an Environmental Impact Assessment is required; however, there are archaeological and cultural heritage issues which need to be addressed in order to determine the impact of the proposals on the historic environment.

Information in the Historic Environment Record shows that there is a Scheduled Monument, Ty'n-y-Coed Castle Ringwork (GM613) located immediately to the north of the proposal. It comprises the remains of a well preserved castle-ringwork, which dates to the early part of the medieval period (cAD 1066 - 1485). There is no medieval record of the castle, but was probably built by the de Bonville family. It is of national importance for its potential to enhance our knowledge of medieval settlement, organisation and defence. Furthermore a cropmark is recorded in the centre of the proposed development area which has been interpreted as a possible prehistoric defended enclosure.

As a result it is proposed to provide a Cultural Heritage Assessment in support of the application. The assessment will identify the archaeological potential of the site, as well as determine any impact of the proposal on the archaeological resource, including setting. Such an exercise will need be conducted in accordance with the Chartered Institute for Archaeologists *Standard and guidance for historic environment desk-based assessment (2014)* and to an agreed written scheme of investigation.

Such an approach is appropriate and in accordance with Planning Policy Wales, Tenth Edition November 2018, Paragraph 6.1.26 and Technical Advice Note 24, May 2017, Paragraph 4.7.

In our opinion, this information could be presented as part of an Environmental Impact Assessment, or as a separate archaeological desk-based assessment. All of the archaeological work must meet the Standards and follow the Guidance issued by the Chartered Institute for Archaeologists (CIfA). It is our policy to recommend that it is undertaken either by a CIfA Registered Organisation (RO) or by a MCIfA level Member.

It should also be noted that it is possible that further investigation, such as archaeological evaluation, will be required to be undertaken prior to the determination of any planning application if significant archaeological features are identified during the compilation of the desk-based study.

If you have any questions or require further information on this matter please do not hesitate to contact us.



Archaeological
Planning

The Glamorgan-Gwent
Archaeological Trust
Limited

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Registered charity
No. 505609



Yours faithfully,



Rob Dunning BSc MCIfA
Archaeological Planning Officer

From: Cllr Ian Perry [REDACTED]
Sent: 31 January 2020 21:17
To: Planning
Subject: 2020/00088/SC1 FAO: Mrs. Helen Winsall

I believe that a full EIA/Environmental Statement must be given considerable consideration given the scale of the proposed solar farm, the proximity to sites rich with biodiversity and our statutory duties. There has been little evaluation of the ecological impacts of ground mounted PV sites. The Precautionary Principal needs to be applied before we make decisions that could harm sensitive ecosystems.

Environment (Wales) Act

This Act gives us the duty to:

- Safeguard species and habitats of principal importance and improve their management
- **Improve our evidence**, understanding and monitoring

Biodiversity

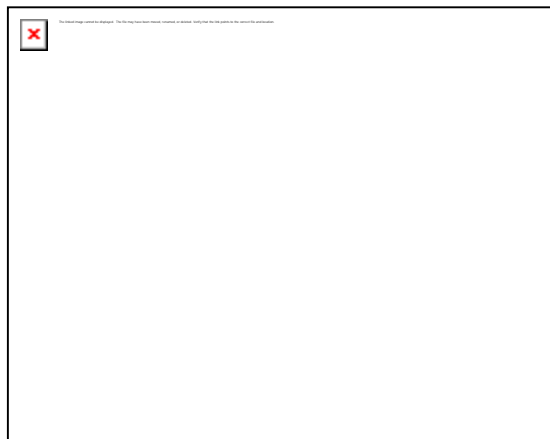
Concerns have been raised that solar PV developments have the potential to negatively impact a broad range of taxa including birds, bats, mammals, insects and plants. The site is bordered by a SSSI to the south west and ancient, semi natural woodland to the north and south. Organisations such as Natural England and the RSPB recommend that solar PV developments should not be built on or near protected areas.

The eyes of other creatures are very different to our own, and many creatures have a view of the site from the sky. It is not enough to only consider how humans will view this site from the road as they drive past.

Money from the Welsh Government Woodland Grant Scheme was used to enhance woodland adjoining and within the site proposed for the solar farm.

Historic Landscape Character Area

To recognise the value of historic landscapes, and to raise awareness of their importance, Cadw, in partnership with the Countryside Council for Wales (now called Natural Resources Wales) and the International Council on Monuments and Sites (ICOMOS UK) has compiled a non-statutory Register of 58 landscapes of outstanding or special historic interest in Wales. The proposed solar farm extends into one of these areas (shaded brown on the map below).



Cllr Ian Perry

St Nicholas with Bonvilston Community Council

