

P/2021/01101
Received
19/08/2021



P20-1836
19th August 2021

Planning Office of East Staffordshire Borough Council,
The Town Hall,
Kind Edward Place,
Burton upon Trent
DE14 2EB

Dear Sir/Madam,

Proposed Solar Farm on land east of Blithbury, Rugeley; Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Regulation 6 Request for a Screening Opinion

We write on behalf of Novergy Ltd (the 'Applicant') to request a Screening Opinion to determine whether there is a requirement for an Environmental Impact Assessment (EIA) to accompany a planning application for development at the above location. This request is made under Regulation 6 of the Town and Country Planning (EIA) Regulations 2017.

In accordance with the EIA Regulations, we have provided the following information:

- (a) A plan sufficient to identify the land (**Appendix A**);
- (b) A description of the development, including in particular-
 - i. A description of the physical characteristics of the development and, where relevant, of demolition works;
 - ii. A description of the location of the development, with particular regard to the environmental sensitivity of the geographic areas likely to be affected (**Appendix B**);
- (c) A description of the aspects of the environment likely to be significantly affected by the development (**Appendix B**);
- (d) To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from -

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- i. The expected residues and emissions and the production of waste, where relevant; and
 - ii. The use of natural resources, in particular soil, land water and biodiversity; **(Appendix B)** and
- (e) Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures to avoid or prevent what might otherwise have been significant adverse effects on the environment **(Appendix B)**.

As the Application Site is a cross boundary application the Screening Request has been issued to Lichfield District Council and East Staffordshire Borough Council. The largest part of the Site is within East Staffordshire Borough Council, and we expect will be the lead authority preparing the Screening Opinion.

We look forward to receiving the Screening Opinion within three weeks of receipt of this request as specified in the Regulations and confirmation that the Screening Opinion will be placed on the Public Register.

Yours faithfully,

Hannah Tidd

Environmental Planner

Enc.
1x Site Location Plan
1x Environmental Designations Plan

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APPENDIX A
PLAN SUFFICIENT TO IDENTIFY THE LAND

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APPENDIX B

A description of the development, including in particular-

- i. A description of the physical characteristics of the development and, where relevant, of demolition works;**
- ii. A description of the location of the development, with particular regard to the environmental sensitivity of the geographic areas likely to be affected;**

A description of the aspects of the environment likely to be significantly affected by the development;

To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from-

- iii. The expected residues and emissions and the production of waste, where relevant; and**
- iv. The use of natural resources, in particular soil, land water and biodiversity; and**

Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Application Site

The Application Site (Appendix A) is up to circa 156.9ha, consisting of a parcel of agricultural land, irregular in shape. The parcel of land is almost subdivided into three separate parcels, bar two small interconnecting strips of land linking the Application Site to create a singular site area. The parcel of land is made up of multiple, arable fields with hedgerows and mature trees lining the field boundaries. The Site at its closest point is situated c.115m east of the village of Blithbury. The urban edge of the town of Rugeley is located c.3.9km south-west, the village of Hamstall Ridware is c.1km south-and village of Abbots Bromley is c.2.1km north-west of the Site. The Site is located across two administrative boundaries, across Lichfield District Council and East Staffordshire Borough Council.

The area of land located within Lichfield District Council comprises 40.1ha of fairly flat topography with a decreasing slope of ~25m in a broadly west to east direction. This land area is defined in the most part by hedgerow and mature trees around the existing field pattern. The southern boundary is defined by Blithbury Road, with Rugeley School abutting Blithbury Road. Longacres Farm and associated buildings and agricultural tracks are found adjacent to the western boundary. Within the north-eastern corner of this land area River Blithe and Little Blithe flow in north-west to south-east direction through the Application Site, flanked by a dense line of vegetation. Two Public Right of Ways (PRoW) are found within close proximity to land located within Lichfield District; footpath 112 runs broadly parallel with the north-western boundary within the Site and footpath 6761 is adjacent to south-eastern boundary connecting to footpath 7504 running in a broadly north-south direction.

The area of land located within East Staffordshire Borough Council is 116.7ha of fairly flat topography with a decreasing slope of ~20m in a broadly north to south direction. This land area is defined in the most part by hedgerows and mature trees around the existing field pattern. The entirety of the eastern boundary of this land area is adjacent to Pur Brook,

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and most of the southern boundary is adjacent to Little Blithe. The western boundary is adjacent to PRow Abbot Bromley footpath 33 and residential property Rookery Farm and associated buildings. Agricultural tracks leading from Rookery Farm are located within the Site. Orange Lane and Glass Lane define in part the northern boundary of this area of land. Ash Brook runs through the west of the Site in a broadly north-south direction from the northern boundary to the southern boundary. Several waterbodies and small woodland copses are found within the larger northern parcel of land. A network of interconnecting PRows cross through the Site, including footpaths 4275, 4430, 4503, 3719 and 3815. Within the wider area of the Application Site is a network of PRow's, illustrated on the Environmental Designations Plan (EDP).

Lying beyond the Application Site is predominantly open countryside of arable farmland with isolated farmsteads dispersed across the landscape in all directions. Blithbury Reservoir at its closest point is c.1.9km north-west of the Site. The HS2 Safeguard area for the future railway line is proposed to run in a south-east to north-west direction, approximately 350m south-west from the nearest site boundary. The tracks nearest the Application Site comprises primarily of cutting track, along with a small section of embankment.

Nature and purpose of the Proposed Development

The Proposed Development is the 'construction of a Solar Farm and battery storage facility together with all associated works, equipment and necessary infrastructure', on land over several fields.

Through the utilisation of sunlight, the facility will renewably generate energy for distribution onto the National Grid. This aims to address the local and national renewable energy targets and ultimately reduce the reliance on fossil fuel-based sources as a form of energy production. The facility has the capability of exporting up to 49.9MW AC of electricity

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to the National Grid. The proposed development therefore provides a step towards the transition to a low carbon National Grid.

The nature of ground mounted solar PV is both temporary and reversible, allowing the Site to be restored to its former agricultural use. The proposed development is likely to consist of the following:

- Photovoltaic (PV) panels based on a simple metal framework ('table') to form an 'array' which is pile driven into the ground, avoiding the need for substantive foundations. These bifacial arrays would operate on either fixed panel a tracker system to make efficient use of the sun's energy and would have a maximum height of 3.0m above ground and will be spaced at least 3m between rows;
- Battery Storage Facility;
- A number of inverters/transformers at various locations around the arrays, and away from the site boundaries;
- Customer Station (Delivery Station);
- Boundary fencing (e.g., deer fencing) around the edge of each development parcel;
- A CCTV system, ether pole or fence-mounted, located at strategic points around the site perimeter;
- Associated access tracks connecting inverter/transformer units;
- Storage container(s) for spare parts etc;
- Relevant communications and monitoring equipment; and
- Creation or improvement of site accesses for construction, operation and decommissioning purposes.

Existing field access to the Application Site will be off Blithbury Road in the south. Ultimately the access point for the Application Site connect to the B5014 which provides links to the wider area.

<p>The Proposed Development will also provide biodiversity enhancements through wildflower Planting and enhancement of existing hedgerows on site. There is the potential to include further biodiversity enhancements through the creation of wildlife corridors and the possible installation of bat and bird nesting boxes, bee hotels, woodpiles, and beehives.</p>	
Possible Effects on the Environment	
Section 1 – Applicable Thresholds	
Does the Proposed Development fall within Schedule 1 (Y/N)?	No
If yes, what is the applicable description.	N/A
If yes, the project automatically requires EIA	
If no, does the Proposed Development fall within Schedule 2 (Y/N)?	Yes
If yes, what is the applicable description?	3 (a) Industrial installations for the production of electricity, steam, and hot water.
Is the Project located in or adjacent to a 'Sensitive Area'?	No
If yes proceed to Section 2.	
If no, what is the corresponding applicable threshold in Schedule 2?	The area of the development exceeds 0.5 hectares
Does the Project exceed the applicable threshold (Y/N)?	Yes
If yes, proceed to Section 2	
Section 2 – Assessment of Possible Effects	

Topic	Analysis
<p>Population</p>	<p>During construction/decommissioning, it is considered unlikely that the proposals will result in a significant change in population as workers are unlikely to relocate to the area on a permanent basis. The construction/decommissioning will have a temporary effect on employment provision through the creation of construction jobs. A minor beneficial effect is therefore anticipated.</p> <p>Once operational the proposed development does not provide any permanent residential accommodation and accordingly will not have a significant effect on population. The only vehicle movements will be from the occasional maintenance vehicle that would have negligible influence on the surrounding population.</p>
<p>Human Health</p>	<p>During the construction phase there would be some potential for minor pollution or nuisance consistent with construction works, i.e., lighting of external works, dust/noise from vehicles/construction processes, surface water run-off from bare earth/stockpiles, plant noise etc. However, construction activities would be appropriately controlled to an acceptable level through the adoption of construction best practice and appropriate safety measures.</p> <p>During operation there would be no unusual risk to human health. The development relies on well-established, safe modern technology and correct Health and Safety signage will be displayed on the site to inform of the potential risk from working near electrical equipment and to discourage trespass.</p>

	<p>There would therefore be no unusual risk to human health and significant effects are not anticipated.</p>
<p>Biodiversity</p>	<p>The Application Site is not subject to any statutory or non-statutory nature conservation designations, nor are there any ecological designations bordering the site. Two ancient woodland areas are within close proximity to the Site, including Pipe Wood adjacent to the southern boundary of land within the Lichfield District, separated by Blithbury Road, and Hayend Wood c.460m east of the Site. Cannock Chase AONB at its closest point is c.5.3km south-west of the Application Site.</p> <p>There are no designated nature conservation sites located within a 1km radius of the Site. Within a 5km radius the following designated sites are:</p> <ul style="list-style-type: none"> • Blithbury Reservoirs SSSI, circa 2.6km north-west; • Bracken Hurst SSSI, circa 2.8km east; and • Goat Lodge SSSI, circa 4.6km north. <p>The Site is located within an SSSI Impact Risk Zone for Blithbury Reservoir SSSI; however, the development does not fall under the criteria whereby the Local Authority would be required to consult with Natural England regarding potential risks to the SSSI's. It is not considered the Proposed Development would result in any direct effects on these designated sites, either alone or in combination with other plans or projects.</p> <p>In terms of biodiversity at the site itself, the arable fields are bordered by dense, mature vegetation often flanking brooks adjacent to the field</p>

	<p>boundary edges. The arable fields are considered to be of low habitat value being subject to regular agricultural management. The field boundaries include the presence of mature vegetation, small woodland copses and established brooks. These offer higher ecological value, and the design of the Proposed Development will seek to safeguard and retain these features.</p> <p>Whilst there may be an effect on biodiversity, the majority of the Application Site contains land utilised for agricultural purposes that is under regular change, and therefore of low ecological value. Therefore, considering this factor, it is unlikely sensitive ecological receptors have established within the land.</p> <p>Through the implementation of appropriate measures during construction, effects can be managed and are unlikely to be unusually complex or significant. The location of the proposed solar farm also provides an opportunity to enhance biodiversity and strengthen ecological networks, particularly in relation to field boundaries. Biodiversity can be enhanced through additional on-site planting and potential installation of bat and nesting bird boxes, bee hotels, woodpiles. Fencing used on site will have small mammal gateways fitted to enable free access.</p>
<p>Land</p>	<p>The construction of the proposed development will involve the temporary use of up to circa 156.9ha of greenfield/agricultural land during the operational life of the development (40 years). Once operational farming such as sheep grazing can continue on land amongst the solar panels, which has been implemented at many solar farms around the U.K. Therefore, the development would lead to the</p>

	<p>limited loss of natural resources, thus significant impacts are not anticipated on the land.</p> <p>Construction of a solar farm generally requires very low levels of direct and permanent land taken (typically less than 5% footprint on the ground). BRE guidance states that, as panels are raised above the ground on posts, over 95% of a site used for solar farm development is still accessible for plant growth and complementary agricultural activities, such as conservation grazing.</p> <p>The proposed development offers the opportunity of once renewable electricity generation has ceased; the land will be returned to agricultural use as the development is reversible. With the land having a period of time to rest following intensive agricultural activity it is considered the soil health of the application site will generally improve greatly over the lifetime of the solar farm.</p>
<p>Soil</p>	<p>The development will lead to the temporary loss of an area of greenfield/agricultural land for a period of approximately 40 years until being decommissioned.</p> <p>The NPPF (paragraphs 174 and 175) requires consideration of development which affects the best and most versatile (BMV) agricultural land, i.e., ALC Grade 1, Grade 2 and Subgrade 3a (Natural England Technical Information Note 0149). According to Provisional Agricultural Land Classification (ALC) mapping (Natural England Open Data), the soil at the site is classified as a mix of Grade 3 and Grade 4 land, with Grade 4 land at margins where land coincides with the River Blithe and associated tributaries. Sequentially the wider area is</p>

	<p>predominantly Grade 3 and 4 according to the Natural England Agricultural Land Classification Map.</p> <p>Once renewable electricity generation has ceased the land will be returned to agricultural use as the development is fully reversible. With the land having a period of time to rest following intensive agricultural activity it is considered the soil health of the application site will improve greatly over the lifetime of the solar farm.</p> <p>Due to the nature of solar farms, it is unlikely that the construction of the Proposed Development would lead to the loss of soils as appropriate construction techniques will be implemented to reduce below ground works and as such significant effects are not considered likely.</p> <p>Although it is deemed unlikely for any contamination to be present on Site, it will be controlled during construction through the imposition of appropriate planning conditions to ensure any contamination risks are addressed. Furthermore, most of the soil will not be physically impacted from the development and therefore its degradation is considered unlikely. No significant effects are therefore anticipated.</p>
<p>Water</p>	<p>The Application Site is in the most part confined to Flood Zone 1, and therefore is of low risk of flooding with a 1 in 1000 annual probability of river or sea flooding. However, several bands of land are subject to Flood Zone 2 and 3 located across the centre of the Site in a broadly north-west to south-east direction, through the centre in a north to south direction and adjacent in part to the eastern boundary. This flood risk is associated with the River Blithe and its tributaries. Notwithstanding, considered design can ensure solar panels and other</p>

	<p>infrastructure would remain operational and safe during times of flooding.</p> <p>National planning policy requires all planning applications above certain thresholds to include a Flood Risk Assessment (FRA), including mitigation in the form of a drainage strategy. A FRA and drainage strategy will be provided as part of a planning application. The updated NPPF (2021) has set out within Annex 3: Flood risk vulnerability classification that solar farms are classed as 'Essential infrastructure' and providing the exception/ sequential test can be passed, solar farms can be granted planning permission in Flood Zone 3b. As such the Proposed Development is unlikely to have a significant effect when considered against the EIA Regulations.</p>
<p>Air</p>	<p>The site does not lie within an Air Quality Management Area (AQMA) or within close proximity to an AQMA. The closest AQMA is a section of the A38 between Streethay and Alrewas, circa 9.3km south-east.</p> <p>Whilst there may be some dust generated during construction, this can be reduced using construction management measures. Therefore, it is considered unlikely that the proposals will have a significant effect on air quality during construction.</p> <p>Once operational, the only vehicle movements would be from the occasional maintenance vehicle that would not give rise to significant an effect on air quality. No significant effects are therefore anticipated.</p>
<p>Climate</p>	<p>It is acknowledged that construction of the proposed development will result in the gaseous emissions associated with construction vehicles.</p>

	<p>Although, considering the temporary nature of construction it is considered that these emissions are unlikely to be complex or significant.</p> <p>Due to the nature of the development, once operational the facility will be generating energy from renewable sources (sunlight). Therefore, the development will only contribute positively to the climate through reducing the requirement for fossil fuel-based energy production facilities.</p>
<p>Material Assets</p>	<p>Construction would require the use of natural resources as is standard with construction works, i.e., power/water/construction materials. This is not considered to be an unusual or complex operation and accordingly no significant effects are anticipated.</p> <p>Due to the nature of the development, no natural resources would be required for the operation of the facility once constructed. No significant effects are therefore anticipated.</p>
<p>Cultural Heritage</p>	<p>The Site is not located within any statutory/non-statutory designated sites. However, a number of Grade II Listed Buildings are located adjacent or within close proximity to the sites boundaries. These include; Gilleon Hall abutting Orange Lane, Mount Pleasant Farmhouse off Poplar Farm Road, and Hurst Farmhouse and associated buildings off Poplar Farm Road. Within the wider area, Grade II Listed Building, The Fishing House is c.270m west of the nearest site boundary.</p> <p>There are no Conservation Areas in close proximity to the site. Hamstall Ridware Conservation Area is c.960m east of the Site, with a cluster of Listed Buildings. Most of the Listed Buildings are separated in various</p>

	<p>forms from the Application Site by intervening agricultural fields, woodland and built form, therefore direct views into the Site are unlikely.</p> <p>The nearest Scheduled Monument is The Manor House, circa 1km east of the Site. The Scheduled Monument is separated from the Application Site by intervening agricultural fields and built form, with therefore direct views into the Site unlikely.</p> <p>Considered siting of solar panels will reduce any impact on surrounding heritage assets. The low-level impact of solar development below ground assumes any impacts on currently unknown archaeological remains are not likely to be significant. A Heritage Statement will be submitted as part of the application to fully consider potential archaeological significance.</p>
<p>Landscape</p>	<p>There are no statutory or non-statutory landscape designations covering the Application Site.</p> <p>The Application Site falls into National Character Area 68: Needwood and South Derbyshire Claylands. This landscape is predominately a rolling plateau that slopes from the southern edge of the Peak District to the valley of the River Trent in the south-west. Also in the south are frequent plantations and ancient woodlands of the former Forest of Needwood. Elsewhere, the extensively hedged and pastoral landscape is dominated by mixed farming and features a dispersed pattern of villages and other settlements. Hedgerow trees also contribute to the wooded character of this area.</p>

Staffordshire Council's 'Planning for Landscape Change: Volume 3: Landscape Descriptions' (2000) defines the Application Site within regional character type 68: Needwood and South Derbyshire Claylands. The landscape character type defining the area on a more local scale is Settled Farmlands. This landscape type is represented by a varied pattern of small to medium sized hedged fields with a scatter of small woodlands, often of ancient origin. The settlement pattern is mixed, and not distinctive. There is a parkland variant of the general farmland type. The extensive fields within this landscape exhibits a high capacity to accommodate the Proposed Development.

The Site itself consists of one parcel of land comprising several arable fields. The Site itself is well screened with intervening vegetation, associated with established hedgerow field boundaries, trees, and woodland copses. The existing vegetation has limited views into the Site and potential for significant effects. Localised visual receptors are likely to include users of the local highway network (Blithbury Road, Orange Land and Poplar Farm Lane), intersecting and surrounding PRow's and residential properties within the site and in close proximity.

A number of PRow's bisect through the Application Site, with four interconnecting footpaths located in the land area within East Staffordshire District. A wider network of PRow's is within the surrounding area of the Site, connecting to nearby villages. From a greater distance, users of the local PRow network and residential properties in the wider vicinity are unlikely to experience significant changes to their view due to the boundary vegetation surrounding the Application Site.

	<p>In summary, it is considered that the proposed development can be accommodated within the local landscape with appropriate design and landscape measures, with limited landscape and visual effects anticipated. Where potential for views into the site are afforded, it is considered that there is potential for mitigation planting along these boundaries. Visual amenity of residents at nearby dwellings and users of the PRoW network can be protected by establishing hedge and tree screening alongside the PRoW within the Site to create a landscaped walking corridor and at field boundaries which will also increase biodiversity and adequately screen the development from view. Any proposed reinforcement or new planting would utilise native species that are in keeping with local landscape character and consider the nature of views available. A Landscape and Visual Assessment would accompany a planning application.</p>
<p>Cumulative and Interactive Effects</p>	<p>An exercise has been undertaken to identify any major existing or approved applications within the vicinity of the subject site, which may give rise to significant cumulative effects.</p> <p>Through a search of Lichfield District Council and East Staffordshire Borough Council planning data base, no other consented or planned solar farm developments, subject to a valid planning application, have been identified that would be considered as having significant cumulative effects in combination with the Proposed Development. Nor were there any other existing development and/or approved development in the area which were identified as potentially giving rise to cumulative effects with the Proposed Development.</p>

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	The closest existing solar farms are 1.8MW Blakenhall Park Solar Farm located approximately 7.5km south-east of the Application Site.
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Conclusion

It is considered that the proposals fall within the category of under Schedule 2 (3 a) as described in the EIA Regulations 2017. Development proposals described under Schedule 2 require an EIA if they are considered *likely to have significant effects on the environment* by virtue of factors such as nature, size, or location. Given that the Proposed Development exceeds the screening threshold in Schedule 2 (3 a) of 0.5 hectares, it is appropriate to Screen the proposals with the Local Planning Authority to determine if there are significant effects likely to arise from the proposals.

The Screening process should consider the development proposals against the criteria and thresholds which are included within the EIA Regulations and accompanying Planning Practice Guidance (PPG) in determining the requirement for an Environmental Statement (ES) to accompany an application for planning permission.

Schedule 3 of the EIA Regulations provides selection criteria for Screening Schedule 2 development, which includes three broad categories for consideration: the characteristics of the development; the environmental sensitivity of the location; and the characteristics of the potential impacts.

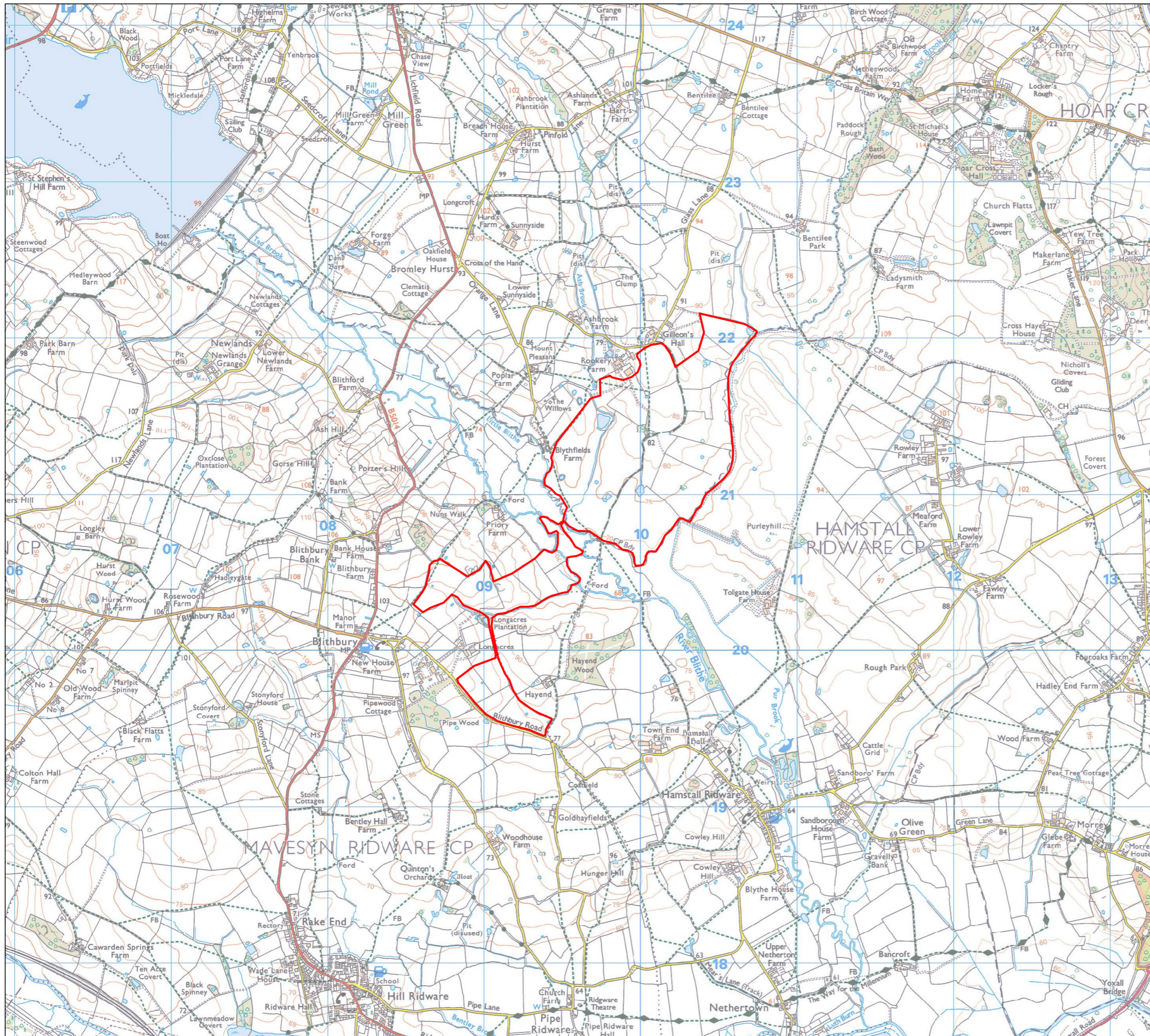
The PPG, under the Environmental Impact Assessment section (Paragraph 057), provides further indicative criteria and thresholds, as well as key issues to consider, in the determination of likely significance of effects. For 3 (a) Energy Industry, the criteria and advice given are:

- “Indicative Criteria and Threshold – ‘Thermal output more than 50MW. Small stations using novel forms of generation should be considered carefully.’”
- “Key Issues to Consider – ‘Level of emissions to air, arrangements for the transport of fuel and any visual impact.’”

The operational development will export less than 50MW AC of electricity to the grid and is unlikely to give rise to significant impacts relating to air, transport or visual impacts or any further wide-ranging effects.

Given the nature of the development proposals, it is considered that whilst there may be some effects upon the environment as a consequence of the proposed development, none of these are considered to constitute ‘significant effects’, as set out in central government guidance. Accordingly, it is considered that the proposals do not constitute EIA development and would not require an Environmental Statement to be submitted with a planning application for a Solar Farm in this location. It should be highlighted that any planning application will be accompanied by the necessary technical assessments to enable the Planning Authority to consider and determine the planning application.

We look forward to receiving the Council's response to this Screening Request within the designated 3-week timeframe on receipt of this request, as stated in the EIA Regulations (Part II-6(6)).



KEY
 Site boundary

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 Received 19/08/2021

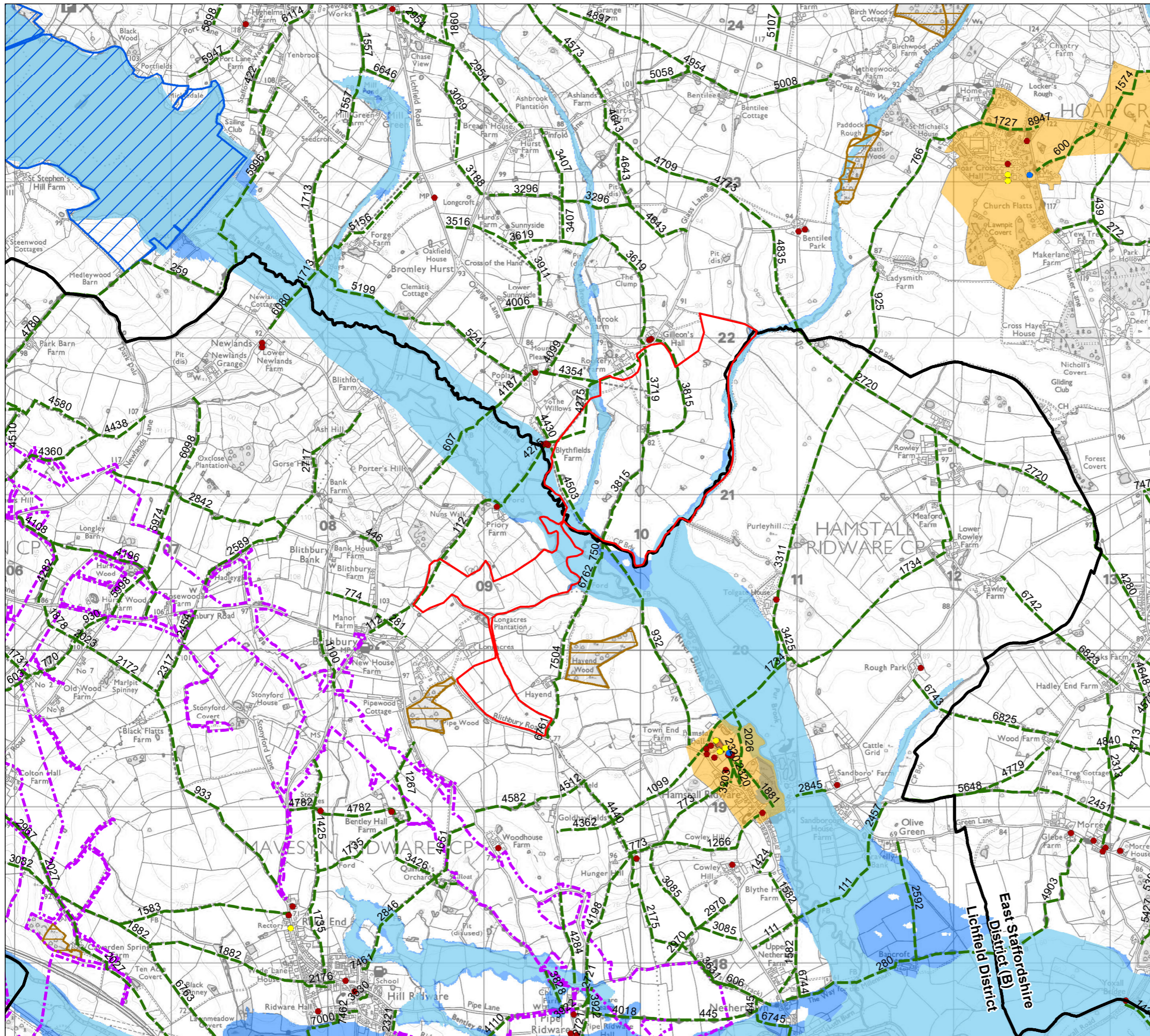
Revisions:
 First Issue- 18/08/2021 AJH

Site Location Plan

Blithbury Solar Farm

Client: Novergy Ltd
 DRWG No: **P20-1836_12** Sheet No: - REV: -
 Drawn by: AJH Approved by: HT
 Date: 18/08/2021
 Scale: 1:25,000 @ A3





KEY

- Site boundary
- Local Authority Boundary
- HS2 Safeguarded Areas
- Public Right of Way
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Conservation Area
- Site of Special Scientific Interest (SSSI)
- Ancient Woodland
- EA Flood Zone 3
- EA Flood Zone 2

P/2021/01101
Received 19/08/2021

Revisions:
First Issue- 18/08/2021 AJH

Environmental Designations Plan

Blithbury Solar Farm

Client: Noverly Ltd
 DRWG No: **P20-1836_13** Sheet No: - REV: -
 Drawn by: AJH Approved by: HT
 Date: 18/08/2021
 Scale: 1:25,000 @ A3

