

24/P/00441 – (Page 41) Land west of Blackwell Farm, Hogs Back, Guildford, GU3

Appendix 1:

Weighting of planning harms, public benefits and very special circumstances

Matter	Level of Weight
Planning harms	
Green Belt – inappropriate development from the solar arrays on the fields and harm to the openness from the access track	Moderate
Landscape qualities – harm to the Area of Great Landscape Value (AGLV) and setting of the existing Surrey Hills National Landscape (SHNL) from the solar arrays on Little Misley	Significant
Landscape qualities – partial conflict from the solar arrays on the fields on the SHNL candidate area	Significant
Loss of best and most versatile (BMV) land - temporary loss of 13.4 ha (approximately 36% of the study area)	Limited
Heritage - less than substantial harm to Wildfields Farmhouse at the lower end of the spectrum	Significant
Public benefits and very special circumstances	
Contribution to the accepted national need for renewable energy	Substantial
<i>Economic</i>	
Energy and financial security for the University of Surrey	Significant
Construction/ decommissioning activities	Limited
Employment for electrical and land maintenance contractors	Limited
<i>Social</i>	
Meeting the corporate objectives and net zero targets of Guildford Borough Council and Surrey County Council	Substantial
Contribution to the decarbonisation of the National Grid	Substantial
Interpretive information on the understanding off the local landscape	Moderate
Local community	Limited
<i>Environmental</i>	
Biodiversity Net Gain (BNG)	Significant
Reduce indirect greenhouse gas emission	Significant
Landscape strategy	Moderate
Ecological enhancements	Moderate
Resting soil	Limited
Flood management	Neutral

Scale: Substantial – Significant – Moderate – Limited – Neutral – None