

Bonnyknox Solar Farm Addendum Report

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For: Renewable Energy Systems Ltd.

Application Site: Bonnyknox Solar Farm

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Quality Assurance

Issue Record

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1.0	First version	03/04/26	BT	SC	SC
2.0	Amendments following client comments	01/07/26	BT	SC	SC

Staff Detail

Initials	Name	Position	Signature
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1. Updates to the Infrastructure Layout Plan

1.1 Infrastructure Layout Amendments

1.1.1 Following a meeting with the case officer, Ben Freeman, on the 19th September 2025, and formal comments received from Angus Council on the 7th October 2025 (see Appendix A), the Applicant was requested to make a number of amendments to the existing proposal. These updates include the following:

- Panel height has been reduced from 3.5m to 3m to minimise visual impact; and
- Spacing between panels has been increased to a minimum of 3m.

1.1.2 In response to the amendments described above, Figure 4: Infrastructure Layout (Drawing Number: 05114-RES-LAY-DR-PT-003) (Rev 8) and Figure 5: Infrastructure Layout Enlargement (Drawing Number: 05114-RES-LAY-DR-PT-004) (Rev 8) have been updated accordingly. These are provided in Appendix B and Appendix C of this Addendum Report

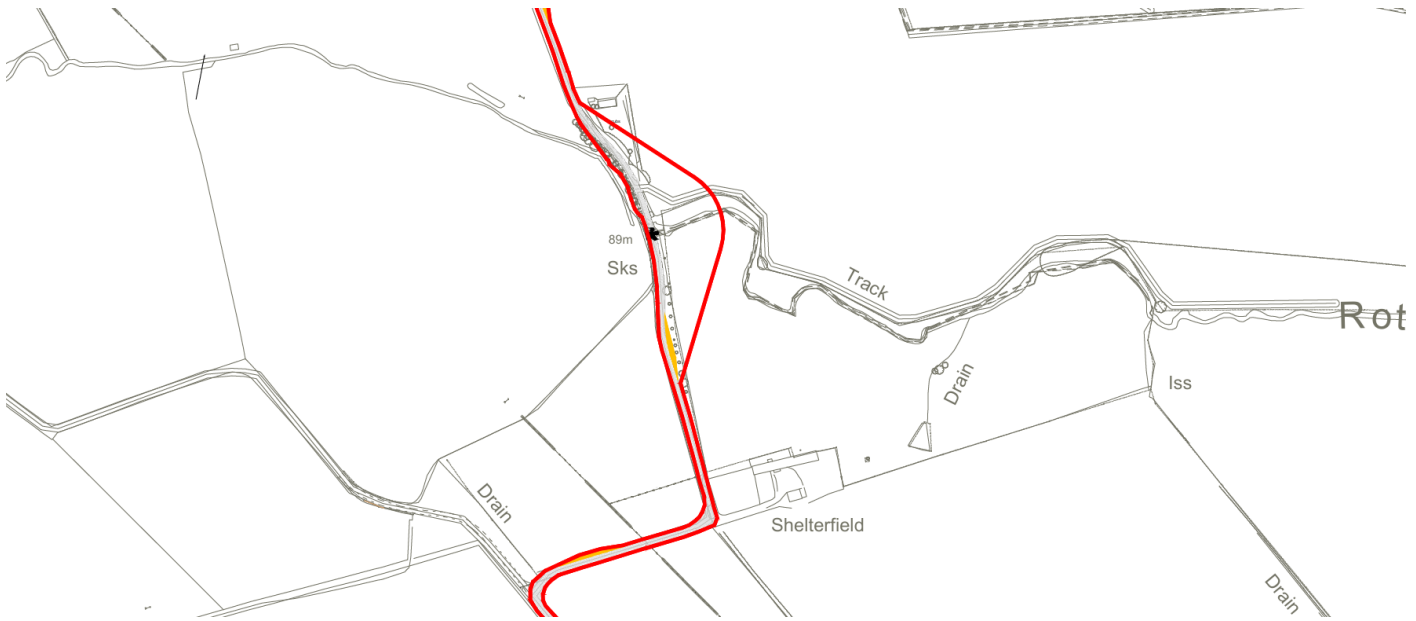
1.2 Watercrossing Amendment

1.2.1 Following the conclusion of discussions with a third-party landowner, the Applicant has removed the proposed water crossing over Rottenraw Burn, as it is no longer required to access the Proposed Development. Please refer to Images 1.1 and 1.2 below, which confirm the amendments to this area.

Image 1.1 – Previously Submitted Watercrossing as per expired Drawing Number 05114-RES-LAY-DR-PT-003 (Rev 4)



Image 1.2 – Removal of Watercrossing as per latest Drawing Number 05114-RES-LAY-DR-PT-003 (Rev 8)



1.2.2 The updated figures discussed in Paragraph 1.1.2 also include annotations requested by both National Gas Transmission and SSEN Transmission, specifically in relation to the following:

- Finished levels for access tracks passing beneath the overhead line crossing the Application Site;
- Proposed locations of access gates to provide 24/7 access to SSEN for their overhead lines (OHL) and National Gas for their pipelines; and
- CCTV cameras are positioned at least 14m from the centreline of the OHL.

1.2.3 Additionally, we can confirm that a separation distance of 25m is maintained on either side of the OHL, providing a total 50m buffer to the nearest solar panels.

1.2.4 These amendments have been developed with an 'Infrastructure First' design approach, in line with National Planning Framework 4 (NPF4) Policy 18, ensuring that both SSEN and National Gas can continue to operate and maintain a safe and reliable electricity and gas supply to Arbroath and the surrounding area.

1.2.5 It is also noted that the removal of the requirement for a water crossing is expected to remove the requirement for SEPA's existing holding objection to the planning application.

2. Additional Landscape Information

2.1.1 In addition to the aforementioned amendments to the infrastructure layout plan, updates to the Illustrative Landscape Masterplan (ILMP) including the following:

- Inclusion of a woodland stand-off area to the north in accordance with Angus Council's Forestry & Woodland Strategy 2024-2034¹;
- Perimeter hedgerow around Application Site boundary retained at 3.5m to help mitigate views of the Proposed Development from the surrounding landscape;
- Hedgerows proposed near Hunter's Path to be managed to a height of 3.5m with increased tree heights whilst the panel height has been reduced from 3.5m to 3m. This represents a positive enhancement to the Proposed Development, improving the effectiveness of the proposed planting mitigation in filtering and screening views, and increasing the integration of the solar farm within the surrounding landscape character by reducing the prominence of the panels in views from Hunter's Path;
- Introduction of new internal hedgerows within the Application Site and near Kelly Moor Lodge, to be managed at 3m and 3.5m at the track running from Fallows dwellinghouse to the Guynd adjacent to Field 3;
- Hedgerows flanking the roadway to Hunter's Path to be managed at 2.5m; and
- Removal of proposed planting under the OHL that crosses the Application Site

2.1.2 The ILMP (Drawing Number 313625-ADW03-Final v1.4) (Rev 1.4) and the Landscape and Visual Appraisal (LVA) Visualisations (Drawing Number: 313625-G017b) for all 3no viewpoints have been updated to reflect these amendments. These are included as Appendix D and Appendix E of this Addendum Report.

2.2 Cross-Section Drawings

2.2.1 Furthermore, as requested by case officer, Ben Freeman, cross-section drawings (Drawing Number: 313625-G012b X-Sections) have been prepared to illustrate how the Proposed Development would be situated at crossings and drainage features across 3no points of the site. These are provided in Appendix F of this Addendum Report.

2.3 Landscape Cumulative Impact Assessment

2.3.1 At the request of Angus Council, a Landscape Cumulative Impact Assessment has been undertaken in support of the current planning application. This assessment considers the potential for cumulative landscape and visual effects arising from other energy developments within the established 5km study area. It includes current and historic planning applications, including those that are consented, awaiting determination, or approved but not constructed and where permissions have lapsed. Full details are provided in Appendix G of this Addendum Report.

¹ Angus Council: Angus Forestry and Woodland Strategy 2024 to 2034. Available online: [Angus Forestry and Woodland Strategy 2024 to 2034 | Angus Council](#)



2.3.2 As concluded from this report, given the separation distance between the Proposed Development and other renewable energy developments, together with the low-lying form of Bonnyknox Solar Farm, visibility between these developments is limited. As a result, sequential visual effects are expected to be minimal, with a negligible impact on the wider landscape.



3. Cumulative Prime Agricultural Land Assessment

- 3.1.1 At the request of Angus Council, a Cumulative Assessment of Prime Agricultural Land (PAL) has been prepared in support of the current planning application. This assessment evaluates the potential for cumulative effects on PAL arising from other energy developments within an established 5km study area. Full details of this assessment are provided in Appendix H of this Addendum Report.
- 3.1.2 As concluded from this report, the loss of PAL for Bonnyknox Solar Farm and the surrounding energy developments within 5km represents a negligible proportion of the total PAL available in Angus. When set against the broader regional land resource, this level of utilisation is demonstrably minimal and does not materially diminish the area's overall agricultural capacity. In this context, the area of PAL associated with the Bonnyknox Solar Farm can be regarded as insignificant in scale, particularly when balanced against the wider benefits of renewable energy generation and long-term sustainability.



4. Community Wealth Building Plan

- 4.1.1 The Applicant is keen to highlight the benefits that Bonnyknox Solar Farm will bring to the residents of Angus. To support this, a Community Wealth Building Plan (CWBP) has been prepared, setting out in detail the Applicant's proportionate approach to delivering community wealth at local, regional, and Scotland-wide levels. The CWBP can be found within Appendix I of this Addendum Report.



5. Conclusion

- 5.1.1 In conclusion, this addendum has provided the additional information and amendments required for the Bonnyknox Solar Farm planning application as per responses received from Statutory Consultees and discussions with Case Officer Ben Freeman.
- 5.1.2 We look forward to receiving consultation responses on this addendum documentation in due course.

