



CLEVE HILL SOLAR PARK

ENVIRONMENTAL STATEMENT

VOLUME 1 - CHAPTERS

CHAPTER 2 - ENVIRONMENTAL IMPACT ASSESSMENT

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2 ENVIRONMENTAL IMPACT ASSESSMENT

2.1 EIA Process and Methodology

1. Each of the technical assessments follows a systematic approach, with the principal steps being:
 - Description of baseline conditions;
 - Identification of likely effects including cumulative effects;
 - Assessment of likely effects;
 - Identification of appropriate mitigation measures, including design changes; and
 - Assessment of residual (likely) environmental effects.
2. Each technical chapter will be broadly structured as follows and where this differs it will be stated in the relevant section of the ES:
 - Introduction;
 - Assessment methodology and significance criteria;
 - Baseline conditions;
 - Development design mitigation;
 - Assessment of likely effects;
 - Mitigation measures and residual effects;
 - Cumulative effects assessment;
 - Summary of likely effects; and
 - Statement of significance.
3. The EIA assessment is based on a number of related activities, as follows:
 - Consultation with statutory and non-statutory consultees throughout the DCO application process;
 - Consideration of relevant local, regional and national planning policies, guidelines and legislation relevant to EIA;
 - Consideration of technical standards for the development of significance criteria;
 - Review of secondary information, previous environmental studies and publicly-available information and databases;
 - Physical surveys and monitoring;
 - Desk-top studies;
 - Computer modelling;
 - Reference to current legislation and guidance; and
 - Expert opinion.
4. This chapter is supported by the following figure provided in ES Volume 2:
 - Figure 2.1 Cumulative Sites.

2.1.1 Rochdale Envelope Approach

5. The planning and design process of large development projects is fluid by nature and certain project details may not always be confirmed or finalised at the time of application submittal or examination, for example due to changing market conditions and evolving technologies. This is particularly true for renewable energy schemes, where technology can change rapidly over a short space of time. This uncertainty must be balanced against the need to assess likely parameters of the proposed project. The need for flexibility is identified in a number of National Policy Statements (NPS)¹ which suggest the Rochdale Envelope as an approach to address uncertainties inherent to the Development. Specifically, EN-1 envisages flexibility in development consent order applications for

¹ <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/national-policy-statements/>

- energy projects at paragraphs 4.2.7 and 4.2.8. In summary, these paragraphs state that where it is not possible for all aspects of the proposal to be settled in precise detail, the applicant may explain the elements that are not finalised, and the reasons for this, and provide and assess the maximum extent of the proposed development.
6. The use of the Rochdale Envelope approach has also been recognised and endorsed in the Planning Inspectorate (PINS) Advice Note Nine: Rochdale Envelope². This approach has been used in the majority of renewable energy applications.
 7. Advice Note Nine is supportive, as it states at paragraph 6.1 that:

"The Rochdale Envelope assessment approach is an acknowledged way of assessing a Proposed Development comprising EIA development where uncertainty exists and necessary flexibility is sought".
 8. The "Rochdale Envelope" is named after the High Court cases "*R. vs Rochdale MBC ex parte Milne*" and "*R. V Rochdale MBC ex parte Tew (1999)*" which concerned the outline planning application for a proposed business park in Rochdale. The decisions state that a certain flexibility should be allowed, but should not be treated as a blanket opportunity to allow for insufficient detail in the assessment. In terms of the DCO application process, the PINS Advice Note Nine also states at paragraph 2.4 that:
 - *"the DCO application documents should explain the need for and the timescales associated with the flexibility sought and this should be established within clearly defined parameters;*
 - *the clearly defined parameters established for the Proposed Development must be sufficiently detailed to enable a proper assessment of the likely significant environmental effects and to allow for the identification of necessary mitigation, if necessary within a range of possibilities;*
 - *the assessments in the ES should be consistent with the clearly defined parameters and ensure a robust assessment of the likely significant effects;*
 - *the DCO must not permit the Proposed Development to extend beyond the 'clearly defined parameters' which have been requested and assessed.*
 - *the more detailed the DCO application is, the easier it will be to ensure compliance with the EIA Regulations."*
 9. Chapter 5: Development Description of this ES establishes the relevant parameters for the purposes of the assessment and the reason for any flexibility required in the consent. Each technical chapter contains a section in its introduction setting out the relevant design parameters likely to result in the maximum adverse effect (the worst case scenario) and the technical assessments are undertaken accordingly to determine significance.
 10. This reflects paragraph 4.9 of Advice Note Nine which states:

"The ES will need to establish the relevant parameters for the purposes of the assessment. Where this approach is adopted the assessments in the ES should be undertaken on the basis of the relevant design parameters applicable to the characteristics of the Proposed Development included within the DCO. The assessment should establish those parameters likely to result in the maximum adverse effect (the worst case scenario) and be undertaken accordingly to determine significance".
 11. This is the approach taken in this ES, which has followed the advice outlined in Advice Note nine while adhering to the 2008 Planning Act and Schedule 4 of EIA Regulations. When project details are unknown, the worst case scenario has been used when

² Planning Inspectorate. July 2018. Advice Note 9 - Using the Rochdale Envelope. Available online: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2013/05/Advice-note-9.-Rochdale-envelope-web.pdf> Accessed [13/07/2018]

assessing the environmental impacts of the Development in accordance with the Rochdale Approach.

2.1.2 Baseline Description

12. In order to evaluate the likely environmental effects, information relating to the existing environmental conditions has been collected through field and desktop research. These are known as the baseline conditions. The baseline also extends into the future (the future baseline), although predictions of this can involve potentially large uncertainties. As a result, in most cases the future baseline is assumed to remain unchanged throughout the operation of the Development. Where this is not the case, it is explicitly stated.
13. The sensitivity of receptors on and near the Development site is assessed based on the baseline, the changes that may take place during the construction, operation and decommissioning phases of the Development and the effects, if any, that these changes may have on these receptors.
14. Within each technical assessment, the methods of data collection have been discussed with the relevant consultees. Data has also been collected from public records and other archive sources and where appropriate, field surveys have been carried out.

2.1.3 Prediction of Likely Effects

15. The prediction of likely effects covers the three phases of the Development: construction (including pre-construction), operation and decommissioning. During each phase different environmental effects are likely to arise.
16. Each technical assessment covers:
 - Direct and indirect effects;
 - Short, medium and long term effects;
 - Permanent and temporary effects;
 - Likelihood of an effect occurring (*i.e.*, very likely, likely, or unlikely); and
 - Cumulative effects.
17. Following identification of likely environmental effects, changes to baseline conditions have been predicted, allowing an assessment of the environmental impact of these changes.

2.1.4 Preliminary Assessment of Likely Effects

18. The likely effect that the Development may have on each receptor is influenced by a combination of the sensitivity of the receptor and the predicted magnitude of change from the baseline conditions (either beneficial or adverse).
19. The magnitude of change from the baseline state is described as high, medium, low, negligible or no change and can be beneficial or adverse. The definition of magnitude varies by technical discipline as described in the technical chapters of this ES.
20. Environmental sensitivity (or importance) may be categorised by a multitude of factors, such as threat to rare or endangered species; transformation of natural landscapes or changes to soil quality and land-use. The initial assessment, consultation and scoping phases identified these factors along with the implications of the predicted changes. Unless stated otherwise in each technical chapter, the sensitivity or importance of each identified receptor is described as high, medium, low or negligible.
21. The overall significance of a potential likely effect is determined by the interaction of the above two factors (*i.e.*, sensitivity/importance and predicted magnitude of change from the baseline). In order to evaluate the likely environmental effects, the assessment criteria used are identified and justified within each technical chapter in line with the definitions described above, unless otherwise stated (*e.g.*, the definition of what

constitutes a receptor of 'high' sensitivity). Where the magnitude is identified as "no change", there is no effect.

22. Table 2.1 summarises, in the form of a matrix, the generic process by which the significance of a likely effect is determined within each technical chapter. Effects that would be significant in terms of the EIA Regulations are shaded and highlighted in bold in Table 2.1.

Table 2.1 Generic matrix for determining the significance of likely effects

Degree of Alteration	Negligible	Low	Medium	High
Sensitivity of receptor				
Negligible	Negligible	Negligible	Negligible	Negligible
Low	Negligible	Minor	Minor	Moderate
Medium	Negligible	Minor	Moderate	Major
High	Negligible	Moderate	Major	Major

32. For the purposes of EIA, the significance of an effect is generally assessed as being either:
- Negligible – no detectable or material change to a location, environment or species;
 - Minor – a detectable but non-material change to a location, environment or species;
 - Moderate – a material, but non-fundamental change to a location, environment or species; or
 - Major – a fundamental change to a location, environment or species.
33. Given this methodology, it follows that, regardless of a receptor's importance or sensitivity, there can be no significant effect when the magnitude of change is negligible. Similarly, there can be no significant effect where the importance or sensitivity of the receptor is negligible, regardless of the magnitude of change.
34. Some assessments may deviate from this methodology and, where this is the case, this is stated within the relevant section of this ES. It is also important that professional judgement be applied in concluding on the significance of effects to allow for receptors and effects which fall between definitions of magnitude and sensitivity or do not fit into a rigid matrix based approach.

2.1.5 Mitigation

35. Each technical chapter proposes mitigation measures. Such measures may include the consideration of alternatives; physical design evolutions such as movement or reduction in scale; and operational and management measures.
36. The mitigation strategy is a hierarchical one which seeks:
- First to avoid likely effects;
 - Then to reduce those which remain; and
 - Lastly, where no other measures are possible, to propose compensatory measures to offset effects.

2.1.5.1 Embedded Mitigation

37. Where possible, mitigation measures have been "embedded into" the overall design strategy rather than "added on" to the proposals. By being flexible with the design, the project design has responded to the findings of consultation and EIA work to mitigate effects.

2.1.6 Residual Effects

38. The assessment process concludes with an examination of residual effects after mitigation has been applied, *i.e.*, the overall predicted (likely) effects of the Development.

2.1.7 Cumulative Effect Assessment

39. In accordance with the EIA Regulations, the Scoping Opinion and Planning Inspectorate Guidance³, the ES has consideration to 'cumulative effects'. By definition, these are effects that result from incremental changes caused by past, present or reasonably foreseeable future actions together with the Development. For the cumulative assessment, two types of effect will be considered:

- The combination of several individual effects, for example noise, airborne dust or traffic on a single receptor; and
- The effects of several individual developments that may, in combination, be significant, such as landscape and visual effects of many solar developments.

2.1.7.1 Interaction and Accumulation of Effects

40. The EIA Regulations state that the EIA should contain a "*description of the aspects of the environment likely to be significantly affected by the Development... and the interrelationship between the above factors*" (our emphasis).
41. Interrelationships may occur where two or more effects arise that have the potential to impact on the same receptor during construction, operation or decommissioning. An impact taken in isolation may not have a significant impact on a receptor, but where several effects are considered in an interrelated manner, the resultant impact could then be considered significant.
42. An assessment of the possible impact interrelationships and their potential to create significant effects under the EIA Regulations has been undertaken and is included as ES Chapter 18: Interaction and Accumulation of Effects.

2.1.7.2 Assessment of Cumulative Effects

43. The spatial extent of potential cumulative impacts is set out in the technical chapters of this ES, and generally covers an area within which receptors could potentially be subject to significant cumulative effects. Usually this is no more than twice the spatial extent of assessment for effects of the Development in isolation.
44. The Zone of Influence (ZOI) for cumulative effects was established as being a maximum of 10 km, and substantially less than this for some technical assessments.
45. After the ZOI had been determined the cumulative site search included the following steps:
- Step 1 - Use of the planning portals for Swale Borough Council, Maidstone Borough Council, Ashford Borough Council and Canterbury City Council to search for all major developments that had submitted planning applications;
 - Step 2 - The search was narrowed down to only assess developments within a 10 km radius of the Development site. This was done using Geographical Information System (GIS) to create a 10 km buffer to allow for analysis of the potential cumulative sites identified in Step 1;
 - Step 3 - Any site that was found within the 10 km cumulative search area was documented, along with relevant information on the planning application

³ Planning Inspectorate Guidance Note Seventeen on Cumulative Effects Assessment, December 2015. Available online: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/12/Advice-note-17V4.pdf> Accessed 12/02/2018

- including: planning application reference, distance and direction from the Development site and an overview of the nature of development;
- Step 4 – A search was undertaken of the National Infrastructure Planning website to identify relevant projects within the 10 km cumulative search area. Relevant project details were then recorded; and
 - Step 5 – The search was extended to include any sites at EIA Scoping stage with any of the relevant local planning authorities.
46. An additional cumulative search following the same methodology was carried out within 2 km of The Swale Special Protection Area (SPA) specifically to inform the ornithology assessment and the list of additional cumulative sites identified is presented in Table 2.3.
47. The searches were based only on developments for which a valid planning application had been submitted, some of which had been determined, and developments which had been refused planning permission and were subject to an appeal. They also included Nationally Significant Infrastructure Projects which were in the Development Consent Order process and development for which an EIA scoping opinion request had been submitted.
48. The list of all potential cumulative developments is presented in Table 2.2. This information was collated prior to finalisation of the ES chapters, as required, and was up to date as of 19th October 2018. The list is presented in three tiers as defined by Planning Inspectorate Guidance⁴. Cumulative developments are grouped into tiers, reflecting the likely degree of certainty attached to each development, with Tier 1 being the most certain (permission granted, or application submitted), Tier 2 being at EIA Scoping stage, and Tier 3 least certain and most likely to have limited publicly available information to inform assessments (e.g., proposals for which the planning inspectorate or local planning authority has been notified, but for which no details have been provided).
49. This table was made available to all technical teams undertaking the EIA for consideration in the individual assessment of cumulative effects, presented in the technical chapters. Within each technical chapter detail is provided as to which cumulative developments have been assessed. The cumulative developments that are assessed in the EIA are illustrated on Figure 2.1.

Table 2.2 Potential Cumulative Developments within 10 km of the Development site

Ref.	Cumulative Development Address	Planning Reference	Status	Distance and Direction from the Development site and The Swale SPA	Summary of Cumulative Development
TIER 1 SITES					
1	Land At Oare Gravel Works, Ham Road, Faversham, Kent, ME13 7TS	SW/14/0257	Permitted	1 km southwest, 272 m west of the SPA	Residential development for 330 dwellings.

⁴ Planning Inspectorate Guidance Note Seventeen on Cumulative Effects Assessment, December 2015. Available online: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2015/12/Advice-note-17V4.pdf> [Accessed 20/10/2018]

Ref.	Cumulative Development Address	Planning Reference	Status	Distance and Direction from the Development site and The Swale SPA	Summary of Cumulative Development
2	Land at, and adjacent to, Site D, Oare Creek, Faversham, Kent, ME13 7TX	KCC/SW/0090/2018	Not yet determined	1.1 km southwest, 100 m south of SPA	Redevelopment of an existing waste management facility and inclusion of additional land into a waste management use (part retrospective)
3	Land To The East Of Ham Road Faversham Kent ME13 7ER	16/504575/OUT	Not yet determined	1.7 km south, 330 m south of SPA	Outline application for residential development including access and parking, together with public open space and drainage. (30 Units)
4	Land North Of Graveney Road Faversham Kent ME13 8UJ	16/508643/FULL	Permitted	2.7 km south, 1.2 km SE of SPA	Development of the site to provide 105 residential units, comprising 72 houses and 33 flats, and associated, parking, landscaping and open space.
5	Ospringle Brickworks Sumpter Way Faversham Kent ME13 7NT	14/502729/OUT	Permitted	3.1 km southwest, 1 km south of SPA	Demolition of brick making and drying shed, 2 stores, existing site office and a cottage; Construction of up to 250 dwellings, new vehicular access and roundabout on Western Link, public open space and associated infrastructure
		17/502604/REM	Not yet determined		The discharge of Condition 1 (Reserved Matters) pursuant to application 14/502729/OUT.
6	Land At Perry Court London Road Faversham Kent ME13 8YA	15/504264/OUT	Permitted	3.9 km south, 2.1 km south of SPA	Outline application for a mixed use development comprising: up to 310 dwellings, 11,875sqm of B1a floorspace; 3,800sqm of B1b floorspace; 2,850sqm of B1c floorspace; a hotel (up to 3,250sqm) of up to 100 bedrooms including an ancillary restaurant; a care home (of up to 3,800sqm) of up to 60 rooms and ancillary floor space; a local convenience store of 200sqm; 3 gypsy pitches and associated landscaping.

Ref.	Cumulative Development Address	Planning Reference	Status	Distance and Direction from the Development site and The Swale SPA	Summary of Cumulative Development
		17/506603/REM	Not yet determined		Approval of reserved matters relating to scale, layout, appearance and landscaping for the erection of 310 dwellings, pursuant to conditions 1, 4, 10 and 24 of outline planning permission 15/504264/OUT. Approval of details pursuant to conditions 21, 31 and 34(i) of outline planning permission 15/504264/OUT. Approval sought for residential part of outline scheme only.
7	Land Opposite Greenways Brogdale Road Faversham Kent ME13 8YA	SW/13/1567 / 16/506644/REM	Permitted	4 km south, 1 km SW of SPA	SW/13/1567 Outline application for erection of 63 dwellings, open space, pedestrian and vehicular access, car parking, landscaping and associated works.
8	Land At Preston Fields Salters Lane Faversham Kent ME13 8YD	16/508602/OUT	Not yet determined	4.1 km south, 1.9 km south of SPA	Outline application for erection of up to 250 dwellings with all matters reserved except for access.
9	Land at Ladesfield, Vulcan Close, Whitstable, CT5 4LZ	CA//18/01280	Not yet determined	4.1 km east, 435 m south of SPA	Outline application for proposed 14 no. dwellings with all matters reserved except access
10	Land At Lime Kiln South Street Boughton Under Blean Kent ME13 9NB	17/500664/FULL	Application Permitted	5.5 km south	The erection of a polytunnel structure for production of food, wood storage, plant production, propagation and rearing animals.
11	Land North of Thanet Way, Whitstable	CA//15/01296	Permitted	5.89 km east of site, 1.4 km south of SPA	Outline planning application for the demolition of existing buildings and the erection of up to 400 dwellings including affordable housing, extension to Duncan Down, green infrastructure, multi-use games area, parking, access and associated infrastructure and other ancillary works

Ref.	Cumulative Development Address	Planning Reference	Status	Distance and Direction from the Development site and The Swale SPA	Summary of Cumulative Development
12	Land Between Frogna Lane And Orchard View Lower Road Teynham Kent ME9 9TU	16/507689/OUT	Not yet determined	6.7 km west, 1.8 km south of SPA	Outline Application for mixed use development including up to 300 dwellings; employment area (Use Classes B1(a), B1(b) and B1(c) (offices, research and development, and light industrial) (up to 26,840sqm); sports ground (including pavilion/ changing rooms); open space (including allotments and community orchard), and related development.
13	Brotherhood Wood, Gate Hill Dunkirk Faversham Kent ME13 9LN	17/502338/FULL / SW/13/0137	Application Permitted	7 km southeast, 4.8 km south of SPA	SW/13/0137 - Change of use for gypsy and traveller site to incorporate previous site approvals, increase number of pitches, relocate and enlarge communal facility building. Includes parking, lighting, fencing and landscape buffer. 17/502338/FULL- Variation of Conditions
14	Forstal Farm (Formerly Part Norham Farm) Selling Road Selling Kent ME13 9RL	16/508072/FULL	Application Permitted	7.3 km south, 6.1 km southeast of SPA	Erection of agricultural building, placement of outside water storage tanks and safety improvement to gateway on Selling Road. Re-orientation of polytunnels from east/west direction to north/south direction and erection of additional polytunnel structures
15	Blacketts Farm House Blacketts Road Tonge Sittingbourne Kent ME9 9AU	17/501404/FULL	Permitted	7.3 km west, 160 m south of SPA	Proposal to create a wetland complex within a 12ha field to enhance, extend and link the existing available habitats for a suite of wetland species, including water voles, wetland birds and aquatic invertebrates. Excavating up to a maximum of 12 foot drains/scrapes that will be temporary in their nature (each up to 3m wide and 0.5m deep).

Ref.	Cumulative Development Address	Planning Reference	Status	Distance and Direction from the Development site and The Swale SPA	Summary of Cumulative Development
16	Eurolink V Swale Way Sittingbourne Kent ME9 9AR	15/510589/OUT	Permitted	8.3 km west, 356 m south of SPA	Construction of business park (use classes B1(B), B1(C), B2 and (B8), [research and development, light industrial, general industrial and storage or distribution], (up to a maximum of 43,000sqm), including associated accesses (including alteration to existing northern relief road), parking and servicing areas, landscaping, bunds, surface water storage area, and related development.
17	Land North & West Of Tonge Corner Farm Tonge Corner Road Tonge Kent ME9 9BB	SW/14/0224	Permitted	8.7 km east, 150 m south of SPA	Solar farm, comprising the erection of solar arrays of photovoltaic panels, inverter and transformer sheds, fencing, site storage cabin, combined DNO and EPC switchgear housing, internal gravel access road, and associated equipment.
18	New Hook Farm Lower Road Minster-on-sea Kent ME12 3SU	16/507943/FULL	Permitted	8.7 km north west, 1.4 km south of SPA	Construction of an agricultural anaerobic digestion plant and associated infrastructure, for the purposes of generating renewable energy.
19	Grasmere Gardens, Land South of The Ridgeway, Chestfield	CA/17/00469	Awaiting Decision	8.8 km east, 2.5 km southeast of SPA	Outline application for up to 300 residential dwellings and 3,500 sqm of employment space use class B1a (or 1,000 sqm employment space use class B1a and a new primary school) and related development.
20	Land At Stones Farm The Street Bapchild Kent ME9 9AD	14/501588/OUT	Permitted	8.8 km west, 1 km south of SPA	Hybrid application: Outline consisting of development of 550-600 houses and all necessary supporting infrastructure including roads, open space, play areas, neighbourhood shopping/community facilities (up to 650sqm) and landscaping.

Ref.	Cumulative Development Address	Planning Reference	Status	Distance and Direction from the Development site and The Swale SPA	Summary of Cumulative Development
21	Parcel H East Hall Farm Sittingbourne Kent ME10 3TJ	15/510149/REM / SW/12/0260	Permitted	9.5 km west, 550 m southwest of SPA	Approval of Reserved Matters following outline approval SW/12/0260 for the construction of 68 dwellings with associated estate roads, parking and landscaping.
22	Ceres Court Sittingbourne Kent ME10 3RJ	15/508661/FULL	Permitted	9.6 km west, 1 km southwest of SPA	Demolition of existing 3 x four storey block of flats and erection of 40 affordable dwellinghouses with associated parking and landscaping.
23	Kemsley Paper Mill (K4) CHP Plant	NSIP (DCO application)	Not yet determined	10 km northwest, 350 m west of SPA	A Combined Heat and Power Plant comprising a gas turbine (52MW), Waste Heat Recovery Boilers (105MWth steam) and Steam Turbine (16MW).
TIER 2 SITES					
24	Land at Minster Bell Farm Lane Minster-on-sea Kent	Scoping - 16/506329/EIASC O	EIA Scoping	8 km north-northwest, 3.8 km north of SPA	EIA Scoping Opinion for proposed armoured sea wall extending from Minster-on-Sea to Warden, with associated land reclamation works, and creation of a country park.
25	Land South and East Of Sittingbourne Kent	Scoping - 17/506551/EIASC O	Unknown	8.7km east, 1.9 km south of SPA	EIA Scoping Opinion for a mixed-use development including up to 11,250 residential dwellings, commercial space (circa 120,000 sqm), new infrastructure to create new junctions onto the M2 and A2 joined by a new relief road, new retail and health facilities, leisure facilities, educational facilities and community facilities at land to the south and east of Sittingbourne.

Ref.	Cumulative Development Address	Planning Reference	Status	Distance and Direction from the Development site and The Swale SPA	Summary of Cumulative Development
26	Land at Bodkin Farm, Thanet Way, Chestfield, CT5 3JD	Scoping - CA//14/00458	EIA Scoping	8.8 km east, 4.2 km east of SPA	EIA Scoping Opinion in relation to up to 300 dwellings, up to 10,000 sqm of employment uses (for B1/B2 or A1/A3), over 18ha of green infrastructure comprising parks, green corridors, play areas, playing fields, allotments and community woodland.

Table 2.3 Potential Cumulative Developments beyond 10 km of the Development site but within 2 km of The Swale SPA

Ref.	Cumulative Development Address	Planning Ref	Status	Distance and Direction from the Development site and SPA	Summary of Development
27	Countrystyle Recycling Storage Land, Ridham Dock, Iwade, Sittingbourne, Kent, ME9 8SR	SW/16/501484 KCC/SW/0019/2016	Permitted	300m west of SPA, 10.8 km northwest of Development site	The construction and operation of a gypsum recycling building with plant and machinery to recycle plasterboard and the re-configuration of the existing lorry park to include office/welfare facilities and ancillary supporting activities, including rain water harvesting tanks, container storage, new weighbridges, fuel tanks, hardstanding, safe lorry sheeting access platform and automated lorry wash
28	Kemsley IBA Recycling Facility, Ridham Avenue, Sittingbourne, Kent, ME10 2TD	SW/16/507687, KCC/SW/0265/2016	Permitted	350 m west of SPA, 10.1 km northwest of Development site	The construction and operation of an Incinerator Bottom Ash (IBA) Recycling Facility on land adjacent to the Kemsley Sustainable Energy Plant
29	Neatscourt Marshes Brielle Way Queenborough Kent	14/506802/FULL	Permitted	500 m north of SPA, 13 km northwest of Development site	Erection of a regional distribution centre (Use Class B8) with ancillary office accommodation (use Class B1 (a)) and associated gatehouse and access arrangements, service station, refuse and recycling area, car parking and landscaping

Ref.	Cumulative Development Address	Planning Ref	Status	Distance and Direction from the Development site and SPA	Summary of Development
30	Land At Great Grovehurst Farm Grovehurst Road Sittingbourne Kent ME9 8RB	18/502372/EIOUT	Not yet determined	880 m south of SPA, 11.3 km northwest of Development site	EIA Outline application for the development of up to 110 dwellings and all necessary supporting infrastructure including emergency access, roads, footpath and cycle links, open space, play areas and landscaping, parking, drainage and all utilities and service infrastructure works.
31	Land West Of Barton Hill Drive Minster-on-sea Kent ME12 3LZ	18/503135/OUT	Not yet determined	970 m north of SPA, 12 km northwest of Development site	Outline application for the development of up to 700 dwellings and all necessary supporting infrastructure including land for provision of a convenience store / community facility, internal access roads, footpaths, cycleways and parking, open space, play areas and landscaping, drainage, utilities and service infrastructure works.
32	LKM Recycling, Bonham Drive, Eurolink Business Park, Sittingbourne, Kent, ME10 3SY	KCC/SW/0050/2018	Under Construction	1 km west of SPA, 10.2 km west of Development site	A part retrospective application to allow the development and operation of a Materials Recycling Facility (MRF), including construction of a number of external covered storage bays and provision of a site office.
33	Land North Quinton Road Sittingbourne Kent ME10 2SX	18/502190/EIHYB	Not yet determined	1.1 km north of SPA, 12 km west of Development site	Full Planning Application - Phase 1 North - Erection of 91 dwellings accessed from Grovehurst Road, public open and amenity space Full Planning Application - Phase 1 South - Erection of 252 dwellings (including 34 affordable dwellings) accessed from Quinton Road. Outline Planning Application for up to 857 new dwellings (including 10% affordable housing, subject to viability), a site of approximately 10 ha for a secondary and primary school.

Ref.	Cumulative Development Address	Planning Ref	Status	Distance and Direction from the Development site and SPA	Summary of Development
34	Land off Barge Way, Kemsley Fields Business Park, Kemsley, Sittingbourne, Kent, ME10 2FE	SW/15/500348, KCC/SW/0010/2015	Permitted	1.2 km west of SPA, 11 km west of Development site	4Evergreen Technologies is proposing to install an advanced thermal conversion and energy facility at the Kemsley Fields Business Park to produce energy and heat a project known as the Garden of England Energy Project. The project will involve: construction of new buildings to house the thermal conversion and energy generation plant and equipment; construction of associated offices; erection of external plant including storage tanks; and the erection of a discharge stack.
35	Land off Plover Road Minster-on-sea, Kent, ME12 3BT	18/503855/out	Not yet determined	1.5 km north of SPA, 12 km northwest of Development site	Outline application for the residential development on the land off Plover Road, including associated access, parking and landscaping
36	Milton Pipes Site, Gas Road, Sittingbourne, Kent, ME10 2QB	SW/14/503276 OR KCC/SW/0282/2014	Permitted	1.7 km west of SPA, 11 km west of Development site	Location and operation of an aggregate recycling plant (including weighbridge office and car parking) to process up to 150,000 tpa of construction, demolition and excavation materials from local developments and crushing and screening.

2.1.8 Transboundary Effects

62. As a result of the scale and nature of the Development, and its location, the Development is not considered to have the potential for significant transboundary impacts.
63. PINS issued the Applicant with notification of the outcome of the first transboundary screening on 13th July 2018 following the Request for a Scoping Opinion and publication of the Preliminary Environmental Information Report:
- "Under Regulation 32 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 2017 EIA Regulations) and on the basis of the current information available from the Applicant, the Inspectorate is of the view that the Proposed Development is not likely to have a significant effect on the environment in another EEA State."*
64. Transboundary effects are therefore not assessed in this ES.

2.2 Site Selection and Consideration of Alternatives

65. The EIA Regulations require the consideration of alternatives, defined as:

'A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.'

66. The ES includes a detailed section presenting the reasonable alternatives considered by the Applicant in respect of the location of the Development, its scale and design and the implications of a "do nothing" scenario (ES Chapter 4: Site Selection, Development Design and Consideration of Alternatives).

2.3 EIA Scoping

2.3.1 Overview

67. Scoping is the process of identifying the issues to be addressed during EIA. An EIA Scoping Report (ES Technical Appendix A3.1) was submitted to PINS in December 2017. The Scoping Opinion was received from PINS on 22nd January 2018 and is included as ES Technical Appendix A3.2. The scope of the EIA was informed by the nature and scale of the Development, its location and consultant experiences.
68. An overview of consultation is provided in ES Chapter 3: Consultation and each ES technical chapter also provides a summary of the key points raised during scoping, indicating how the issues will be dealt with in the EIA.

2.3.2 Issues Included in the EIA

69. The scope of technical assessments outlined in the scoping report included:
- Landscape and Visual Impact Assessment;
 - Ecology;
 - Ornithology;
 - Hydrology, Hydrogeology, Flood Risk and Ground Conditions;
 - Cultural Heritage and Archaeology;
 - Noise;
 - Socio-Economics, Tourism, Recreation and Land-use;
 - Access and Traffic;
 - Climate Change;
 - Air Quality;
 - Miscellaneous Issues; and
 - Interaction and Accumulation of Effects.

2.3.3 Issues Scoped Out of the EIA

70. The Planning Inspectorate's Scoping Opinion identifies the effects to be scoped in to the EIA. All other effects are scoped out. The following specific effects have been scoped out of the EIA, as confirmed via the Planning Inspectorate's Scoping Opinion:
- Impacts from vibration during operation and decommissioning phases;
 - Socio-economic effects during operation, maintenance and decommissioning phases;
 - Impacts to tourism, recreation and land use during decommissioning;
 - Traffic effects during the operational phase (however details of the anticipated traffic movements for the operational phase are provided);
 - Effects of glint and glare on aviation receptors;
 - Risks associated with electrical infrastructure (such as lightning strikes), on the basis that the safety measures provided by the inbuilt control systems are clearly described in the ES;

- Effects from electromagnetic fields (EMF) from cables up to and including 132kV;
- Waste effects, with the exception of any likely significant effects resulting from the transport of waste;
- Air quality effects during the operational phase; and
- Transboundary effects.