



CLEVE HILL SOLAR PARK

STATEMENT OF COMMON GROUND BETWEEN THE APPLICANT AND CANTERBURY CITY COUNCIL

September 2019
Revision A

Document Reference: 13.2.2
Submitted: Deadline 5

www.clevehillsolar.com



CLEVE HILL
SOLAR PARK

TABLE OF CONTENTS

1 Introduction and summary	1
1.1 Introduction	1
1.2 Summary	1
2 Matters Agreed and Not Agreed	2
2.1 Environmental Impact Assessment Methodology	2
2.2 Consultation	2
2.3 Site Selection, Development Design, and Consideration of Alternatives	2
2.4 Development Description	2
2.5 Relevant Legislation and Policies	2
2.6 Design, Landscape and Visual Considerations	3
2.7 Ecology and Ornithology	3
2.8 Hydrology and Flood Risk	4
2.9 Archaeology, Built Heritage and Historic Landscape	4
2.10 Noise and Vibration	5
2.11 Access, Transport and Traffic	5
2.12 Climate Change and Energy Generation	5
2.13 Air Quality	5
2.14 Socio-economics, Tourism and Recreation	6
2.15 Miscellaneous Issues	6
2.16 Interrelationships	6
Appendix A - List of Abbreviations	7

1 INTRODUCTION

1.1 Introduction

1. This Statement of Common Ground (SOCG) has been prepared in relation to an application (the Application) made to the Secretary of State (SoS) for the Department for Business, Energy & Industrial Strategy (BEIS), under section 37 of the Planning Act 2008, seeking a Development Consent Order (DCO) for the Cleve Hill Solar Park (hereafter referred to as the Development). The application was accepted on 14th December 2018.
2. This SOCG has been prepared as a means of clearly stating any areas of agreement and disagreement between the Applicant and Canterbury County Council (CCC), which are set out in section 2.

1.2 Summary

3. The Applicant and CCC are in agreement regarding the following matters:

- Consultation
- Relevant Legislation and Policies
- Methodology for Site Selection, Development Design and Consideration of Alternatives
- Description of Development
- Archaeology, Built Heritage and the Historic Landscape
- Noise and Vibration
- Climate Change and Energy Generation
- Miscellaneous Issues including:
 - Glint and Glare
 - Human Health
 - Electric, Magnetic and Electromagnetic Fields
 - Telecommunications, Television Reception and Utilities
 - Waste
 - Major Accidents and Disasters
- Interrelationships between Effects
- Development Consent Order

4. The matters for which some aspects have not yet been agreed are as follows:

- Landscape and Visual Considerations
-

6. The matters for which CCC deferred to statutory consultees are as follows:-

- Ecology and Ornithology
- Hydrology and Flood Risk
- Access, Transportation and Traffic

1.3 Agreement

5. Confirmation that Section 2 of this SoCG reflect the points of agreement at the date of this agreement, based on the information provided to date, is provided in Table 1.

Table 1: Confirmation of Agreement

Date	Signatory	Signature
19/09/2020	[REDACTED]	[REDACTED]

2 MATTERS AGREED AND NOT AGREED

Issue	Applicant's Comments	CC Response
2.1 Environmental Impact Assessment Methodology		
EIA	The Environmental Impact Assessment methodology as set out in Chapter 2 of the ES is acceptable.	Overall agreed although CCC made comments in relation to LVIA methodology which were sent out in its written representations.
2.2 Consultation		
Consultation approach	The approach taken to consultation in relation to the EIA as set out in Chapter 3 of the ES is acceptable.	Agreed
2.3 Methodology for Site Selection, Development Design, and Consideration of Alternatives		
Methodology for the site selection process	The key factors for consideration in the site selection process as outlined in paragraph 4.2.17, Chapter 4 of the ES are adequate.	Agreed.
Design development and consideration of alternatives	The design development and the consideration of alternatives are described in sufficient detail in Chapter 4 of the ES.	Agreed.
2.4 Development Description		
Description	The description of the proposed development and the surrounding area as set out in Chapter 5 of the Environmental Statement is accurate.	Agreed
2.5 Relevant Legislation and Policies		
National policies and legislation	The legislative and planning policy framework for the Development as set out in Chapter 6 of the ES, including the relevance of the energy-related National Policy Statements is appropriate.	Agreed
CDLP Policies	The Canterbury District Local Plan 2017 (CDLP) forms the development plan for the district.	Agreed
2.6 Design, Landscape and Visual Considerations		

Relevant policies	The policies within the National Policy Statement (NPS) EN-1, the National Planning Policy Guidance for renewable and low carbon energy, and the CDLP which are relevant to the consideration of design, landscape and visual impacts are agreed to be applicable and Canterbury Landscape and biodiversity Appraisal draft 2012	Agreed
Methodology	It is agreed that the methodology used to assess impacts of the Development on the landscape receptors within CCC's District as assessed in Chapter 7 of the ES and its appendices is appropriate.	Overall, CCC agrees the methodology used in Chapter 7, notwithstanding CCC comments emailed to PINS in its Written Submissions.
Visual Impact	Chapter 7 - LVIA of the ES contains an adequate assessment of the visual impacts of the Development.	CCC position has been set out in detail in Written Submission submitted to PINS. The level of harm and visual impact arising from the proposed development is not agreed.
Location of the proposed built development	None of the proposed built development would lie within CCC's administrative area but the proposed solar panels would be visible from CCC's district.	Agreed.
Arable Reversion Habitat Management Area (to the east of the site)	The planting within the arable reversion habitat management area falling into CCC boundaries would not result in harm to the setting of the Seasalter Marshes LCA or the North Kent Marshes AHLV.	Agreed.
<i>Outstanding Matters</i>		
Level of Impact	The level of impact that the Development would have on the setting of the Seasalter Marshes LCA, the North Kent Marshes AHLV and the wider landscape within CCC's District	CCC position has been set out in detail in Written Submission submitted to PINS. Not agreed.
2.7 Ecology and Ornithology		
CDLP Policies	It is agreed that CDLP policies SP6, LB5, LB6, LB7, LB9 and LB12 are relevant to the consideration of impacts on ecology and ornithology.	Agreed.
Assessment	Chapters 8 and 9 of the ES	Deferred to Natural England/KCC

	provide an assessment of the potential ecological and ornithological impacts of the Development.	Ecology.
2.8 Hydrology and Flood Risk		
CDLP policies	CDLP policies CC4, CC5, CC11 and LB13 are relevant to the consideration of impacts on hydrology and flood risk.	Agreed.
Assessment	The assessment of the effects of the Development on hydrology, flood risk and hydrogeology as reported in Chapter 10 of the ES is acceptable.	Deferred to EA.
Impact and mitigation	The Development would not have an unacceptable impact on flood risk within CCC's District.	Deferred to EA.
1.1 Archaeology, Built Heritage and Historic Landscape		
CDLP policies	CDLP Policy HE12 is relevant to the consideration of impacts on archaeology, built heritage and historic landscape.	Agreed
Assessment	Chapter 11 of the ES and the supporting Desk Based Assessment provides comprehensive information on the archaeological and historical background and baseline conditions of the site. An appropriate assessment methodology has been used.	Agreed
Impact	The Development would not have a significant impact on archaeology within CCC's district and would not result in harm to the character and appearance of the South Whitstable and Whitstable Town Conservation Areas or the historic setting of Whitstable.	Agreed.
2.9 Noise and Vibration		
	The evaluation of the impact of the Development on nearby noise and vibration sensitive receptors	Agreed.

	during construction, operation and decommissioning as set out in Chapter 12 of the ES is acceptable.	
1.2 Access, Transport and Traffic		
CDLP Policies	CDLP policies T1 and T16 are relevant to the consideration of the transport-related impacts of the development.	Agreed
Assessment	The methodology used and assessment of the transport-related environmental effects within Chapter 14 is appropriate.	CCC deferred to KCC Highways
Impact	The Development would not result in any adverse effect on the highways network within the CCC District.	CCC deferred to KCC Highways
2.10 Climate Change and Energy Generation		
Assessment and Impact	The findings of the Climate Change Impact Assessment in Chapter 15 of the ES are agreed.	Agreed
2.11 Air Quality		
Assessment and Impact	Chapter 16 of the ES provides an adequate evaluation of the effects of the Development upon local air quality.	Agreed
2.12 Socio-economics, Tourism and Recreation		
Impact	The proposed development would result in minimal employment benefits to the CCC district.	Agreed
2.13 Miscellaneous Issues		
Assessment	<p>The assessment of the following issues within Chapter 17 of the ES is acceptable:</p> <ul style="list-style-type: none"> • Glint and Glare (section 17.2); • Human Health (section 17.3); • Electric, magnetic and electromagnetic fields (section 17.4); • Telecommunications, Television Reception and 	Agreed

	Utilities (section 17.5); <ul style="list-style-type: none"> Waste (section 17.6); and Major Accidents and Disasters (section 17.7) 	
2.14 Interrelationships		
Assessment	The interrelationships between various effects of the Development as described in Chapter 18 of the ES are agreed.	Agreed
2.15 Development Consent Order		
DCO	There are comments on the contents of the draft DCO.	Agreed.

APPENDIX A1 - LIST OF ABBREVIATIONS

AHLV	Area of High Landscape Value
BEIS	Department for Business, Energy & Industrial Strategy
CCC	Canterbury County Council
CDLP	Canterbury District Local Plan
DCO	Development Consent Order
ES	Environmental Statement
LCA	Local Character Area
NPS	National Policy Statement
NSIP	Nationally Significant Infrastructure Project
SoCG	Statement of Common Ground
SoS	Secretary of State

