



# Mallard Pass

Solar Farm

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### Environmental Statement Volume 2 Appendix 12.3: Land Use and Soils - Consultation Summary

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### **Appendix 12.3: Consultation Record and Responses Relevant to Land Use and Soils**

- 12.1.1. This Appendix provides a summary of all the consultation undertaken to date with stakeholders for the Proposed Development.
- 12.1.2. Matters raised during consultation in relation to Land Use and Soils, as well as how and where matters have been assessed within the Environmental Statement (ES) **[EN010127/APP/6.1]** is outlined in **Table 1**.

**Table 1: Key Matters Raised during Consultation in Relation to Land Use and Soils**

Consultee	Date of Consultation	Main Matter Raised	How this Matter has been Addressed	Where is the Matter Addressed in the ES
Natural England	10 <sup>th</sup> February 2022	Response to Scoping Request	All comments covered in ES Chapter 12: Land Use and Soils.	Chapter 12: Land Use and Soils of the ES.
Planning Inspectorate (PINS)	18 <sup>th</sup> March 2020	Scoping Opinion: The Applicant has stated that they will conduct a 'semi-detailed' Agricultural Land Classification survey at the site based on 210 auger surveys located on a 200m grid. The Applicant should ensure that a sufficient number of auger locations are used across the site to accurately inform the assessment in line with relevant guidance and/or standards (e.g. Natural England Technical Information Note TIN049, 2012), or justify why this surveying methodology approach is sufficient.	An additional ALC Survey has been undertaken. Further correspondence with Natural England clarified the extent of additional survey recommended by Natural England	Additional survey carried out, see <b>Chapter 12: Land Use and Soils</b> and <b>Appendix 12.4: Agricultural Land Classification</b> of the ES.

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		<p>The Scoping Report states that the loss of more than 50ha of BMV land is considered to be large/major in magnitude, losses of 20-50ha are of moderate/medium and losses of less than 20ha are of low magnitude. This is stated to be based on '<i>established practice.</i>' The ES should provide specific reference any guidance or practice that is used.</p>	<p>The Land use and Soil assessment has been informed by the Institute of Environmental Management and Assessment (IEMA) Guide 'A New Perspective on Land and Soil in Environmental Impact Assessment' (February 2022).</p>	<p><b>Appendix 12.2: Land Use and Soils Assessment Methodology</b> of the ES.</p>
		<p>The ES should consider the potential for cumulative impacts at a regional scale with other plans and projects that result in a reduction of available BMV land.</p>	<p>The effect on agricultural land associated with the Proposed Development is reversible in nature, unlike built development. Therefore, other potential developments, as identified in <b>Appendix 2.4</b> of this ES, do not influence the decisions of individual landowners, and the use of other land, whether it is of BMV quality or not, would be</p>	<p><b>Chapter 12: Land Use and Soils</b> of the ES</p>

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			due to other schemes, and is not considered cumulatively. <b>Chapter 16: Interaction of Effects and Summary of Cumulative Effects</b> identifies that no significant adverse cumulative effects have been identified.	
Natural England	21 <sup>st</sup> April 2022	Explaining our view as to why semi-detailed ALC should suffice because the PV array legs will not result in ALC changes.	Responded to by Natural England below. Targeted survey needed.	Additional survey carried out, see <b>Chapter 12: Land Use and Soils</b> and <b>Appendix 12.4: Agricultural Land Classification</b> of the ES.
Natural England	29 <sup>th</sup> April 2022	KCC letter re semi-detailed survey methodology robustness and referring to a semi-detailed ALC involving 43ha of best and most versatile (BMV) to which Natural England did not object or comment, to follow up the earlier view that except for fixed equipment a semi-detailed survey was appropriate.	Further correspondence clarified the extent of additional survey recommended by Natural England.	<b>Appendix 12.4: Agricultural Land Classification</b> of the ES
Natural England	17 <sup>th</sup> May 2022	Response to the above, advising that additional survey of parts of	Additional ALC survey points, 117 in total, have been carried	Within <b>Chapter 12: Land Use and Soils</b> and <b>Appendix 12.4:</b>

<b>Consultee</b>	<b>Date of Consultation</b>	<b>Main Matter Raised</b>	<b>How this Matter has been Addressed</b>	<b>Where is the Matter Addressed in the ES</b>
		the site is required in this case, in order to determine with more accuracy, the boundaries of BMV to non-BMV.	out mostly on the Solar PV Site areas.	<b><i>Agricultural Land Classification</i></b> of the ES.
Natural England	7 <sup>th</sup> June 2022	Providing plan to Natural England of suggested areas for additional ALC auger survey.	Survey carried out.	Within <b><i>Appendix 12.4: Agricultural Land Classification</i></b> of the ES
Natural England	14 <sup>th</sup> July 2022	Response regarding generic advice to survey methodology.	Advice actioned by extra ALC survey sampling	Within <b><i>Chapter 12: Land Use and Soils and Appendix 12.4: Agricultural Land Classification</i></b> of the ES.
Rutland County Council (RCC)	4 <sup>th</sup> August 2022	Peer review of PEIR by Reading Agricultural Consultants. Semi-detailed ALC generally accepted, criticised PEIR for containing no mention of loss of food production.	Effects of land use change on food and food production are considered in Chapter 12: Land Use and Soils.	Within <b><i>Chapter 12: Land Use and Soils</i></b> of the ES
Natural England	5 <sup>th</sup> August 2022	Final paragraph of advice regarding the general location of additional ALC survey sampling that is recommended.	Actioned in September ALC survey	Within <b><i>Chapter 12: Land Use and Soils and Appendix 12.4: Agricultural Land Classification</i></b> of the ES.

