

## **Stonestreet Green Solar**

**Consultation Report** 

**Appendix F: 2022 Statutory Consultation Materials and** 

**Consultation Responses** 

**Appendix F-1: Consultation Information Pack** 

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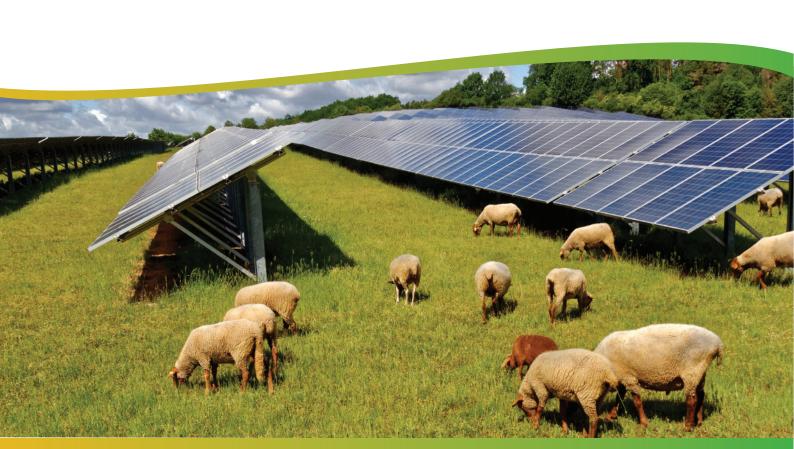
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June 2024

APFP Regulation 5(2)(q)
Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



## Stonestreet Green Solar Project

**Consultation Report Appendices** 



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## **Stonestreet Green Solar**

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## **Stonestreet Green Solar**

Consultation Report Appendix F-1: Consultation Information Pack

1. Community Information Leaflet



# STONESTREET GREEN SOLAR Community Information Leaflet October 2022







#### Introduction

Evolution Power is intending to develop a renewable energy generating project, together with on-site energy storage, associated infrastructure and an underground cable connection, on land at Aldington, near Ashford in Kent. Known as Stonestreet Green Solar, the project will generate renewable energy through solar photovoltaic (PV) panels providing clean power to UK businesses, infrastructure and homes.

Stonestreet Green Solar will have an export capacity of up to 99.9MW and produce enough renewable energy to power almost 42,000 homes and save over 34,000 tonnes of carbon from the atmosphere each year.

The project will generate low cost, low carbon, unsubsidised renewable electricity reducing the UK's dependence on expensive fossil fuels and the associated carbon impact. The energy storage element will store electricity and allow the project to export at times of peak demand.

As the proposed generating capacity exceeds 50 megawatts (MW) the project is classified as a Nationally Significant Infrastructure Project (NSIP) and must obtain a Development Consent Order (DCO) through the Planning Act 2008 process.

Before the DCO application is submitted to the Secretary of State for Business, Energy and Industrial Strategy via the Planning Inspectorate (PINS), Evolution Power is undertaking a statutory consultation to inform statutory consultees, the local community and the general public about the project and to gain feedback on the proposals.

This community information leaflet has been produced to provide information about the upcoming statutory consultation, including details of forthcoming local information events. It also provides details on how the proposals have developed since the non-statutory consultation held in March and April 2022 and explains where to find further information, view the plans, and contact the project team to provide feedback.

#### Statutory consultation

Evolution Power will soon be launching a statutory consultation on its proposals for the Stonestreet Green Solar project and invites you to take part.

A first round of non-statutory consultation was held during March and April 2022 to provide members of the local community with the opportunity to view the initial proposals and submit feedback to help shape the proposals for Stonestreet Green Solar. Since April, Evolution Power has been revising its proposals to address comments that it received, undertaking further surveys and reports, and progressing the layout and scheme design.

Evolution Power made some small amendments to the Statement of Community Consultation (SoCC) which has been through a further round of consultation with Kent County Council, Ashford Borough Council and Folkestone and Hythe District Council. The revised SoCC can be viewed on the project website (www.stonestreetgreensolar.co.uk) and was formally made available for inspection from 28 September 2022.

Since the updated SoCC was made available in September 2022, Evolution Power has become aware that the opening hours for Ashford Library have changed slightly. Information on the latest opening hours for Ashford Library and the other Deposit Location libraries can be viewed on Kent County Council's website at <a href="https://www.kent.gov.uk/leisure-and-community/libraries/visiting-a-library">https://www.kent.gov.uk/leisure-and-community/libraries/visiting-a-library</a>

The statutory consultation will begin at 9:00am on Tuesday 25 October 2022 and end at 11:59:59pm on Tuesday 29 November 2022.





#### What are we consulting on?

We want to hear your feedback on our latest proposals, including the following:

- The current plans, design and layout for Stonestreet Green Solar, which have been updated to have regard to the comments received during the non-statutory consultation.
- The proposed mitigation measures to address issues raised during consultation and/or identified through our preliminary environmental assessment work.
- The proposed improvement measures to deliver benefits, including significant biodiversity net gain.
- The information presented in the Preliminary Environmental Information Report (PEIR).

A plan of the application site boundary (known as the DCO Order Limits) is included on pages 4 and 5. An indicative site layout plan for the development will be included in the Consultation Documents.

#### **Consultation Documents**

The following documents will be available from the start of the statutory consultation (25 October 2022) to explain our consultation process and show the nature and location of the project:

- the PEIR (including a red line boundary plan) together with a Non-Technical Summary;
- a Consultation Booklet which provides details about the project and the PEIR and highlights the questions that we are inviting feedback on as part of the consultation; and
- the exhibition boards that will be used at the local information events listed on page 7.

These documents, along with the revised SoCC, consultation leaflets/newsletters and the notice published under section 48 of the Planning Act 2008, may be inspected free of charge from 25 October 2022 to 29 November 2022 (excluding bank holidays) at the Deposit Locations listed below.

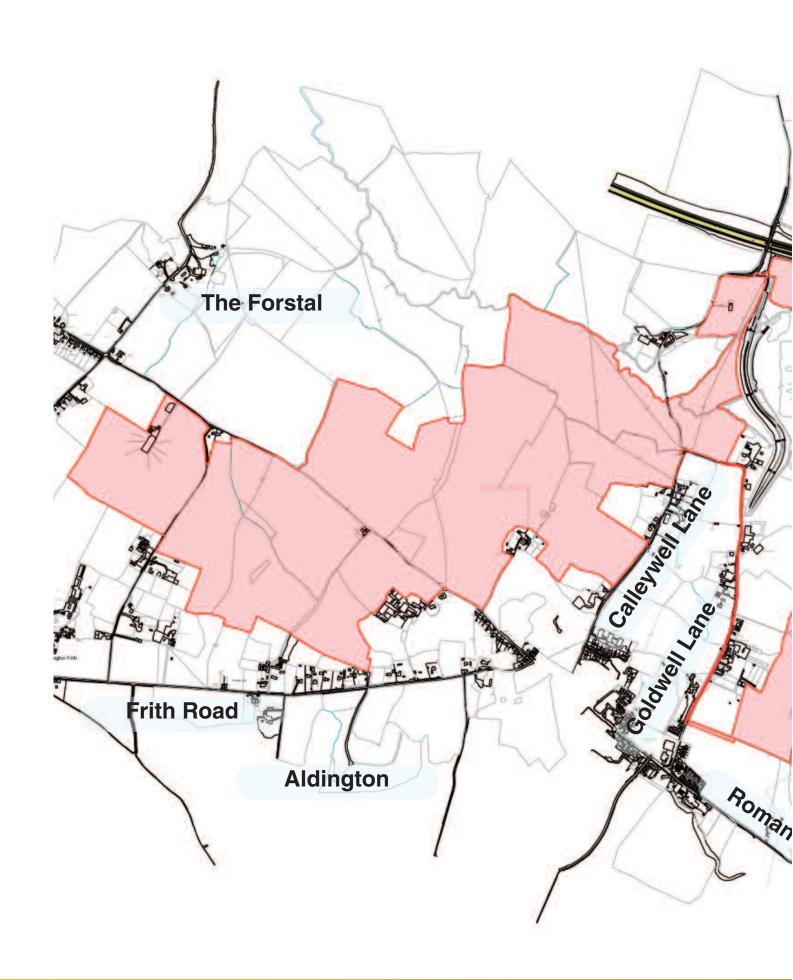
You can check the opening hours for each library on the Kent County Council website at

https://www.kent.gov.uk/leisure-and-community/libraries/visiting-a-library

- Ashford Library, Ashford Gateway Plus, Church Road, Ashford, Kent, TN23 1AS
- Folkestone Library, 2 Grace Hill, Folkestone, Kent CT20 1HD
- Ashford Borough Council Offices, Civic Centre, Tannery Lane, Ashford TN23 1PL (Monday to Friday: 9am to 4pm; Saturday and Sunday: closed)
- Folkestone and Hythe Council Offices, Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY (Monday to Friday: 10am to 4pm; Saturday and Sunday: closed)
- Kent County Council, County Hall, Maidstone, Kent ME14 1XQ (Monday to Friday: 8am to 5pm; Saturday and Sunday: closed)
- New Romney Library, 82 High Street, New Romney, TN28 8AU
- Lyminge Library, Station Road, Lyminge, CT18 8HS
- Hythe Library, 1 Stade Street, Hythe, CT21 6BQ

Electronic copies of the Consultation Documents will also be available to download free of charge from 9:00am on 25 October 2022 until at least 11:59:59pm on 29 November 2022 on the Project website at <a href="https://www.stonestreetgreensolar.co.uk">www.stonestreetgreensolar.co.uk</a> under the tab labelled 'Consultation'.

The Consultation Documents can be provided on a USB memory stick upon request, free of charge. Hard copies of the Consultation Documents can be obtained upon request at a cost of £500 per copy. Requests for large print, audio or braille versions of the Consultation Documents will be considered on a case-by-case basis and appropriate charges may apply. Requests for documents should be made to Evolution Power by telephone on 08081 698335 (free of charge) or by email at <a href="mailto:info@stonestreetgreensolar.co.uk">info@stonestreetgreensolar.co.uk</a>. Reasonable postage charges may apply.









## What has changed since our non-statutory consultation?

Since the end of the non-statutory consultation and subsequent engagement with key stakeholders, the project design has been subject to various updates and improvements:

- Setting back solar panels from the site boundary: The panels would now be located a minimum of 4.2m inside the proposed boundary fence. In areas of the site which are located close to existing housing the design has been amended and the panels set back further from the boundary to reduce impact;
- Energy storage siting: It is proposed that these
  would be distributed throughout the site as
  opposed to a single energy storage compound.
  In addition, where possible, these structures are
  to be located further from the site boundaries to
  reduce impact;
- Construction access arrangements: A proposed temporary internal haul road would be established during construction to reduce the traffic impact on local roads;
- Ongoing engagement regarding public access arrangements: It is proposed that the project would modify the existing Public Rights of Way (PRoW) network whilst also introducing new PRoWs within the site to improve connectivity. Improvements would include the creation of a new river walk along the East Stour river (which could ultimately form part of a route from

Aldington through to Mersham) and identifying a suitable cycle

access route between

Aldington and the western edge of the site, with a commitment to work with the local authorities to assist in the development of a full cycle route from Aldington to Mersham if agreement can be reached with the owner

to cross the land between the site and Mersham. We are discussing the proposals with Kent County Council and Ashford Borough Council to identify opportunities to increase accessibility within the site and contribute to off-site improvements;

Biodiversity Net Gain and Habitat
enhancements: Ecological surveys have been
undertaken to identify the presence of species
and habitats for wildlife on the site. These
surveys have informed the
biodiversity assessment
within the PEIR. The
project would include
enhancements
including bird and
bat boxes, bee

hedging and tree
planting and the
planting of a publicly
accessible orchard which
would result in a significant
biodiversity net gain;

hives, additional

- Community Benefit Fund: A community benefit fund would be available for local projects with opportunities for deployment identified by the local community;
- Landscape and Visual Impact Assessment:
   Thirty viewpoints have been agreed with Ashford Borough Council and these have been fully assessed for landscape and visual impact.

   Computer generated images of selected viewpoints will be provided to support and inform consultation;
- Agricultural Land Classification (ALC) survey: An agricultural land survey has demonstrated that around 80% of the site is lower quality land. The remainder of the site (around 20%) is Best and Most Versatile Agricultural Land (ALC Grades 1, 2 and Subgrade 3a) none of this land is Grade 1 and only around 1% is Grade 2.



Public Footpath



#### **Consultation events**

A series of local information events will be held as part of the statutory consultation process. The local information events will give you the opportunity to view the Consultation Documents for Stonestreet Green Solar and provide feedback on the propoals.

The following local information events will be held:

- Mersham Village Hall
   Friday 4 November, 3pm-7pm
- Aldington Village Hall
   Saturday 5 November, 11am-3pm
- Sellindge Village Hall
   Tuesday 8 November, 2pm-6pm
- Bilsington Village Hall
   Wednesday 9 November, 1pm-5pm

#### Public Presentation Tuesday 8 November 2022

In addition to the local information events a public presentation event will be held at Aldington Village Hall on Tuesday 8 November 2022 between 8.00pm and 9.30pm.

Space is limited at the venue, so please register to attend in advance by emailing: register@stonestreetgreensolar.co.uk with your name and address. If you are unable to attend, a

copy of the presentation will be available on the project website after the event.

The format of the event will be a short presentation by Evolution Power, followed by a question and answer session. If you would like to ask a question please include it in your email when you register.

#### Feedback

The statutory consultation on the proposals commences at **9:00am on 25 October 2022 and runs until 11:59:59pm on 29 November 2022**. Any person may respond to the consultation. Comments must be received by Evolution Power by no later than 11:59:59pm on Tuesday 29 November 2022. When providing your comments please include your

name and address, or if you would prefer your comments to be anonymous your postcode only, and confirm the nature of your interest in the project.

Please submit any comments by:

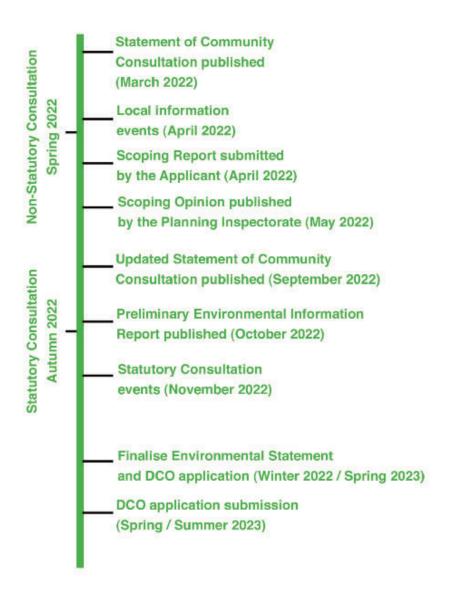
- Completing an online feedback form on the project website at www.stonestreetgreensolar.co.uk/consultation
- Completing a hard copy feedback form (available at the local information events, the aforementioned Deposit Locations and upon request to Evolution Power using the contact details below) and either handing it to the project team at the local information event or submitting it by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar.
- Submitting comments by email to info@stonestreetgreensolar.co.uk, by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar or by telephone (free of charge) at 08081 698335.

Evolution Power will have regard to all responses received by the above deadline before finalising the proposals and submitting the application to the Planning Inspectorate early in 2023. Evolution Power may be required to submit copies of the consultation responses to the Planning Inspectorate and if so it will comply with all applicable data protection legislation.



w: www.stonestreetgreensolar.co.uk
e: info@stonestreetgreensolar.co.uk
t: 08081 698335

#### Indicative planning application timeline



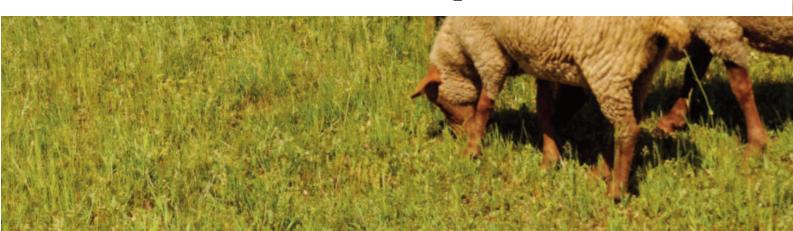
#### **Contact details**

Please do not hesitate to get in touch if you would like to find out more information about Stonestreet Green Solar or to provide your feedback on the proposals. You can contact our Community Relations Team by using the details below.

Email: info@stonestreetgreensolar.co.uk

Call our Freephone information line: 08081 698335 Visit our website: www.stonestreetgreensolar.co.uk Send us a letter: FREEPOST Stonestreet Green Solar

You can also follow us on Twitter: @SGS solar





## **Stonestreet Green Solar**

Consultation Report Appendix F-1: Consultation Information Pack

2. Consultation Booklet



## STONESTREET GREEN SOLAR Consultation Booklet 25 October to 29 November 2022





#### Introduction

Thank you for your interest in the proposed Stonestreet Green Solar project. This Consultation Booklet provides an overview of the project and information about how to take part in the statutory consultation.

Evolution Power<sup>1</sup> is intending to develop a renewable energy generating project, together with on-site energy storage, associated infrastructure and an underground cable connection, on land at Aldington, near Ashford in Kent.

Known as Stonestreet Green Solar, the project will generate renewable energy through solar photovoltaic ('PV') panels providing clean power to UK businesses, infrastructure and homes.

Following a round of non-statutory consultation in March and April 2022, we have significantly progressed the design and proposals and can now present more detailed information on the key elements of the Stonestreet Green Solar project.

Evolution Power is carrying out statutory consultation on the project and this Consultation Booklet has been prepared as a summary of the proposals and the key topics being considered through the on-going Environmental Impact Assessment ('EIA') process. It also sets out how we have had regard to responses from key stakeholders and the local community to refine the proposals since the non-statutory consultation was undertaken.

This Consultation Booklet also sets out how you can respond to the statutory consultation and where you can find out more information.

#### **About Stonestreet Green Solar**

In order to meet its target of net zero emissions by 2050 the UK needs to develop new forms of energy generation. Delivering Stonestreet Green Solar will make a significant contribution to the UK's goal to meet that target; it will provide a cost-effective form of electricity and will help secure the country's energy supply, reducing the UK's reliance on gas.

As well as the national benefits, we also want to ensure local benefits are delivered. This will include delivering a significant biodiversity net gain, creating new paths for walking in the area and potentially cycling routes, and making a direct contribution (£40,000 per annum, inflation linked) through a local community benefit fund.

The site is located approximately 2.4km to the south-east of Ashford and approximately 13.7km to the west of Folkestone Town Centre, in the county of Kent. It is situated on land located to the north and west of the village of Aldington that is currently predominantly used for arable cropping and grazing.

We are consulting between 25 October and 29 November 2022.

Please read this booklet and then share your views by responding to the questions on page 18.

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Indicative project layout, landscaping and biodiversity plan - p.10

Environmental Impact Assessment - p.12

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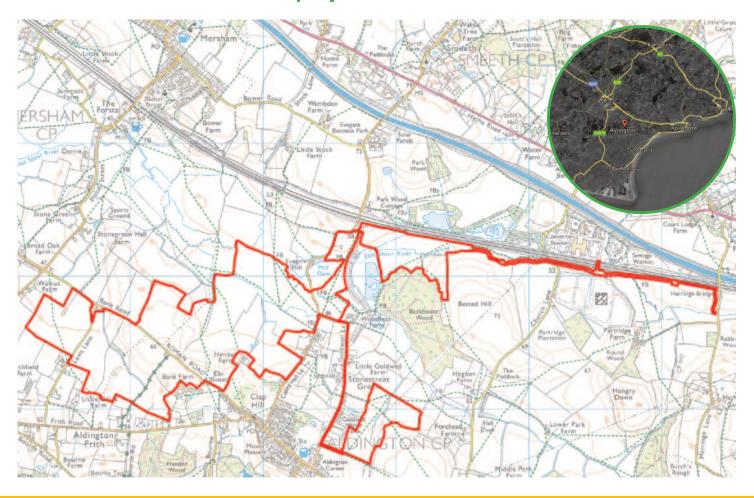
How to respond - p.19

Contact details - p.20

<sup>1</sup>The applicant will be EPL 001 Limited, a wholly-owned subsidiary of Evolution Power Limited.



#### Indicative site location and project overview



The project comprises ground-mounted solar PV arrays and on-site energy storage, together with associated infrastructure and an underground cable connection to the existing National Grid Substation at Sellindge. The agreed grid connection for the project will allow the export and import to/from the national grid of up to 99.9 megawatts ('MW') of electricity at any time.

The Proposed Development includes the following key infrastructure:

- Solar PV panels;
- PV module mounting structures;
- On-site electrical stations including inverters, transformers and switchgear;
- On-site and grid connection cabling with a maximum voltage of 132 kilovolts;
- Project substation, including high voltage switchgear and control equipment;
- On-site energy storage system;
- Two spare parts storage buildings;
- Boundary fencing and closed-circuit television security measures; and
- Access tracks.

Further information on the components of the project are provided on pages 6 to 9. An indicative site layout plan is included on pages 10 and 11.

Detailed information on the project is provided in a Preliminary Environmental Information Report ('PEIR') together with the accompanying Non-Technical Summary. These documents are available on the project website: <a href="https://www.stonestreetgreensolar.co.uk/consultation">www.stonestreetgreensolar.co.uk/consultation</a> and can be viewed at the local information events and deposit locations listed on page 17 during the consultation period.

t: 08081 698335

#### **Benefits**

- The project will export up to 99.9MW of renewable electricity to the national grid, making a significant contribution to the UK's 2050 net zero target and the ambition to decarbonise the UK electricity system by 2035.
- The project will provide new domestic energy generation that will contribute to overall UK energy security and is unaffected by gas prices.
- The renewable energy generated will be sufficient to power almost 42,000 homes, saving 34,000 tonnes of carbon each year.

- The project will include energy storage onsite, which will enable the storage, import and export of electricity to and from the grid.
- The project will result in an improvement in local biodiversity, significantly above the 10% national biodiversity net gain target or the 20% Kent County target.
- The project will provide a £40,000 per annum (inflation-linked) community benefit fund for the lifetime of the project to be used locally for social and environmental projects.

Evolution Power is committed to ensuring that the proposals have a positive impact locally, for the community and the local environment, and that any adverse impacts are minimised. This has been a key focus as we develop the proposals.

#### The planning process

As Stonestreet Green Solar is a Nationally Significant Infrastructure Project ('NSIP'), an application for a Development Consent Order ('DCO') will be submitted to the Planning Inspectorate under the Planning Act 2008 in spring/summer 2023.

The Planning Inspectorate will decide whether or not to accept the DCO application and then, if accepted, will examine the application and make a recommendation (to approve or refuse the application) to the Secretary of State for Business, Energy and Industrial Strategy. The Secretary of State will then decide whether to grant or to refuse development consent. Further information on the process can be found on the Planning Inspectorate website:

https://infrastructure.planninginspectorate.gov.uk/

Pre-application consultation is an important part of the Planning Act 2008 regime, and Evolution Power is required to have regard to consultation responses. These will be documented in a Consultation Report which must accompany the DCO application.





#### Feedback from the non-statutory consultation

We held a non-statutory consultation in March/April 2022 to help us develop the proposals for this project and ensure feedback from key stakeholders and the local community was considered at an early stage. We sent a leaflet to over 2,200 homes and businesses within a 4km radius of the project to advertise the consultation and held four exhibition events which were attended by 90 people.

Since the end of the non-statutory consultation we have continued to regularly engage with key stakeholders and with officers and technical experts from Ashford Borough Council and Kent County Council.

We received 21 responses overall to the nonstatutory consultation. Common themes raised and our responses to those are summarised below:

- 1. Concerns regarding visual impact. We have used feedback received to inform our package of mitigation measures designed to minimise visual impacts. We have proposed additional planting to improve the screening of the project, and removed panels from some areas of the site. We are undertaking ongoing proactive engagement with directly impacted residents;
- 2. Construction traffic arrangements. No construction vehicles will pass through Aldington village. All vehicles will access the site from the north (via A20/Station Road). A temporary internal haulage road will be used to reduce the traffic impact on local roads during construction;
- 3. Concerns regarding food security / loss of "high grade" land. We have completed a comprehensive agricultural land quality analysis. This confirms that approximately 80% of the land is Grade 3b or non-agricultural, which is outside the "best-and-most versatile" category (Grades 1, 2, 3a). Around 20% is Grade 3a, none is Grade 1 and about 1% is Grade 2. For context the project will use about 0.0008% of UK land but the project generation capacity represents c. 0.2% of the total UK Government target for solar;
- 4. Biodiversity and impact on wildlife. An extensive set of ecological surveys have been completed over more than two years to identify existing species and habitats for wildlife on the site. The project will include enhancements including bird and bat boxes, bee hives, additional hedging and tree planting and the

planting of a publicly accessible orchard. These actions are expected to result in an improvement in local biodiversity, significantly above the 10% national biodiversity net gain target or the 20% Kent County target;

- **5. Questions regarding energy storage.**Battery storage will be distributed across the site adjacent to other electrical infrastructure. Where possible this will be located away from the site boundaries to reduce any potential noise impact:
- 6. Criteria for selecting viewpoints. Thirty seven viewpoints have been agreed with Ashford Borough Council in line with professional guidelines. These have been fully assessed for landscape and visual impact with computer generated images for key viewpoints provided to support the EIA assessment and to inform consultation;
- 7. Public access and footpaths. The project will modify some existing Public Rights of Way ('PRoW') whilst also introducing new PRoWs to improve connectivity, including along the East Stour river (which could ultimately form part of a route from Aldington through to Mersham). We have met with Kent County Council, Ashford Borough Council and other local interested parties and will seek to identify opportunities to increase accessibility within the site and contribute to off-site improvements. Our current proposals are outlined in Appendix 12.6 of the PEIR;
- 8. Community benefits. The project will provide a £40,000 per annum (inflation-linked) community benefit fund for the lifetime of the project to be used locally for social and environmental projects. In addition, and in response to local community feedback, we have identified a suitable cycle access route between Aldington and the western edge of the site, with a commitment to work with local authorities to assist in the development of a full cycle route from Aldington to Mersham if agreement can be reached with the owner of land between the site and Mersham.

#### About the project

The key components of the Stonestreet Green Solar project are set out below. The design and layout have been developed following an extensive review of the local area, site constraints and technical considerations as part of the EIA process. Further refinement of the design and layout will be undertaken prior to submission of the DCO application in response to the ongoing EIA process and responses to the consultation received from statutory consultees, the local community and the general public.

#### Solar PV infrastructure

Solar PV panels convert sunlight into direct electrical current ('DC'). Individual panels are typically up to 2.5m long and 1.5m wide. The individual panels (indicatively totaling 246,000 for the project) comprise mono-crystalline PV cells underneath a layer of heat strengthened glass and are usually dark blue or black in colour.

Panels will be fixed to a mounting structure in groups known as 'strings' at an angle of 20-25 degrees. The maximum height of the panels from the ground is expected to be approximately 3.2m with the lowest point typically 800mm above ground level. The panels will be installed as 'fixed' tilt (rather than utilising single axis trackers) so once installed there will be no moving parts.



Panels will be mounted individually on a metal frame which is attached to galvanized steel piles that will be driven up to 3m into the ground. The distance between each row of frames is 3.2m - 5m to limit the impact of inter-row shading and there will be a border gap between panels of approximately 10mm to 20mm which will allow rain to pass through.

The electrical output will be exported by low voltage cabling to dedicated stations that will include an inverter, transformer and switchgear, mounted on concrete foundations or piles. These inverter stations will either be containerised or will have the individual components (inverter, transformer and switchgear) installed in close proximity to each other.







#### **Inverters**

Inverters convert the DC electricity produced by the solar PV modules into alternating current ('AC') so that can be exported to the national grid. For a project of this size, it is anticipated that approximately 34 central inverters will be required, located at regular intervals amongst the solar PV modules. The dimensions of each inverter will be approximately 1.6m (width) x 2.4m (height) x 2.8m (depth).

#### **Transformers**

Transformers increase and control the voltage of the electricity produced. It is anticipated that approximately 34 on-site transformers will be required, located adjacent to the inverters. The dimensions of each transformer will be approximately 1.6m (width) x 2.3m (height) x 2.2m (depth).

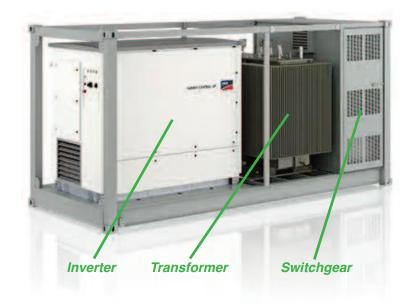
#### **Switchgear**

Switchgear includes electrical disconnect switches, fuses and circuit breakers to control, protect and isolate electrical circuits and equipment. The dimensions of the switchgear will be approximately 1.5m (width) x 2.9m (height) x 1.0m (depth).

Electrical output from the solar panels will feed into the inverter stations and then will either be stored in the energy storage system (to be exported at a later time) or exported immediately to the intermediate on-site substations (approximately 8m (length) x 3.4m (height) x 4m (width)) located in fields 3, 14, 19 and 25.

From those intermediate on-site substations the power will flow to the main project substation located in a fenced compound (approximately 80m (length) x 45m (width)) in the northern part of the site, within field 25.

From there, it will be exported from the site to the electricity grid at 132 kilovolts ('kV') via underground cabling to the UK Power Networks ('UKPN') substation at Sellindge (see below for further details).





#### **Grid connection**

The site will connect to the national grid via underground cabling. The voltage for the cable connection will be up to 132kV. The grid connection route will be included in the DCO application.

Evolution Power has accepted a grid offer from UKPN. UKPN has indicated that, subject to National Grid confirmation and the availability of existing ducts, the project will be able to connect to the grid directly through the existing UKPN 132kV substation ('UKPN substation') located at Sellindge, Kent (the Preferred Route for the grid connection shown on the Grid Route Options diagram below). The UKPN substation is located to the north-east of the site. UKPN owns and controls a number of existing ducts under the High Speed 1 / Channel Tunnel Rail Link ('HS1') railway line and anticipates that these can be utilised for the project.

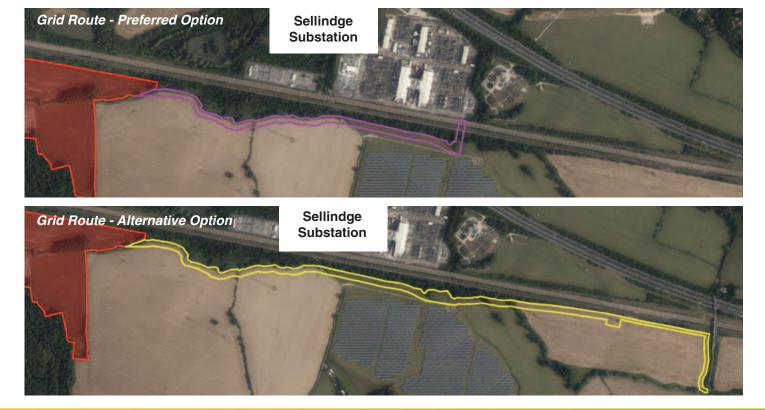


In the event that it is not possible to connect via the Preferred Route, the project will instead connect into the UKPN substation via an existing 132kV tower on the south side of HS1 (the Alternative Route for the grid connection shown on the Grid Route Options diagram below).

In either case, all cabling to the point of connection will be underground but, subject to feedback from UKPN, it may be the case that the final few metres of cabling into the UKPN substation or the existing 132kV tower will be overground. If this is the case the full details and an assessment of the impacts will be included in the Environmental Statement ('ES') which will be submitted with the DCO application (see below for further details on the EIA process).

If the Preferred Route for the grid connection is implemented, then the project will be solely within Ashford Borough and no element will be within Folkestone and Hythe District. If the Alternative Route is required to be implemented then approximately 350m of underground cabling, a switching station adjacent to the tower and an approximately 510m access track will be required within the Folkestone and Hythe District. The dimensions of the switching station are being investigated and the full details and an assessment of its impacts will be included in the ES.

#### **Grid route options**





#### **Energy storage**

The energy storage will be provided within the site to allow the project to load-shift generation from periods of low demand to high demand (to enable the maximum benefit to be obtained from the renewable energy produced) and to also provide grid balancing services to the electricity grid. It is expected that it will typically be charged using electricity generated by the solar PV modules but it will also be possible to import electricity to charge the storage facilities using grid supplied power when the solar PV modules are not generating sufficient power (for example, during the night).

The energy storage element of the project will be DC-coupled (charged using direct current) and accommodated in containerised units (approximately 13.75m (length) x 2.9m (height) x 3.8m (width)) distributed throughout the site, adjacent to the inverter stations. A heating, ventilation, and cooling ('HVAC') system will be integrated into the containers to ensure efficiency and safe performance and the system will also include an integrated fire safety management system.

Electricity from the panels will directly charge the batteries via the DC-DC convertors (approximately 1m (length) x 2.1m (height) x 0.85m (width)) located beside the energy storage units and inverter stations. The DC-DC convertors also enable the storage units and the inverters to interact.

#### **Fencing**

The project will be set within deer-proof fencing (post and wire), approximately 2.2m in height,

and including appropriate clearance to allow animal movement. The distance between the fencing and existing hedges will vary but at its minimum, this distance is expected to be approximately 4.2m with a buffer zone of at least 15m applied to areas of ancient woodland.

The project substation compound will be enclosed by palisade fencing, 2.4m in height.

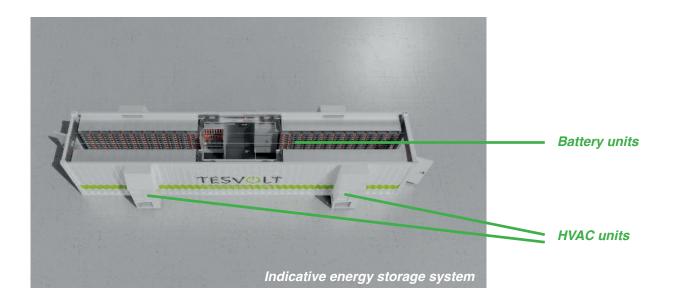
#### **Closed Circuit Television ('CCTV')**

CCTV systems will be placed on the edge of the operational elements of the project. All cameras will face into the site.

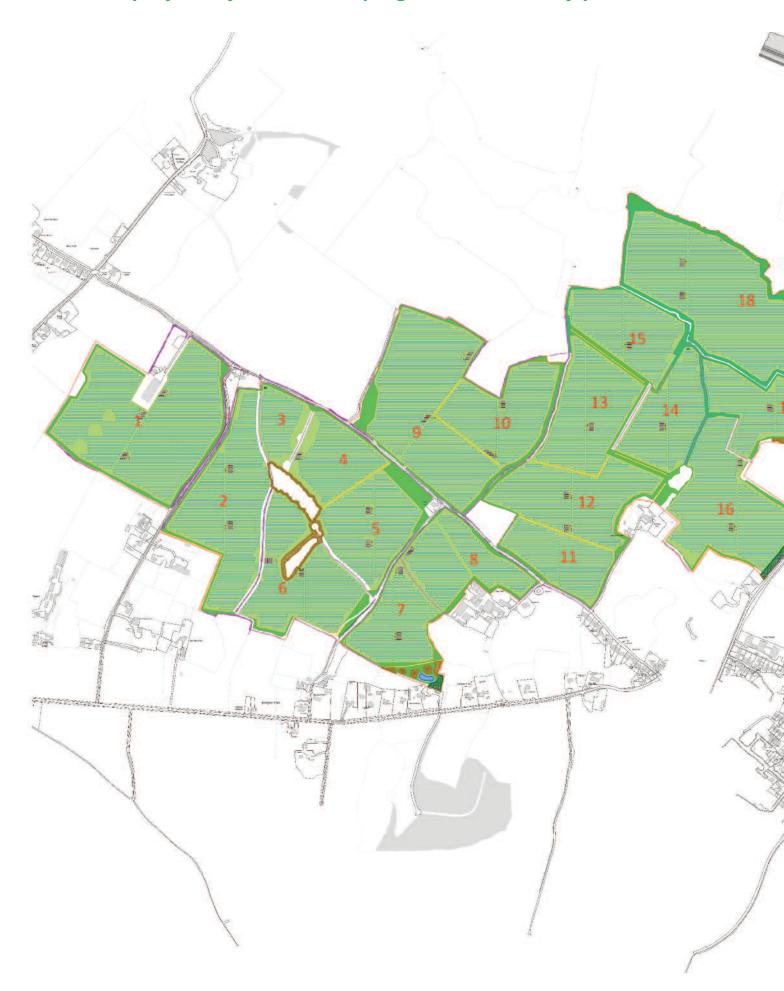
Approximately 130 CCTV cameras will be located across the site located on poles of up to 3m in height. The cameras will use infrared at night-time and produce no visible light.

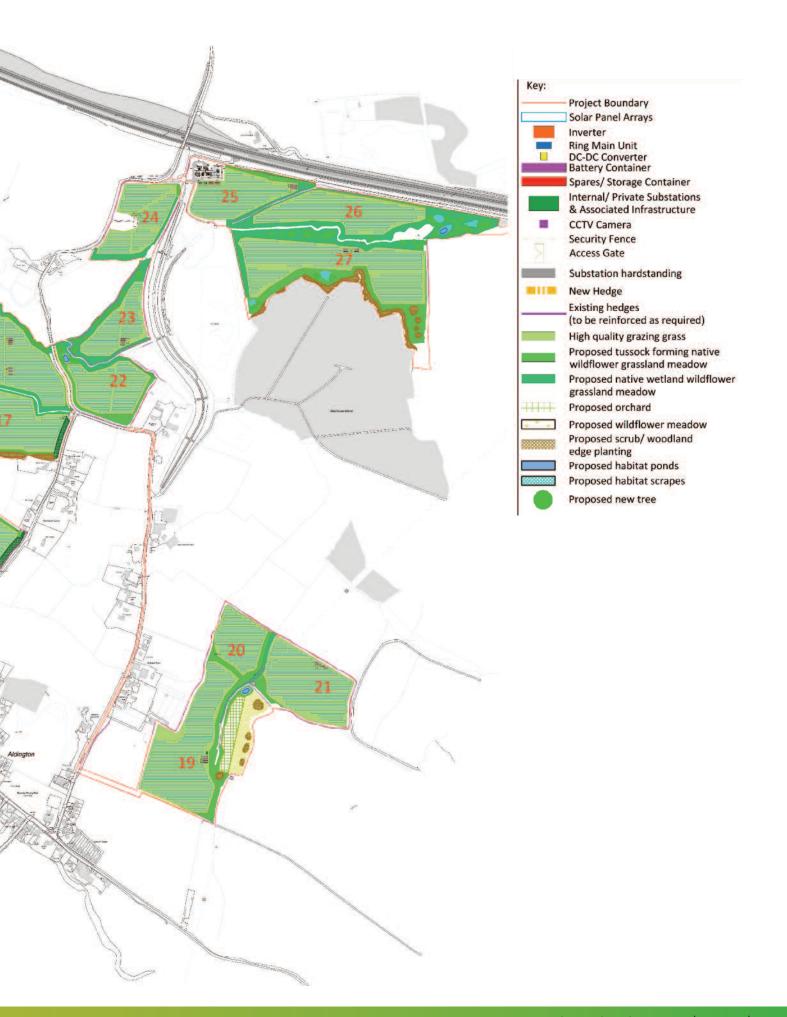
#### Lighting

The project will not be permanently lit during the operational phase, with lighting limited to motion activated security lighting. Operational lighting will be installed for emergency purposes only.



## Indicative project layout, landscaping and biodiversity plan





#### **Environmental Impact Assessment**

#### The EIA process

A full EIA is being carried out to identify and assess the likely environmental effects of the project.

This is an important process, which is developed and assessed in close consultation with relevant statutory bodies (such as the relevant local authorities, the Environment Agency and Natural England) to ensure all potential significant effects are identified and that they are removed or reduced to an acceptable level through mitigation and scheme design where possible.

The PEIR has been produced to set out the results of the preliminary assessments undertaken to date to inform consultation. The PEIR can be viewed on the project website and at the local information events and deposit locations listed on page 17 during the consultation period.

The detailed results of the EIA will be presented in an ES which will be submitted with the DCO application. The ES, together with the Consultation Report, will outline how comments received on the PEIR have helped shape the design of the project.

#### **Cultural heritage**

An assessment of the potential impacts of the project on archaeological and cultural historic assets (such as listed buildings) has been completed. There are no listed buildings within the site. There is a potential impact on the setting of nearby listed buildings but this is expected to be limited. Mitigation measures, including hedgerow planting, are proposed to seek to minimise any impact.

The geophysical assessment that has been undertaken for the project identified some limited areas where there could be potential for belowground archaeological remains but the assessment concluded that there is not expected to be any significant adverse effects on these unknown remains if present.

There is a protected World War 2 Messerschmitt crash site within the boundary of the site but the remains appear to have been removed from the site at the time of the downing. Any remains that may still exist are most likely to comprise small metal components only which would not be significant.

#### Landscape and views

A Landscape and Visual Impact Assessment ('LVIA') is being carried out as part of the EIA and has informed the design of the project. This has identified areas where the site is most visible, including from homes and businesses, PRoW, roads and long distance viewpoints and also parts of the scheme where landscape and visual mitigation (e.g. planting) would be required.

The site is not designated in landscape terms, however it is within the setting of the Kent Downs Area of Outstanding Natural Beauty. The site is also partially within an area proposed to be designated as a Dark Sky Zone.

Given the maximum height of the panels is 3.2m, much of the project will be screened from view by existing hedgerows. The proposals include the enhancement of existing and planting of new hedgerows and woodland, which will further help screen the project.

An assessment of 37 viewpoints around the site has been completed, with visualisations across a range of these prepared to show the visual impact from different locations. This is available to view in the PEIR.



#### **Ecology and biodiversity**

An extensive set of ecological surveys have been completed over more than two years to identify and consider impacts on species, habitats, flora and fauna that are present within the site.

Measures will be agreed and implemented to protect the existing species and habitats at all stages of the project. The DCO application will include an outline Landscape and Ecological Management Plan which

will set out plans to improve the biodiversity at the site.

Opportunities to enhance the local environment's biodiversity include the improved management of grassland and management of grassland margins for wildlife, reinforcement of hedgerows, creation of new habitats such as wild flower meadows, and woodland planting. Improving the planting within the site will also benefit breeding birds, small mammals, reptiles, amphibians and insects by improving sources of food and shelter.

These actions are expected to result in an improvement in local biodiversity, significantly above the 10% national biodiversity net gain target or the 20% Kent County target.

#### Water environment and flood risk

The panels will be mounted on frames which are driven into the ground. No concrete bases are required for the panel framing and gaps between panels allow rain to fall to the ground. Electrical infrastructure (such as substations, inverters, transformers, energy storage units) will need to be sited on concrete foundations but the area impacted is limited across the site.

The majority of the site is located in Flood Zone 1 (identified as having less than 1 in 1,000 annual probability of flooding). There are some areas in the north of the site that are classified as Flood Zone 2 (identified as land having between a 1 in 100 and 1 in 1,000 annual probability of flooding) and Flood Zone 3 (identified as land having a 1 in 100 or greater annual probability of river flooding).

A Flood Risk Assessment has been completed and is included as part of the PEIR.



#### Land contamination

An assessment of baseline data including a Phase 1 Geoenvironmental and Geotechnical Desk Study and environmental searches has been undertaken. A conceptual model was devised to identify potential sources of contamination, pathways, and receptors with an assessment of the significance of contamination impacts which could be associated with the project completed. Consideration has been given to the site's historical use, as well as its environmental setting.

Through the implementation of detailed Environmental Management Plans during construction and decommissioning, no potential significant impacts have been identified.

#### Socio-economics

Over the 12-month construction period, the project will create an indicative average of 130 direct jobs with an expected peak level of 199 direct jobs during the most active months. The jobs will be across all construction disciplines, from ground workers to construction management. A further 52 to 80 indirect jobs could be supported through the supply-chain. 76% of the jobs created are anticipated to provide employment for residents of the Wider Study Area (shown within the PEIR). It is estimated that in total, the jobs created during the 12-month construction period would create a combined Gross Value Added of between £8.4m and £12.9m.

The direct workforce of the project will generate additional expenditure in the Local Study Area (shown within the PEIR) through using local shops and businesses for purchasing convenience goods such as food and drink. It is anticipated that the direct workforce could generate between £38,350 and £58,705 through such purchasing activities, increasing workforce expenditure in the Local Study Area by a minimum of 4.3%.

#### **Noise**

Once operational, solar and energy storage farms are generally quiet as they have few moving parts and therefore generate very little noise. The only sources of noise are the transformers (which produce a 'low hum' at close distance) and the HVAC units which control the temperature of the inverters and energy storage units.

Where possible we have located the transformers, inverters and energy storage in small compounds (approximately 34 across the site) to limit any impacts. The main project substation (which contains the main transformer) is located adjacent to HS1.

During construction and decommissioning, some traffic and construction/decommissioning noise will be generated. This will vary over time and measures to reduce potential noise impacts will be proposed as part of the DCO application.





#### Construction, operations and decommissioning

#### **Construction programme**

The construction of the project is anticipated to last approximately 12 months and is expected to directly employ up to 199 people.

Construction will be completed in accordance with a set of principles agreed before commencement.

The key activities are as follows:

| 1 | Site setup                                   | Month 1      |  |
|---|--|--------------|--|
| 2 | Delivery of large electrical infrastructure  | Months 1-2   |  |
| 3 | Framing - piling and installation of framing | Months 2-4   |  |
| 4 | Trenching & Underground Cabling              | Months 3-8   |  |
| 5 | Panel installation                           | Months 3-5   |  |
| 6 | Electrical connection of panels              | Months 8-10  |  |
| 7 | Energisation                                 | Months 11-12 |  |
| 8 | Landscaping and planting                     | Months 12    |  |

Construction activities will be limited to Monday to Saturday 07:00-19:00. During winter months some temporary lighting may be required.

#### Traffic and access

Access to the site will be from M20 junction 10a, via the A20 and then the C609/Station Road. No construction vehicles will pass through Aldington village.

The number of traffic movements is expected to be approximately seven two-way trips per hour, with two of these being HGVs. Where possible, deliveries to the site will be coordinated to avoid Heavy Goods Vehicle ('HGV') movements during the traditional morning (AM) peak hour (08:00-09:00) and afternoon (PM) peak hour (17:00-18:00).

The main construction compound will be located to the north east of the site within field 25. This will be the primary location for unloading and sorting construction materials and their storage. The location has been selected due to its proximity to the Station Road/A20 junction which limits the travel distance after exiting the A20 trunk road.

There will be three secondary construction compounds. Transport from the main construction compound to the secondary compounds in field 8 and field 22 will be via the proposed internal haulage road, to limit construction traffic on local roads (the only impact being crossing points). Connection to the secondary compound in field 19 will involve limited traffic movements (<10% total traffic) from the south west of field 23 along Goldwell Lane.

#### **Operations**

During the operational phase, the activities will generally be minimal and amount to limited maintenance activities, including servicing of plant and equipment, cleaning of solar PV panels, and vegetation management, including management of sheep grazing activities. The Landscape and Ecological Management Plan (which will be submitted in outline with the DCO application) will set out how the land will be managed during the operational phase.

#### **Decommissioning**

At the end of the project all PV panels, mounting structures, cabling, inverters and transformers will be removed and recycled or disposed of in accordance with good practice and market conditions at that time.

Decommissioning is anticipated to take approximately 12 months and will largely be a reversal of the construction programme.

By the end of the decommissioning phase, all infrastructure will have been removed and the land will have been returned to its existing agricultural status.

#### Planning and consultation

#### The planning process



#### **Public consultation**

The statutory consultation on the proposals commences at 9:00am on 25 October 2022 and runs until 11:59:59pm on 29 November 2022.

Consultation with the local community will be carried out in accordance with the Statement of Community Consultation ('SoCC') which has been developed in consultation with Ashford Borough Council, Folkestone and Hythe District Council and Kent County Council. The SoCC is available on the project website

(www.stonestreetgreensolar.co.uk/consultation) and can be viewed at the local information events and deposit locations listed on page 17 during the consultation period.

All of the responses to the consultation will be carefully considered. The Consultation Report, which will form part of the DCO application, will set out how Evolution Power has had regard to consultation responses.

## How you can find out more

The following local information events (open to all members of the public) will be held to provide opportunities to view the consultation documents and speak with members of the project team:

Mersham Village Hall
Friday 4 November, 3pm-7pm
Aldington Village Hall
Saturday 5 November, 11am-3pm
Sellindge Village Hall
Tuesday 8 November, 2pm-6pm
Bilsington Village Hall
Wednesday 9 November, 1pm-5pm

## **Public presentation Tuesday 8 November 2022**

In addition to the local information events, a public presentation event will be held at Aldington Village Hall on Tuesday 8 November 2022 between 8.00pm and 9.30pm. Space is limited at the venue, so please register to attend in advance by emailing: <a href="mailto:register@stonestreetgreensolar.co.uk">register@stonestreetgreensolar.co.uk</a> with your name. If you are unable to attend, a copy of the presentation will be available on the project website after the event.

The format of the event will be a short presentation by Evolution Power, followed by a question and answer session. If you would like to ask a question, please include it in your email when you register.





#### **Consultation documents**

The following documents will be available from the start of the statutory consultation (25 October 2022) to explain the consultation process and show the nature and location of the project:

- the PEIR (including a location plan) together with a Non-Technical Summary;
- this Consultation Booklet; and
- the exhibition boards that will be used at the local information events listed above.

These documents, along with the SoCC, consultation leaflets/newsletters and the newspaper notice about the consultation that has been published under section 48 of the Planning Act 2008, may be inspected free of charge from 25 October 2022 to 29 November 2022 (excluding bank holidays) at the deposit locations listed below.

You can check the opening hours for each library on the Kent County Council website at <a href="https://www.kent.gov.uk/leisure-and-community/libraries/visiting-a-library">https://www.kent.gov.uk/leisure-and-community/libraries/visiting-a-library</a>

- Ashford Library, Ashford Gateway Plus, Church Road, Ashford, Kent, TN23 1AS
- Folkestone Library, 2 Grace Hill, Folkestone, Kent CT20 1HD
- Ashford Borough Council Offices, Civic Centre, Tannery Lane, Ashford TN23 1PL (Monday to Friday: 9am to 4pm; Saturday and Sunday: closed)
- Folkestone and Hythe Council Offices, Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY (Monday to Friday: 10am to 4pm; Saturday and Sunday: closed)
- Kent County Council, County Hall, Maidstone, Kent ME14 1XQ (Monday to Friday: 8am to 5pm; Saturday and Sunday: closed)
- New Romney Library, 82 High Street, New Romney, TN28 8AU
- Lyminge Library, Station Road, Lyminge, CT18 8HS
- **Hythe Library**, 1 Stade Street, Hythe, CT21 6BQ

Electronic copies of the Consultation Documents will also be available to download free of charge from 9:00am on 25 October 2022 until at least 11:59:59pm on 29 November 2022 on the project website at <a href="https://www.stonestreetgreensolar.co.uk">www.stonestreetgreensolar.co.uk</a> under the tab labelled 'Consultation'.

The Consultation Documents can be provided on a USB memory stick upon request, free of charge. Hard copies of the Consultation Documents can be obtained upon request at a cost of £500 per copy. Requests for large print, audio or braille versions of the Consultation Documents will be considered on a case-by-case basis and appropriate charges may apply.

Requests for documents should be made to Evolution Power by telephone on 08081 698335 (free of charge) or by email at <a href="mailto:info@stonestreetgreensolar.co.uk">info@stonestreetgreensolar.co.uk</a>. Reasonable postage charges may apply.



#### **Consultation questions**

We are seeking your views on the following questions as part of the consultation:

1. Do you support the use of solar energy to generate electricity in the UK?

Yes / No / Unsure

Please explain why you support/do not support the use of solar energy as part of the UK energy mix?

2. Are you in favour of the proposals for Stonestreet Green Solar in principle?
Yes / No / Unsure

Please explain why you support/do not support the proposals in principle?

- 3. Do you have any comments on the proposed siting or layout for the solar generation and energy storage scheme?
- 4. Do you have any comments on the proposals for connecting to the national electricity system via underground cable at Sellindge?
- 5. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to landscape and visual impact and the proposed mitigation to address any such impacts?
- 6. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to water environment, land contamination, socio-economics, cultural heritage, noise, climate change or cumulative impacts and the mitigation measures proposed to address any such impacts?
- 7. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to traffic, transport and construction?
- 8. Do you have any comments on community benefits that the scheme could contribute to the local community and any suggestions on how a community benefit fund provided by the project could be used within the local area?
- 9. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to ecology, biodiversity and land use and the mitigation measures proposed to address any such impacts?
- 10. Do you have any comments on the proposed approach to footpaths and Public Rights of Way that could potentially be delivered as part of the project, including redirection within fields, connectivity of the "River Walk" and the proposed off-road cycleway that could become part of a future route between Aldington to Mersham?
- 11. Do you have any further comments about the proposals for Stonestreet Green Solar?



#### **Data privacy**

We are committed to safeguarding the personal information collected from this consultation and we recognise our data protection obligations. By providing your feedback and any contact details, you are consenting to the use of this data in connection with the Stonestreet Green Solar project. Your data will be stored in a safe and secure place and will be deleted when no longer required.

Your data and any information provided to us will be used for the following purposes only:

- Analyse your feedback to the consultation
- Respond to specific questions or enquiries submitted during the consultation
- Send you updates about the project (where you provide us with your contact details)
- Keep up to date records of our communications with consultees
- Develop a Consultation Report about this consultation that will be submitted to the Planning Inspectorate and other relevant planning bodies and will be a publicly available document (individuals will not be named in the report)

Any information you include in this form will be handled and used by (or made available to) the following recipients to record, analyse and report on the feedback we receive:

- Evolution Power Limited and EPL 001 Limited
- The Planning Inspectorate (which will examine our application for Stonestreet Green Solar)
- The Secretary of State (who will make the decision on our application for Stonestreet Green Solar)
- Our legal advisers
- Consultants working on the Stonestreet Green Solar project

Please refer to our privacy policy at <a href="https://www.stonestreetgreensolar.co.uk/Privacy+Policy">https://www.stonestreetgreensolar.co.uk/Privacy+Policy</a>

#### How to respond

#### **Feedback**

The statutory consultation on the proposals commences at 9:00am on 25 October 2022 and runs until 11:59:59pm on 29 November 2022.

Any person may respond to the consultation. Comments must be received by Evolution Power by no later than 11:59:59pm on Tuesday 29 November 2022. When providing your comments please include your name and address, or if you would prefer your comments to be anonymous your postcode only, and confirm the nature of your interest in the project.

#### Please submit any comments by:

- Completing an online feedback form on the project website at www.stonestreetgreensolar.co.uk/consultation
- Completing a hard copy feedback form (available at the local information events, the aforementioned deposit locations and upon request to Evolution Power using the contact details below) and either handing it to the project team at the local information event or submitting it by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar.
- Submitting comments by email to info@stonestreetgreensolar.co.uk, by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar or by telephone (free of charge) at 08081 698335.

Evolution Power will have regard to all responses received by the above deadline before finalising the proposals and submitting the DCO application to the Planning Inspectorate in spring/summer 2023. Evolution Power may be required to submit copies of the consultation responses to the Planning Inspectorate and if so it will comply with all applicable data protection legislation.



### **Contact details**

Please do not hesitate to get in touch if you would like to find out more information about Stonestreet Green Solar or to provide your feedback on the proposals. You can contact our Community Relations Team by using the details below.

Email: info@stonestreetgreensolar.co.uk

Call our Freephone information line: 08081 698335 Visit our website: www.stonestreetgreensolar.co.uk Send us a letter: FREEPOST Stonestreet Green Solar

You can also follow us on Twitter: @SGS\_solar

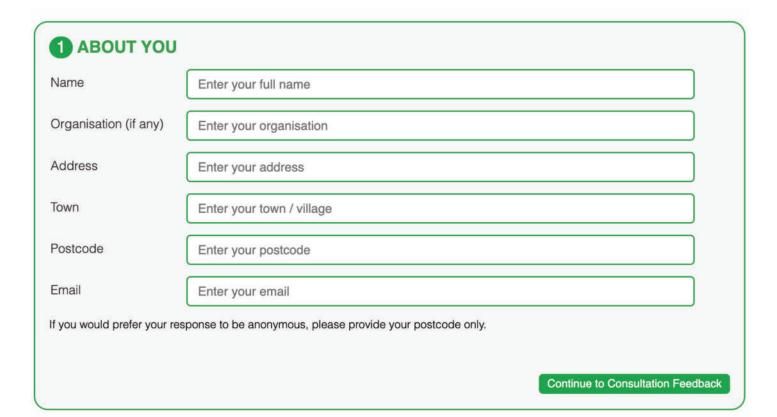




## **Stonestreet Green Solar**

Consultation Report Appendix F-1: Consultation Information Pack

3. Online Feedback Form



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We are seeking your views on the following questions as part of the consultation:

1) Do you support the use of solar energy to generate electricity in the UK?

| 0   | 0  | 0      |
|-----|----|--------|
| Yes | No | Unsure |

Please explain why you support/do not support the use of solar energy as part of the UK energy mix?

2) Are you in favour of the proposals for Stonestreet Green Solar in principle?

| 0   | 0  | 0      |  |
|-----|----|--------|--|
| Yes | No | Unsure |  |

Please explain why you support/do not support the proposals in principle?

- 3) Do you have any comments on the proposed siting or layout for the solar generation and energy storage scheme?
- 4) Do you have any comments on the proposals for connecting to the national electricity system via underground cable at Sellindge?
- 5) Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to landscape and visual impact and the proposed mitigation to address any such impacts?
- 6) Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to water environment, land contamination, socio-economics, cultural heritage, noise, climate change or cumulative impacts and the mitigation measures proposed to address any such impacts?
- 7) Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to traffic, transport and construction?
- 8) Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to ecology, biodiversity and land use and the mitigation measures proposed to address any such impacts?

Please explain your answer:

Please use the following space to provide any additional comments:

Go back to Consultation Feedback

Submit your feedback

## **CONTACT US**

Thank you for taking the time to provide your feedback, your views on our proposals are important to us. You can also use the following options to contact the us:

Online: www.stonestreetgreensolar.co.uk

Email: info@stonestreetgreensolar.co.uk

Write to us: FREEPOST Stonestreet Green Solar

Freephone: 08081 698335

Please note that the deadline for responses to the consultation to be received by Evolution Power is 11.59.59pm on Tuesday 29 November 2022.



# **Stonestreet Green Solar**

Consultation Report Appendix F-1: Consultation Information Pack

4. Hardcopy Feedback Form



Statutory Consultation
Feedback Form
October / November 2022

Evolution Power<sup>1</sup> is intending to develop a renewable energy generating project, including solar photovoltaic arrays and on-site energy storage, together with associated infrastructure and an underground cable connection, on land at Aldington near Ashford in Kent, to be known as Stonestreet Green Solar. Details of the project can be found at <a href="https://www.stonestreetgreensolar.co.uk">www.stonestreetgreensolar.co.uk</a>

Evolution Power carried out a non-statutory consultation with the local community during March and April 2022. In advance of submission of a Development Consent Order application for the project, Evolution Power is undertaking a statutory consultation to inform statutory consultees, the local community and the general public about the project and to gain feedback on the proposals.

The statutory consultation will begin at 9:00am on Tuesday 25 October 2022.

The deadline for responses to the consultation to be received by Evolution Power is 11:59:59pm on Tuesday 29 November 2022.

Please refer to the Consultation Booklet for additional information to help you provide us with your feedback on our proposals. You may also wish to refer to the Preliminary Environmental Information Report (PEIR), to the shorter Non-Technical Summary (NTS) of the PEIR or to the exhibition boards that will be used at local information events for more detailed information. Electronic copies of all the consultation documents and this feedback form can be found online on the project website until at least 11:59:59pm on Tuesday 29 November 2022 at www.stonestreetgreensolar.co.uk/consultation

You can return this form in one of the following ways:

- Handing it to a member of the project team or placing it in the feedback form box at a local information event;
- Posting it to FREEPOST Stonestreet Green Solar (free of charge, no stamp required);
- Or, you can complete the form online via the project website: <a href="https://www.stonestreetgreensolar.co.uk/consultation">www.stonestreetgreensolar.co.uk/consultation</a>

Evolution Power will have regard to all responses received by the above deadline when developing the application for a Development Consent Order for the project. A Consultation Report will be submitted as part of the application that will provide the details of the pre-application consultation, any relevant responses received and the account taken of those relevant responses.

<sup>&</sup>lt;sup>1</sup>The applicant will be EPL 001 Limited, a wholly-owned subsidiary of Evolution Power Limited.





| About you   |
|---|
| Name:   |
| Organisation (if any):  |
| Address:  |
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| Email:  |
| f you would prefer your response to be anonymous, please provide your postcode only.                |
| We are seeking your views on the following questions as part of the consultation:                   |
| 1. Do you support the use of solar energy to generate electricity in the UK?                        |
| Yes / No / Unsure (please circle your answer)   |
| Please explain why you support/do not support the use of solar energy as part of the UK energy mix? |
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| 2. Are you in favour of the proposals for Stonestreet Green Solar in principle?                     |
| Yes / No / Unsure (please circle your answer)   |
| Please explain why you support/do not support the proposals in principle?                           |
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| 3. Do you have any comments on the proposed siting or layout for the solar generation and energy storage scheme?                   |
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| 4. Do you have any comments on the proposals for connecting to the national electricity system via underground cable at Sellindge? |
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| 5. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to landscape and visual impact and the proposed mitigation to address any such impacts?   |
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| 6. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to water environment, land contamination, socio-economics, cultural heritage, noise, climate change or cumulative impacts and the mitigation measures proposed to address any such impacts? |
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| 7. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to traffic, transport and construction?   |
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| 8. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to ecology, biodiversity and land use and the mitigation measures proposed to address any such impacts?   |
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| 9. Do you have any comments on the proposed approach to footpaths and Public Rights of Way that could potentially be delivered as part of the project, including redirection within fields, connectivity of the "River Walk" and the proposed off-road cycleway that could become part of a future route between Aldington to Mersham? |
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| the local community and any suggestions on how a community benefit fund provided by the project could be used within the local area? |
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| 11. Do you have any further comments about the proposals for Stonestreet Green Solar?  |
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| Have you found this consultation exercise informative? Yes / No / Unsure (please circle your answer)                                 |
| Please explain your answer:  |
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### **Additional space**







Thank you for taking the time to provide your feedback, your views on our proposals are important to us.

Please note that the deadline for responses to the consultation to be received by Evolution Power is 11.59.59pm on Tuesday 29 November 2022.

#### **Data privacy**

We are committed to safeguarding the personal information collected from this consultation and we recognise our data protection obligations. By providing your feedback and any contact details, you are consenting to the use of this data in connection with the Stonestreet Green Solar project. Your data will be stored in a safe and secure place and will be deleted when no longer required.

Your data and any information provided to us will be used for the following purposes only:

- Analyse your feedback to the consultation
- Respond to specific questions or enquiries submitted during the consultation
- Send you updates about the project (where you provide us with your contact details)
- Keep up to date records of our communications with consultees
- Develop a Consultation Report about this consultation that will be submitted to the Planning Inspectorate and other relevant planning bodies and will be a publicly available document (individuals will not be named in the report)

Any information you include in this form will be handled and used by (or made available to) the following recipients to record, analyse and report on the feedback we receive:

- Evolution Power Limited and EPL 001 Limited
- The Planning Inspectorate (which will examine our application for Stonestreet Green Solar)
- The Secretary of State (who will make the decision on our application for Stonestreet Green Solar)
- Our legal advisers
- Consultants working on the Stonestreet Green Solar project

Please refer to our privacy policy at <a href="https://www.stonestreetgreensolar.co.uk/Privacy+Policy">https://www.stonestreetgreensolar.co.uk/Privacy+Policy</a>











# **Stonestreet Green Solar**

Consultation Report Appendix F-1: Consultation Information Pack

5. Preliminary Environmental Information Report, Volume 1: Non-Technical Summary



# Stonestreet Green Solar Preliminary Environmental Information Report

Planning Inspectorate Reference EN010135

Volume 1: Non-Technical Summary
October 2022







#### **Stonestreet Green Solar**

# Preliminary Environmental Information Report Volume 1: Non-Technical Summary

Planning Inspectorate Reference EN010135

## Prepared on behalf of EPL 001 Limited

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| Checked by:  | MM / RD           | BL                |

Barton Willmore, now Stantec 7 Soho Square London W1D 3QB

Tel: 020 7446 6888



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#### **Preface**

This Preliminary Environmental Information Report ('PEIR') has been prepared by Barton Willmore, now Stantec, on behalf of EPL 001 Limited (the 'Applicant') in support of statutory pre-application consultation being undertaken in respect of a proposed application for development consent to be made to the Secretary of State for Business, Energy and Industrial Strategy. The application, under Section 37 of the Planning Act 2008 (as amended), will seek a Development Consent Order ('DCO') for the Stonestreet Green Solar project (the 'Proposed Development'). This report is a Non-Technical Summary ('NTS') and forms Volume 1 of the PEIR. The Main Text is provided in Volume 2 and the Technical Appendices in Volume 3, which collectively comprise the PEIR.

The PEIR forms part of a suite of documents supporting statutory pre-application consultation and publicity for the Proposed Development under Sections 42, 47 and 48 of the Planning Act 2008. The statutory consultation runs from 9:00am on 25<sup>th</sup> October 2022 until 11:59:59pm on 29<sup>th</sup> November 2022.

An electronic copy of the PEIR is available to view free of charge online from 9:00am on 25<sup>th</sup> October 2022 until at least 11:59:59pm on 29<sup>th</sup> November 2022 on the Applicant's website at www.stonestreetgreensolar.co.uk under the tab labelled 'Consultation'.

The PEIR may be inspected free of charge from 25<sup>th</sup> October 2022 to 29<sup>th</sup> November 2022 (excluding bank holidays) at the following locations<sup>1</sup>:

- Ashford Library, Ashford Gateway Plus, Church Road, Ashford, Kent TN23 1AS
- Folkestone Library, 2 Grace Hill, Folkestone, Kent CT20 1HD
- Ashford Borough Council Offices, Civic Centre, Tannery Lane, Ashford TN23
   1PL (Monday to Friday: 9am to 4pm; Saturday and Sunday: closed)
- Folkestone & Hythe Council Offices, Civic Centre, Castle Hill Avenue,

<sup>&</sup>lt;sup>1</sup> Opening hours for each library are available on the Kent County Council website at: https://www.kent.gov.uk/leisure-andcommunity/libraries/visiting-a-library



Folkestone CT20 2QY (Monday to Friday: 10am to 4pm; Saturday and Sunday: closed)

- Kent County Council, County Hall, Maidstone, Kent ME14 1XQ (Monday to Friday: 8am to 5pm; Saturday and Sunday: closed)
- New Romney Library, 82 High Street, New Romney, TN28 8AU
- Lyminge Library, Station Road, Lyminge, CT18 8HS
- Hythe Library, 1 Stade Street, Hythe, CT21 6BQ

The PEIR, together with a consultation booklet and the exhibition boards that will be used at public information events, can be provided on a USB memory stick upon request free of charge. Hard copies of these documents can be obtained upon request at a cost of £500 per copy. Requests for large print, audio or braille versions of the documents will be considered on a case-by-case basis and appropriate charges may apply. Requests for documents should be made to the Applicant by telephone on 08081 698335 (free of charge) by email at info@stonestreetgreensolar.co.uk. Reasonable postage charges may apply.

Any person may respond to the consultation. Comments must be received by the Applicant by no later than 11:59:59pm on Tuesday, 29<sup>th</sup> November 2022. When providing your comments please include your name and address, or if you would prefer your comments to be anonymous your postcode only, and confirm the nature of your interest in the Project. Please submit any comments by:

- Completing an online feedback form on the Applicant's website at www.stonestreetgreensolar.co.uk/consultation
- Completing a hard copy feedback form (available at the public information events, the aforementioned library and council office locations and upon request to the Applicant using the contact details below) and either handing it to the Project team at the public information event or submitting it by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar.
- Submitting comments by email to info@stonestreetgreensolar.co.uk, by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar or by telephone (free of charge) at 08081 698335.



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#### 1. Introduction

#### 1.1. Background

- 1.1.1. This document provides a non-technical summary of the PEIR prepared to support statutory pre-application consultation being undertaken in respect of a proposed DCO application for the Stonestreet Green Solar project. A PEIR is a document that sets out the preliminary information on the likely significant environmental effects of a proposed scheme to allow statutory bodies, the local community and the general public, consulted as part of the formal DCO consultation process, to come to an informed view on the proposals. The structure of the PEIR mirrors that of an Environmental Statement ('ES') and contains the initial findings of the assessment of the likely significant environmental effects resulting from the construction, maintenance, and decommissioning phases of the Proposed Development, including measures necessary to mitigate any potential significant adverse environmental effects. The information contained within the PEIR is preliminary, reflecting the design of the proposals to date. It does not represent a final project design and the findings and conclusions contained herein are also preliminary and subject to change.
- 1.1.2. The Applicant will continue to obtain information that will inform the final assessment of effects which will subsequently be included within the ES that will support the DCO application and report the findings of the 'Environmental Impact Assessment' ('EIA').

## 1.2. The Site and Proposed Development

1.2.1. The Site, shown on Figure 1.1, is located approximately 2.4km to the south-east of Ashford and approximately 13.7km west of Folkestone town centre, in the county of Kent. It is situated on land located to the north and west of the village of Aldington, that is currently predominantly used for arable cropping and grazing. The majority of the Site falls within the administrative area of Ashford Borough Council ('ABC'), with the north-eastern part of the Site located within



the administrative area of Folkestone and Hythe District Council ('FHDC').

1.2.2. The Proposed Development comprises the construction, operation and maintenance, and decommissioning of a solar energy electricity generating project on approximately 189 hectares ('ha') of land.

#### 1.3. The Applicant

1.3.1. EPL 001 Limited<sup>2</sup> is a wholly owned subsidiary of Evolution Power Limited which is a UK-based independent solar developer established to develop affordable and sustainable renewable energy projects that will help the UK meet its legally binding 2050 net zero emissions target<sup>3</sup>. The Directors of Evolution Power Limited have installed and/or financed more than 50 UK solar photovoltaic ('PV') projects, including four of the five largest solar projects built in the UK during the renewable obligation certificate subsidy period.

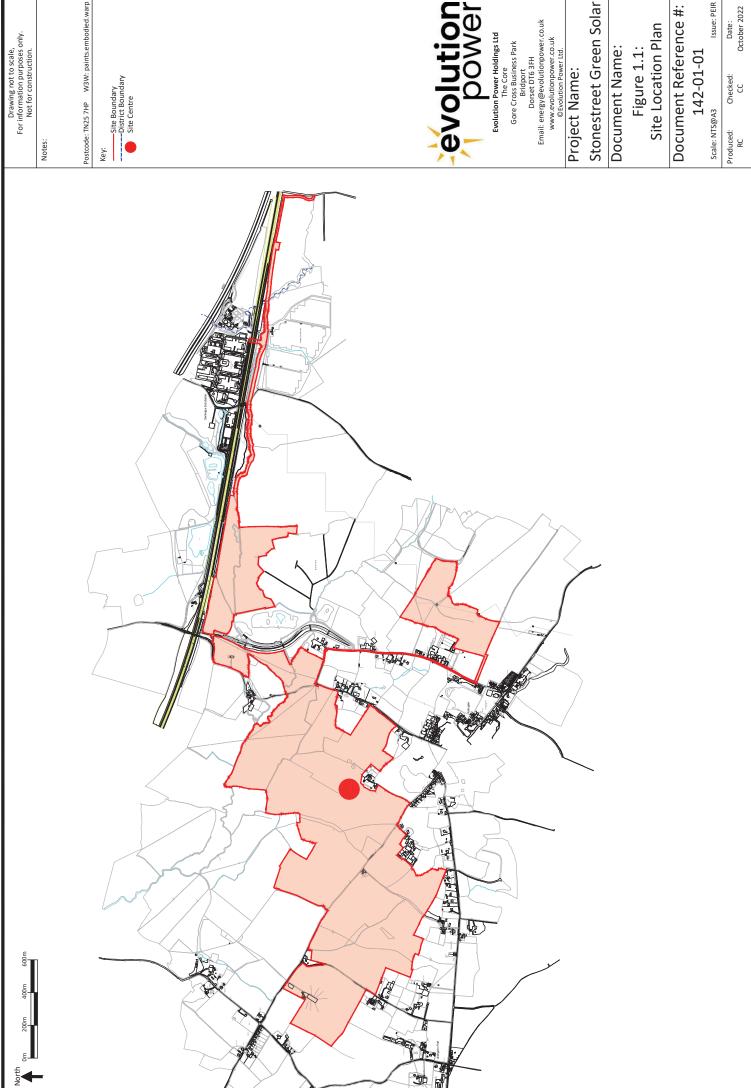
33158/A5/PEIR 8 October 2022

<sup>&</sup>lt;sup>2</sup> Company number 12444050, registered office at 2nd Floor, Regis House, 45 King William Street, London, United Kingdom, EC4R 9AN.

<sup>&</sup>lt;sup>3</sup> The Climate Change Act 2008 (2050 Target Amendment) Order 2019, which came into force on 27<sup>th</sup> June 2019, amended the Climate Change Act 2008 to substitute the 80% target for 100%. This is now the over-arching carbon reduction target for the Government.



Figure 1.1: Site Location Plan



Drawing not to scale, For information purposes only. Not for construction.

www.evolutionpower.co.uk ©Evolution Power Ltd.

Stonestreet Green Solar

Figure 1.1:

Site Location Plan

Document Reference #: 142-01-01

Issue: PEIR Date: October 2022 Checked: CC



# 2. EIA Methodology

#### 2.1. The Environmental Impact Assessment ('EIA') Process

- 2.1.1. The EIA requirement for Nationally Significant Infrastructure Projects is transposed into law through the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). The Proposed Development is a 'Schedule 2' development under paragraph 3(a) of Schedule 2 of the EIA Regulations as it constitutes an 'industrial installation for the production of electricity' and is not a project listed in Schedule 1. Schedule 2 development must be subject to EIA if it is considered 'likely to have significant effects on the environment by virtue of factors such as its nature, size or location'. The criteria on which this judgement must be made are set out in Schedule 3 to the EIA Regulations.
- 2.1.2. The PEIR presents the preliminary findings of the EIA undertaken for the Proposed Development and has been compiled in accordance with the EIA Regulations, in particular Regulations 12 and 14 and Schedule 4. It has also been compiled in accordance with the Planning Inspectorate's Advice Note Seven: Environmental Impact Assessment: Process, Preliminary Environmental Information and Environmental Statements<sup>4</sup>.
- 2.1.3. The EIA Regulations set out the statutory process and minimum requirements for the provision of adequate environmental information to enable the EIA process. The EIA, activities, surveys and studies will be reported in the ES that will be submitted with the DCO application.

## 2.2. EIA Scoping

2.2.1. The Applicant submitted a Scoping Report<sup>5</sup> in support of a formal request for a Scoping Opinion to the Secretary of State ('SoS') for Business, Energy and

<sup>&</sup>lt;sup>4</sup> Available at: https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/advice-note-seven-environmental-impact-assessment-process-preliminary-environmental-information-and-environmental-statements/#8 Accessed June 2022.

<sup>&</sup>lt;sup>5</sup> A document that supports a request for a Scoping Opinion to be issued by the Secretary of State to set out the scope, and level of detail, of the information to be provided in the ES.



Industrial Strategy on 19<sup>th</sup> April 2022. The Scoping Opinion<sup>6</sup> was adopted on 30<sup>th</sup> May 2022 by the Planning Inspectorate on behalf of the SoS. The following topics have been scoped into the ES – i.e. included for detailed assessment:

- Cultural Heritage;
- Landscape and Views
- Biodiversity;
- Water Environment:
- Land Contamination;
- Socio-Economics;
- Traffic and Access;
- Noise; and
- Climate Change.
- 2.2.2. Human Health, Major Accidents and Disasters and Lighting have also been scoped into the ES but are addressed within the assessments for the topics set out above, where relevant, rather than as separate topics.
- 2.2.3. The topics scoped out of the ES, i.e. those environmental aspects where significant effects are not anticipated as a result of the Proposed Development, comprise:
  - Agricultural Land and Soils;
  - Air Quality;
  - Vibration;
  - Electric, Magnetic and Electromagnetic Fields;
  - Telecommunications, Television Reception and Utilities;
  - Wind Microclimate;
  - Daylight, Sunlight and Overshadowing;
  - Glint and Glare; and

<sup>&</sup>lt;sup>6</sup> The consenting authority's opinion on the main likely effects of a development.



Minerals.

#### 2.3. Assessment Methodology

- 2.3.1. The assessments in the PEIR identify, describe and assess the likely significant effects of the Proposed Development on the environment during the construction, operation and maintenance, and decommissioning phases. The significance of each environmental effect identified is generally determined by two factors:
  - The sensitivity, importance or value of the environment (such as people or wildlife); and
  - The actual change taking place to the environment (i.e. the size or severity of change taking place).
- 2.3.2. Most environmental disciplines classify effects as negligible, adverse or beneficial, where effects are minor, moderate or major. The duration and nature of the effect are also identified, and the assessment has considered cumulative effects with other relevant local development. Some disciplines use bespoke criteria based on published guidance.
- 2.3.3. Environmental effects have been evaluated with reference to definitive standards and legislation, where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. Where uncertainty exists, this has been noted in the chapter.
- 2.3.4. The PEIR includes a description of the current environmental conditions known as the baseline conditions (identified from published information and surveys on the Site), against which the likely significant environmental effects of the Proposed Development have been assessed. The PEIR also looks at the future baseline and how, in the absence of the Proposed Development, the Site may change.



#### 2.4. Consultation

- 2.4.1. The PEIR is being published to support statutory consultation and publicity under Sections 42, 47 and 48 of the Planning Act 2008. The statutory consultation runs from 9:00am on 25<sup>th</sup> October 2022 until 11:59:59pm on 29<sup>th</sup> November 2022.
- 2.4.2. Consultation responses on the information provided will aid the Applicant in refining the Proposed Development's design. The final design will be assessed for likely significant environmental effects in the ES to be submitted in support of the DCO application. The consultation process will also be used to continue to obtain information that will inform the final assessment of impacts which will be contained within the ES.
- 2.4.3. Feedback on the PEIR received from consultees, along with a summary of other relevant issues raised during consultation, will be recorded and referenced within the ES and the Consultation Report, to be submitted with the DCO application, which will also include commentary on how the feedback was considered and how it informed the evolution of the Proposed Development's design.



# 3. The Site and Development Description

#### 3.1. The Site Location and Description

- 3.1.1. The Site is irregularly shaped, comprising agricultural fields delineated by hedgerows and tree belts. The East Stour River flows in an east to west direction within, and adjacent to, the northern part of the Site. Station Road / Calleywell Lane runs north-south within and adjacent to the central part of the Site, and Bank Road/ Roman Road bisects the central and western parts of the Site. A large agricultural shed, four smaller agricultural sheds and two grain silos are located in the western part of the Site. An electricity substation and access track are located within the north-eastern part of the Site.
- 3.1.2. Nearby residential dwellings include the village of Aldington predominantly to the south and east of the Site and Stonestreet Green located adjacent to the east of the Site.
- 3.1.3. Infrastructure in close proximity to the Site includes the High Speed 1/Channel Tunnel Rail Link ('HS1') within 100m of the Site's northern boundary (at its closest point); and the M20 motorway carriageway which is approximately 45m further to the north of HS1. Between HS1 and the M20 motorway is an electricity substation, and a sewage treatment works. Part of the Kent Route railway line between Ashford and Westenhanger is located adjacent to the HS1 railway line.
- 3.1.4. A smaller-scale solar development, Partridge Farm, is located to the east of the main part of the Site.

## 3.2. The Proposed Development

3.2.1. The Proposed Development comprises a renewable energy generating project with a modelled operational lifespan of up to 40 years. Solar panel technology is rapidly evolving and the application will include flexibility to ensure the latest technology can be utilised at the point of construction to maximise the Proposed Development's benefits.



- 3.2.2. The Proposed Development consists of ground-mounted solar PV arrays and on-Site energy storage, together with associated infrastructure and an underground cable connection to the existing National Grid Substation at Sellindge. The agreed grid connection for the Proposed Development will allow the export and import (to/from the national grid) of up to 99.9MW of electricity at any time.
- 3.2.3. The Proposed Development includes the following key elements:
  - Solar PV modules (the solar panel arrays shown on Figure 3.1 consist of these modules) (essentially panels capable of capturing sunlight to generate electricity);
  - Mounting structures for the solar PV modules (a metal frame to hold the panels);
  - On-Site electrical stations including inverters, transformers and switchgear;
  - On-Site and grid connection cabling with a maximum voltage of 132 kilovolts;
  - Project substation, including high voltage switchgear and control equipment;
  - An energy storage system;
  - Two spare parts storage containers, both 12.2m (length) x 2.6m (height) x
     2.44m (width);
  - Boundary fencing and closed-circuit television ('CCTV') security measures;
     and
  - Access tracks.
- 3.2.4. During the construction and the decommissioning works, temporary compounds and access tracks will be required on the Site.

#### **Grid Connection**

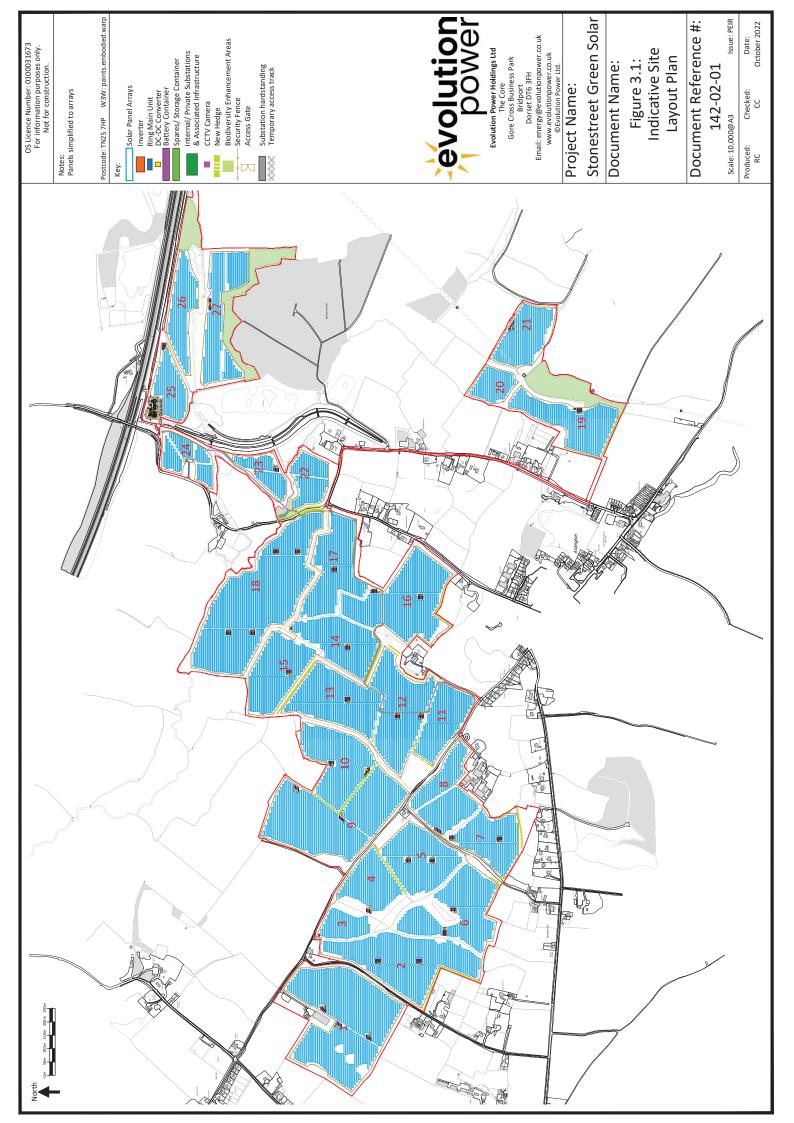
3.2.5. The Applicant's 'Preferred Route' (see Figure 3.2) for the grid connection is to connect directly into the Sellindge Substation located in the north-east of the Site, subject to confirmation from National Grid and the availability of existing ducts under the HS1 railway line. In the event that it is not possible to connect via the Preferred Route, the Proposed Development will instead connect into the



Sellindge Substation via an existing nearby 132-kilovolt tower on the south side of the HS1 railway line. This is shown as the 'Alternative Route' for the grid connection on Figure 3.2).

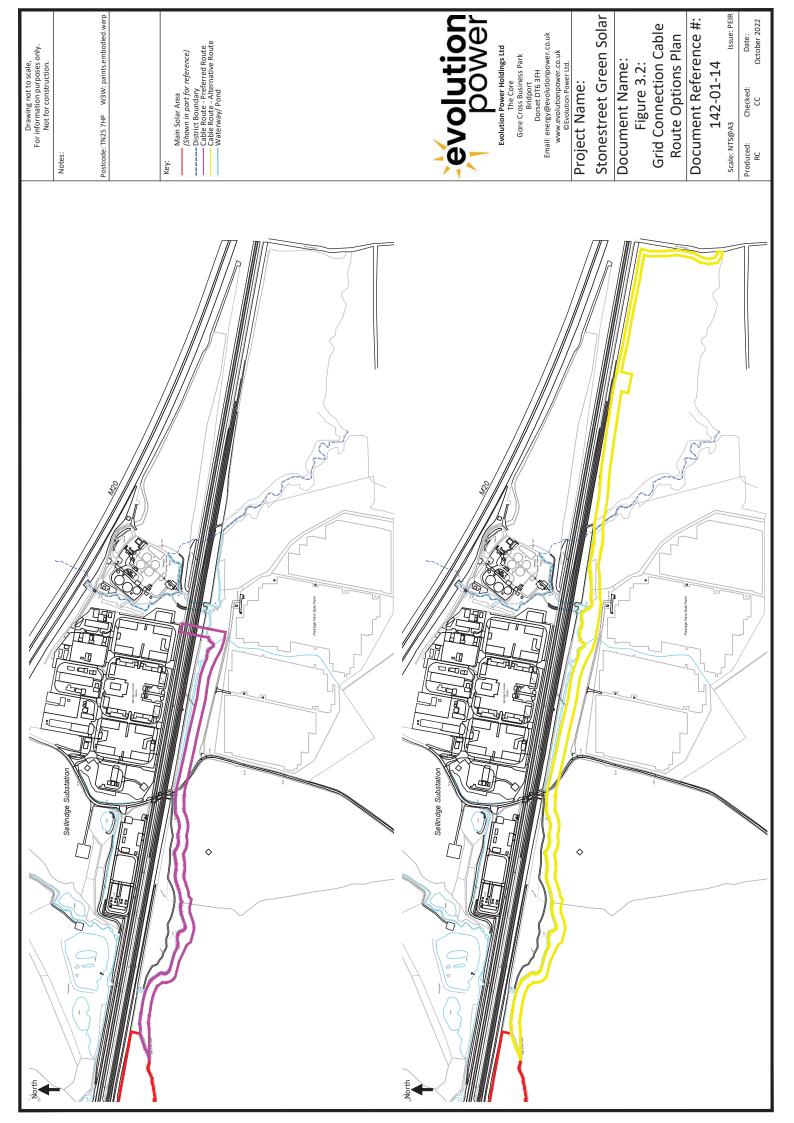


Figure 3.1: Indicative Site Layout





**Figure 3.2: Grid Connection Route Options** 





# 4. Alternatives and Design Evolution

#### 4.1. Introduction

4.1.1. Under the EIA Regulations, the Applicant must provide a description in the ES of the reasonable alternatives that have been studied by the Applicant that are relevant to the Proposed Development and indicate the main reasons for selecting the Proposed Development.

#### 4.2. Site Selection

- 4.2.1. The south east of England was identified by the Applicant as a suitable area for the Proposed Development for two key reasons:
  - 1. The higher levels of sunlight relative to other parts of the UK; and
  - 2. High levels of local demand for electricity (e.g. London).
- 4.2.2. However, the key commercial requirement for a solar project is the ability to export the electricity generated. This can either be to the national grid infrastructure or to a local energy user. The location near to an available grid connection at Sellindge substation is a key advantage of this Site.
- 4.2.3. A number of other factors were also considered when selecting the Site. These included areas protected for landscape, ecological and cultural heritage importance, topography/visual impact, ability to access a site, flood risk, agricultural land value, and agricultural land availability.
- 4.2.4. Following an analysis of the above, the Applicant concluded that the Site represented a suitable area for solar and energy storage development, and that there was not another identifiable area that provided a better alternative site that could connect to the Sellindge substation.

## 4.3. The 'do nothing' Alternative

4.3.1. Under the 'do nothing' scenario, the Site would remain in agricultural use and the beneficial and adverse effects outlined in the PEIR relating to the Proposed



Development would not occur.

4.3.2. This approach would mean there would be no contribution to the UK's requirement for renewable energy generation or storage as envisaged by the proposal and therefore reduce the probability of the UK achieving its stated policy goal of net zero by 2050. In addition, farm diversification and the anticipated biodiversity net gain would not be realised. As a result, the 'do nothing' alternative is not considered to be a reasonable alternative.

#### 4.4. Consideration of Alternative Designs

- 4.4.1. The Proposed Development design has evolved through an iterative process and will continue to do so following consultation. Changes made to the design from initial design drawings include amending the Proposed Development layout and Public Right of Way ('PRoW') corridors to provide a cohesive PRoW network within the Site and create new routes.
- 4.4.2. Sections of panels have been removed from the Proposed Development's layout and replaced with biodiversity and landscaping planting. New hedges have been added to the layout, along the lines of historic hedgerows, breaking up the visual impact of the larger fields. Fields and panels have also been removed from the Site layout to reduce the impact on visually sensitive receptors.
- 4.4.3. The Site layout has also changed in response to areas of flood risk.

#### 4.5. Consideration of Alternative Technologies

- 4.5.1. In light of the nature of the area surrounding the Sellindge grid connection and the current national policy provisions for renewable energy technologies, it is considered that ground-mounted solar PV, together with energy storage, represents the most appropriate technology for deployment at the Site.
- 4.5.2. Alternative onshore renewable energy technologies could include wind, small scale nuclear or pumped hydro storage. Onshore wind technology would have a greater visual impact on residential properties within close proximity, and is not currently supported by planning policy (although Government announcements at



the time of writing have indicated that this may be changed). The topography of the area does not allow for potential pumped hydro storage schemes. The available grid capacity is not sufficient to support small scale nuclear generation. As such, alternative onshore renewable and low carbon technologies are not feasible options.



# 5. Construction and Decommissioning

- 5.1.1. The construction of the Proposed Development is anticipated to start in 2025<sup>7</sup> and take approximately 12 months to complete. During the construction phase, one or more temporary construction compounds will be required along with temporary access tracks. The compounds be located within the Site adjacent to entrances. Bridges will be located over watercourse crossings, where required. All compounds and temporary access tracks will be removed once construction is complete and the areas they occupy reinstated as appropriate.
- 5.1.2. The activities on-Site during the construction phase will include the following:
  - Installation of temporary security and safety equipment;
  - Ground clearance, where necessary;
  - Construction of the Site access points and laydown area;
  - Compound and panel testing area creation;
  - Setting out the positions for the inverters, substations, cable trenches and panel rows;
  - Installation of the solar PV mounting frames (steel legs will be driven into ground using pile driver machinery) and the PV panels;
  - Trenches dug for cables, including for the Point of Connection ('POC');
  - Fitting and connection of cabling between PV arrays;
  - Laying and connection of direct current ('DC') cables;
  - Installation of combiner boxes/ string inverters;
  - Substation building activities including ground clearance and foundation pouring;
  - Inverter groundworks, including foundation pouring and/or piling;
  - Inverter build and associated high voltage, low voltage and communication system electrical works;

<sup>&</sup>lt;sup>7</sup> This assumes the application for development consent is submitted in early 2023 and the decision is issued in Q2/Q3 2024.



- POC electrical works;
- Pathway clearance and re-directions;
- Fencing and gate installations;
- Installation and connection of communications cabling and equipment; and
- CCTV installation and connection.
- 5.1.3. The construction phase will also include the reinstatement and creation of habitat to mitigate impacts and provide enhancement opportunities.

# **5.2.** Construction Phase Management

- 5.2.1. An Outline Construction Traffic Management Plan ('CTMP') will be submitted with the ES. This document will set out the methods that will be used to regulate the delivery of materials and movement of construction personnel to the Site during the construction phase.
- 5.2.2. An Outline Construction Environmental Management Plan ('CEMP') will also be submitted with the ES. The CEMP will work in parallel with the CTMP and will detail the environmental requirements relevant to the construction phase in order to ensure good construction practices and reduce the risk of accidents or potential for adverse, avoidable effects on the environment.
- 5.2.3. The final, detailed CEMP and CTMP documents will be prepared following the grant of the DCO and submitted to ABC (and FHDC, if required) for approval prior to construction work starting on the Site. This will be secured through appropriately worded DCO requirements.
- 5.2.4. Construction activities will be limited to Monday to Saturday 07:00-19:00. During winter months, some temporary lighting may be required.
- 5.2.5. Where possible, deliveries to the Site will be timed to avoid Heavy Goods Vehicle ('HGV') movements during the traditional morning and afternoon traffic peak times, 08:00-09:00 and 17:00-18:00.



# **5.3.** Decommissioning Phase Management

- 5.3.1. Following cessation of energy production at the Site, all PV modules, mounting structures, cabling, and equipment will be removed and recycled or disposed of in accordance with good practice and market conditions available at that time.
- 5.3.2. An Outline Decommissioning Environmental Management Plan ('DEMP') and Outline Decommissioning Traffic Management Plan ('DTMP') will be submitted with the ES. Similar to the CEMP, the DEMP will detail the environmental requirements relevant to the decommissioning phase in order to ensure good working practices and reduce the risk of accidents or potential for adverse, avoidable, effects on the environment.
- 5.3.3. The final, detailed DEMP will be submitted to ABC (and FHDC, if required) for approval prior to decommissioning starting on the Site. This will be secured through an appropriately worded DCO requirement.
- 5.3.4. The decommissioning of the Proposed Development is anticipated to take approximately 12 months. As with the construction phase, one or more temporary compounds will be required, as well as temporary access tracks. Again, as with construction, it is expected that the compounds will be located within the Site adjacent to entrances. All compounds and temporary access tracks will be removed once decommissioning is complete.



# 6. Cultural Heritage

### 6.1. Baseline

- 6.1.1. A history of the Site was established through surveys, a walkover, and a review of published available information. The results, sectioned into archaeological time periods and with a focus on legally protected features, identified one designated asset<sup>8</sup> (i.e. a protected feature) and 26 non-designated assets<sup>9</sup> within the Site. The designated asset is the crash site of the Messerschmitt Bf109E-4 (identified as Protected Military Remains ('PMR')) and is located close to the southern boundary of the Site. With regard to the likelihood for as yet unknown archaeology on the Site, the research identified the potential for palaeolithic<sup>10</sup> and early medieval remains on-Site as low to negligible; the potential for prehistoric remains, and iron age, Romano-British remains as moderate; and the potential for Medieval, Post-Medieval, and Modern remains as moderate to high.
- 6.1.2. Within 1km of the Site, there is one Scheduled Monument, two Grade I listed buildings, six Grade II\* listed buildings, 69 Grade II listed buildings, two conservation areas and five further PMR sites. Stonelees, a Grade II\* listed building located approximately 65m to the south of the Site, is shown on Figure 6.1.

<sup>10</sup> Palaeolithic means Old Stone Age

<sup>&</sup>lt;sup>8</sup> A designated historical asset highlights a building, site or area's special interest and value to this and future generations and gives it protection under law or policy

<sup>&</sup>lt;sup>9</sup> Non-designated assets are those that have been identified by local planning authorities as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for legal or policy protection



Figure 6.1: View towards Northern Elevation of Stonelees (Grade II\* Listed Building)



#### 6.2. Assessment

6.2.1. The assessment determined the potential for the Proposed Development to impact physically upon buried archaeological remains and to indirectly impact upon the significance of designated heritage assets through change within their setting and identified a number of potential adverse effects. During construction, direct effects on known and unknown archaeology would be slight adverse; direct effects from change to the historic landscape character of the area would be slight adverse, and direct effects from the reinstatement of hedgerows along historic boundaries would be slight beneficial. None of these effects are considered significant in EIA terms. During the operational phase, effects on the setting of a



listed building and on a farmhouse, barn and two attached stable ranges in proximity to the Site would be moderate adverse, also not significant (based on professional judgement). During decommissioning, effects on the same buildings would be neutral, and effects from the reinstatement of the historic landscape character of the area to its original agricultural use would be slight beneficial and also not significant in EIA terms.

# 6.3. Mitigation

6.3.1. Mitigation during construction could include a programme of archaeological works (if necessary). This would be delivered through a DCO requirement. Other construction mitigation comprises the use of native species for the reinstatement of hedgerows along historic boundaries. Operational mitigation comprises the management of proposed planting of hedgerows to screen views and remove the potential for glint from the solar panels. No mitigation is required during decommissioning.

## 6.4. Residual Effects

6.4.1. After the implementation of mitigation, construction phase effects are considered slight adverse to slight beneficial. Operational effects are considered slight adverse and decommissioning effects are neutral to slight beneficial. None of these residual effects are considered to be significant EIA effects.



# 7. Landscape and Views

### 7.1. Baseline

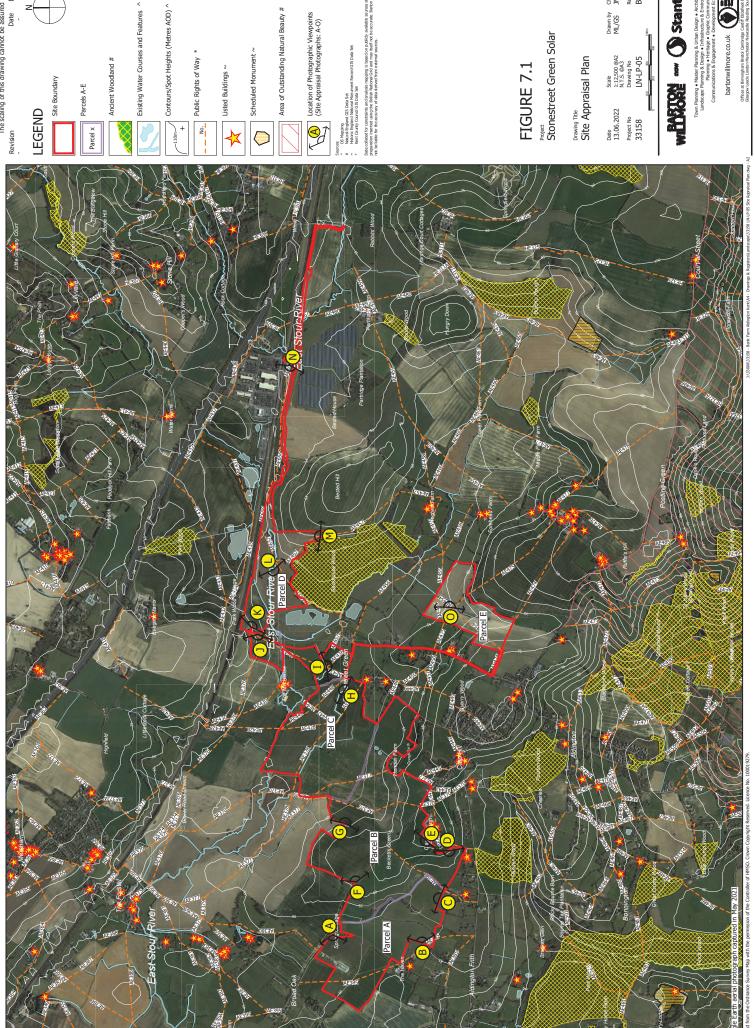
7.1.1. In order to establish the baseline conditions with regard to the landscape and potential visual effects, desktop studies and field surveys were undertaken. These identified that there are no areas on the Site designated (in legal or policy terms) as protected landscape. However, the Site is within the setting of the Kent Downs Area of Outstanding Natural Beauty, and there are conservation areas 11 and several listed buildings within the Site's immediate context. Backhouse Wood, an ancient woodland 12, directly abuts the Site (see Figure 7.1). In terms of the nature of the landscape, the Site comprises an extensive area of mixed farmland delineated by hedgerows and occasional tree cover and sub-divided by country roads with sporadic clusters of houses. The landform varies from gently undulating to rolling, with the Site broadly occupying the East Stour River valley and the Aldington Ridgeline. Fields are often large scale. In visual terms, the Site is visible in open views from the extensive network of PRoWs that run across it, albeit these views are always partial. There are also close-range views of the Site from a limited number of residential properties that lie adjacent. However, there are no views from the cores of local settlements, including the two conservation areas in Aldington. Visibility of the Site diminishes rapidly to the south, east and west, due to a combination of landform and vegetation, with some exceptions.

<sup>&</sup>lt;sup>11</sup> An area of special architectural or historic interest protected under the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>12</sup> Ancient woodlands are woods that have existed since at least AD 1600 and have developed irreplaceable, complex ecosystems.



Figure 7.1: Site Appraisal Plan



Date Dm Ckd The scaling of this drawing cannot be assured

Drawing Title Site Appraisal Plan

MEMBERS --- Stantec



## 7.2. Assessment

- 7.2.1. Assessment of the likely significant landscape and visual effects of the Proposed Development has been undertaken for the construction phase, Years 1 and 15 of the operational phase, and the decommissioning phase.
- 7.2.2. Mitigation to prevent significant adverse effects has been considered as part of the design of the Proposed Development and includes measures such as appropriate planting. Subsequently, the effects during construction and decommissioning will only relate to visual receptors and are considered to be of moderate adverse significance. Operational effects on features of the landscape and landscape character would be of moderate adverse significance and effects on visual receptors would be of major-moderate to moderate adverse significance. All identified effects are considered significant in EIA terms, prior to the implementation of additional mitigation measures.

# 7.3. Mitigation

- 7.3.1. Best practice measures will be undertaken during the construction and decommissioning phases and will include an Outline CEMP and Outline DEMP as discussed in Chapter 5 of this NTS, which will include protecting existing vegetation on the Site, limiting hours of work on the Site, ensuring that all unloading/loading of materials and equipment is undertaken within the Site boundary, and cleaning construction and decommissioning vehicles regularly to limit noise, dust and dirt levels.
- 7.3.2. Operational phase mitigation comprises the maintenance and management of the comprehensive landscape strategy, which will be outlined in a Landscape Environmental Management Plan ('LEMP'), and secured by a DCO requirement.

### 7.4. Residual Effects

7.4.1. Following the implementation of the additional mitigation, residual effects during construction and decommissioning will remain moderate adverse and significant, although these effects will be temporary and short term.



7.4.2. Residual effects on landscape features during the Proposed Development's operational phase are considered to be moderate to neutral beneficial, following the maturation of planting. There will be a moderate to minor adverse effect on landscape character and visual receptors. These are still considered significant EIA effects.



# 8. Biodiversity

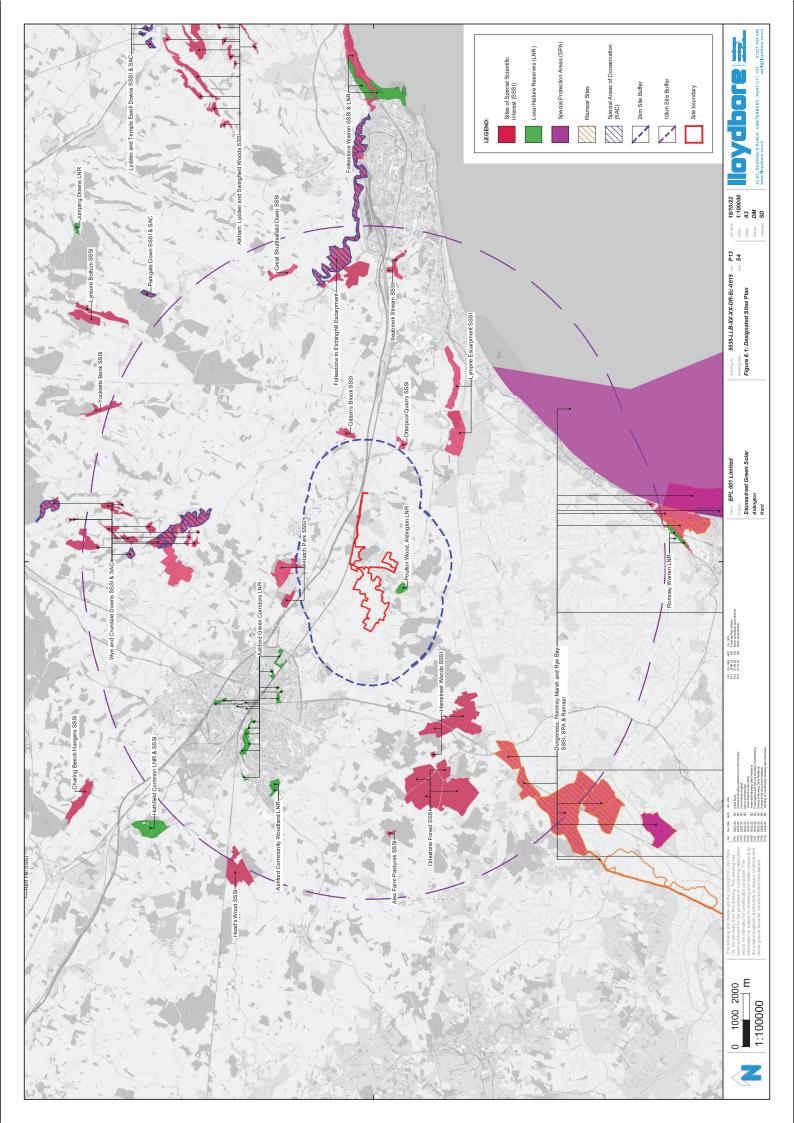
## 8.1. Baseline

- 8.1.1. The Site supports a range of important ecological features that are broadly similar to the wider area of arable farmland within this part of Ashford Borough. The most important ecological features present are the adjacent Backhouse Wood ancient woodland (which is also a Local Wildlife Site ('LWS')) (see Figure 8.2) and the on-Site yellowhammer<sup>13</sup> population.
- 8.1.2. Three sites of international ecological importance are within 10km of the Site (see Figure 8.1). These are the Wye and Crundale Special Area of Conservation ('SAC'), Dungeness, Romney Marsh and Rye Bay Ramsar and Special Protection Area ('SPA'), and the Folkestone to Etchinghill Escarpment SAC. There is one nationally important site within 2km of the Site, the Hatch Park Site of Special Scientific Interest ('SSSI'), and one site of local importance within 2km, the Poulton Wood Local Nature Reserve ('LNR').
- 8.1.3. The Stodmarsh SPA, SAC, Ramsar and SSSI site is located approximately 23km from the Site. It is sensitive to nutrient-related ecological effects arising from new development and is connected to the Site via the Stour River catchments.

<sup>&</sup>lt;sup>13</sup> The yellowhammer is a passerine bird in the bunting family that is native to Eurasia.

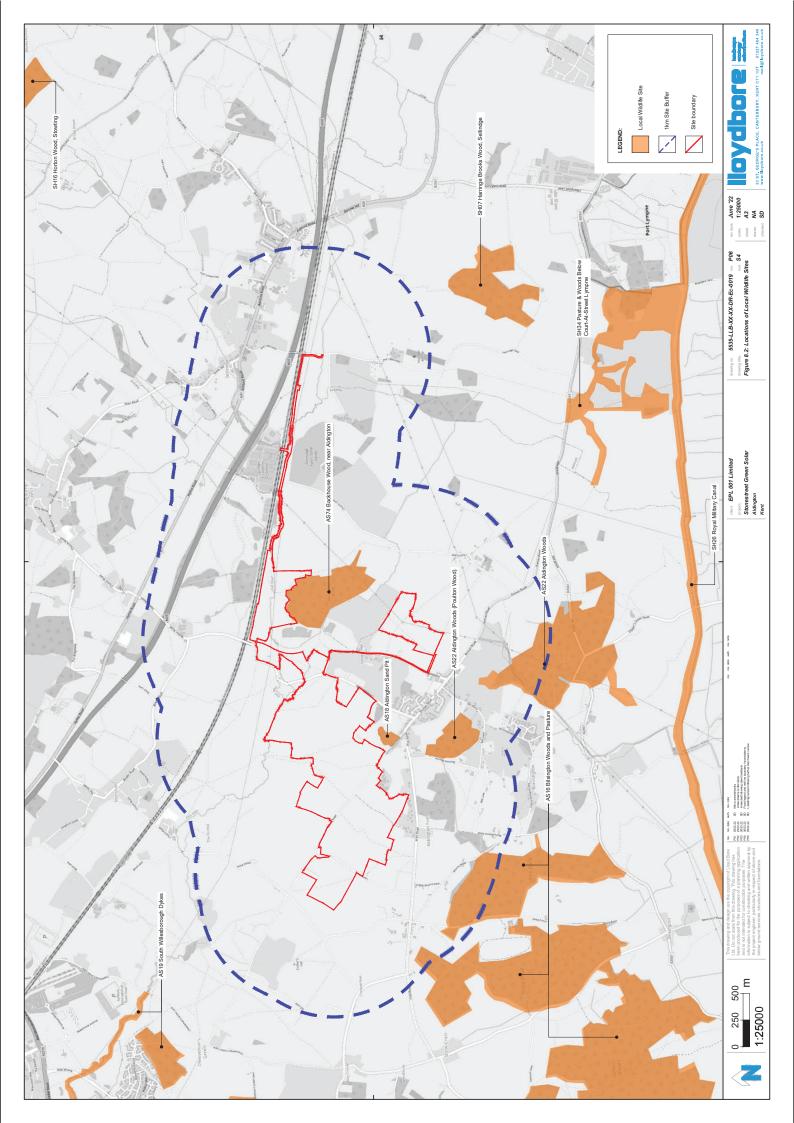














### 8.2. Assessment

- 8.2.1. Prior to additional mitigation, there is an effect of international adverse significance anticipated on the Stodmarsh site resulting from nutrients. Effects of county adverse significance due to the risk (in the absence of mitigation) of damage to veteran trees, the loss of yellowhammer habitat, and harm to the otter population are also identified. All other construction effects, including on species such as badgers, great crested newts, and hazel dormouse, are considered to be of local adverse or negligible significance.
- 8.2.2. During operation, anticipated effects also include an effect of international adverse significance anticipated on the Stodmarsh site resulting from nutrients, prior to the implementation of additional mitigation measures. There are also effects of county adverse significance anticipated due to the sustained depletion of local food and habitat resources for yellowhammers, as well as due harm and disturbance for otters, and the damage of their habitat. Other effects, including on other species such as wintering birds, harvest mouse and bats, range from local beneficial-local adverse and negligible.
- 8.2.3. Similar to the construction phase, prior to the implementation of additional mitigation measures, anticipated decommissioning effects include effects of international adverse significance on the Stodmarsh site, effects of county adverse significance due to veteran tree damage and harm to otters.

# 8.3. Mitigation

8.3.1. Construction phase mitigation includes the tankering of foul water to a location beyond the Stour River catchment, and the implementation of protection and pollution prevention measures outlined in a CEMP to avoid any impact on the Stodmarsh site. Suitable protection zones will be set up around veteran trees that are to be retained, and the adjacent Backhouse Wood ancient woodland, within which no construction activities will be undertaken. Further measures include the implementation of ecological 'watching briefs' (including to mitigate impacts on otter habitats), closure of badger setts (if required), translocation of animals if needed and the retention and enhancement of habitats. Following good practice



lighting guidelines during construction is also proposed.

- 8.3.2. Operational phase mitigation also includes tankering of foul water to a location beyond the Stour River Catchment (to avoid impacts on the Stodmarsh site), as well as the creation of new habitats adjacent to Backhouse Wood and the East Stour River, the enhancement of existing habitats on-Site and the design, implementation and monitoring of appropriate habitat management. Other measures include the use of mammal gates / gaps under fences and following good practice lighting guidelines.
- 8.3.3. Decommissioning phase mitigation, such as measures to prevent and control the spread of invasive species during works, and following good practice lighting guidelines, will be included in the Outline DEMP to be implemented.
- 8.3.4. It should be noted that the details of mitigation not available at this PEIR stage will be determined following surveys and assessment as part of the ES.

## 8.4. Residual Effects

- 8.4.1. A county adverse and significant effect is expected from the loss of yellowhammer habitat. There is a local adverse and significant effect on the loss habitat for skylark and brown hare. All other effects are not considered significant or are yet to be confirmed at this PEIR stage.
- 8.4.2. Operational residual effects include local beneficial and significant effects on the Backhouse Wood LWS and ancient woodland, notable river habitats, ponds and hedgerows, invertebrate species, the habitat expansion and enhancement of great crested newts, common toads, reptiles, breeding birds, wintering birds, hazel dormouse, badgers, otters, bats, hedgehogs, harvest mouse, and brown hare. There is a county adverse and significant effect on the sustained depletion of yellowhammer food and habitat, and a local adverse effect on the elevated predation risk on skylarks. Further investigation is ongoing on whether mitigation is possible for these impacts and will be confirmed in the ES. All other effects are considered not significant or yet to be confirmed.



8.4.3. Residual effects during decommissioning are either negligible adverse and not significant, or to be confirmed in the ES, following surveys and assessments.



# 9. Water Environment

### 9.1. Baseline

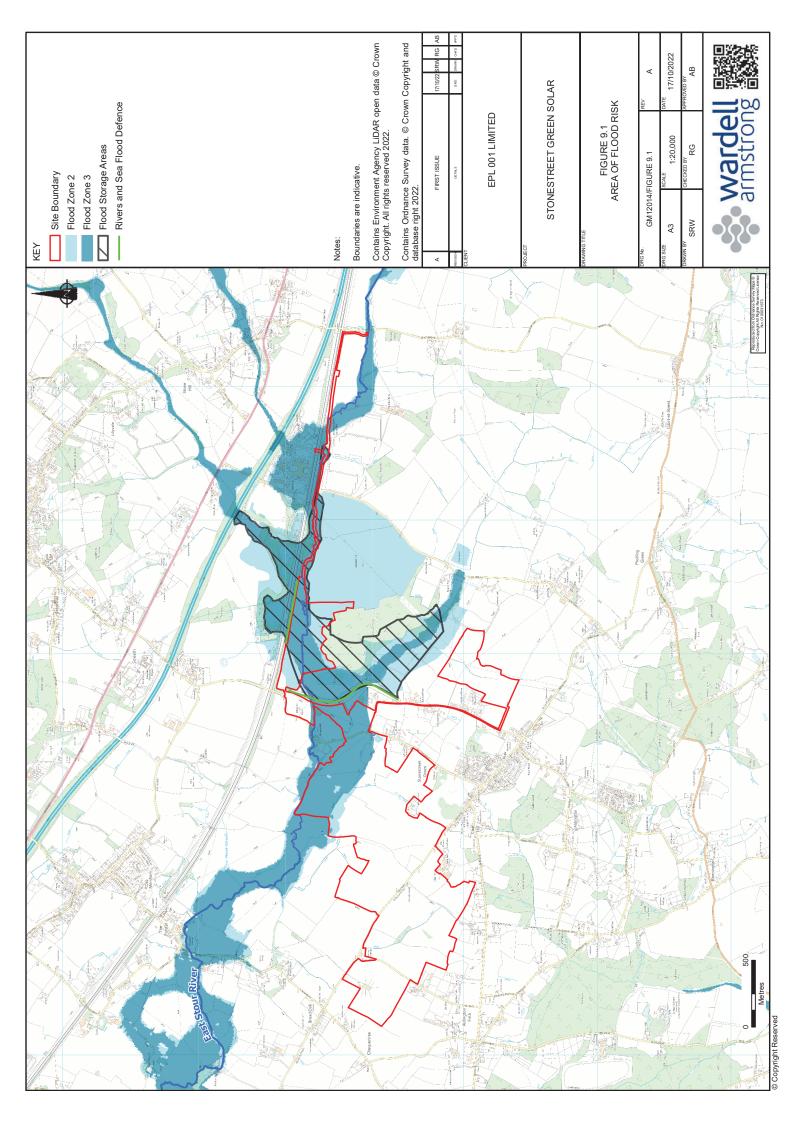
9.1.1. The assessment of the water environment on the Site included consideration of the existing watercourses, risks of flooding and current drainage patterns. A review of the baseline conditions identified the East Stour River, within and adjacent to the Site's northern boundary, which joins the Great Stour River 8km downstream of the Site; a number of unnamed ditches and ponds across the Site; and off-Site lakes and streams. The Site is located within two surface water catchments 14, with most of the Site draining to the 'East Stour' surface water catchment, and a small area to the 'Romney Marsh between Appledore and West Hythe' surface water catchment. The majority of the Site is located within Flood Zone 1 (i.e. land with a 'low' probability of flooding from rivers), whilst land in the northern parts of the Site is classified as in Flood Zones 2 or 3 (i.e. land having 'medium' and 'high' probabilities, respectively, of flooding from rivers) (see Figure 9.1).

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<sup>&</sup>lt;sup>14</sup> A catchment is an area of land through which rain, melting snow or ice drains into a body of water (such as a river, lake or reservoir, or groundwater).



Figure 9.1: Area of Flood Risk





#### 9.2. Assessment

9.2.1. Potential effects on the water environment are those which may change the existing drainage patterns, and those which could cause pollution and a degradation in water quality. Mitigation incorporated into the design of the Proposed Development has included standoff distances between proposed works and the East Stour River, ponds, lakes, and drains. Prior to the implementation of additional mitigation, during the construction, operational and decommissioning phases, degradation of water quality affecting surface or groundwater receptors was identified as resulting in moderate adverse effects (which are significant). Changes in the drainage regime were considered likely to be negligible, resulting in effects that are not significant.

# 9.3. Mitigation

- 9.3.1. Additional mitigation measures during construction will include adherence to the CEMP, which will put in place good working practices, such as minimising disruption to the natural flow regime of watercourses and drains within the Proposed Development's layout, sediment capture, secure storing of all fuels, oils and polluting substances, and pollution incident response plans.
- 9.3.2. Operational mitigation includes a surface water drainage regime for the Proposed Development that accounts for a climate change uplift. The drainage proposals would ensure the existing greenfield (pre-development) rate of surface water runoff discharged to the adjacent watercourses is maintained and, in the long-term can take into account climatic changes. In addition, due to the potential for pollution from maintenance activities, there will be a requirement for vehicles and plant to carry a spill kit.
- 9.3.3. A DEMP will be prepared in accordance with the Outline DEMP that will be secured through a DCO requirement. It is expected that the contents of the DEMP would be similar to those set out in the CEMP.



## 9.4. Residual Effects

9.4.1. Following additional mitigation measures, during construction, operation and decommissioning, residual effects on the water environment would be negligible with regard to the drainage regime and minor adverse with regard to degradation of water quality affecting receptors. Neither residual effect is considered significant.



# 10. Land Contamination

### 10.1. Baseline

- 10.1.1. The Site predominantly comprises agricultural land or pasture with discrete areas of hardstanding located within the north and south-west of the Site. There is also a large agricultural shed, four smaller agricultural sheds and two grain silos in the western part of the Site and a substation and access track in the north-eastern part of the Site. Historically, surrounding land use has predominantly comprised agricultural land in all directions and has remained largely unchanged. Historical mapping indicates that a sewage treatment works to the north of the Site boundary was first recorded in 1971, and further industrial land is recorded to the north of the Site in 1985.
- 10.1.2. The geology of the Site comprises thick Made Ground <sup>15</sup> (up to 8m in depth), and the Weald Clay Formation (sedimentary rock) of mudstone, interbedded sandstone and limestone and sandy mudstone. The soils in the north-east and north of the Site have been classified as a 'Secondary A' aquifer <sup>16</sup>. There are no records of active or recent landfill sites within the Site or within 250m, nor are there records of unexploded ordnance on-Site.

#### 10.2. Assessment

10.2.1. Available reports and published information have been reviewed with the aim of identifying the ground conditions within and surrounding the Site. This information has then been used to determine the likely sources of any contamination, the potential pathways for identified contamination, and any receptors that could be significantly affected. The assessment identified that during the construction, operation, and decommissioning phases of the Proposed Development, exposure of workers to contaminated land would be of moderate adverse significance, and contaminants from the construction works could result in minor adverse effects on the East Stour River and other relevant watercourses, prior to the implementation

<sup>&</sup>lt;sup>15</sup> I.e. natural soils have been displaced by artificial materials

<sup>&</sup>lt;sup>16</sup> 'Secondary A' aquifers are defined as permeable soil layers capable of holding water.



of mitigation measures.

# 10.3. Mitigation

- 10.3.1. Mitigation proposed for the construction phase includes the implementation of a CEMP, containing measures such as analysis of soil samples, collected from the shallow sub-surface and at depth to test for a range of contaminants, subsequent gas monitoring if ground gas is detected, a remediation strategy to be implemented if contamination is detected, dust generation to be minimised by damping down working areas and machinery, and the storage of fuel, oil, and chemicals within a secure bunded area or secondary containment. The CEMP would also include measures related to appropriate working methods and site management in accordance with current best practice and identification of appropriate PPE, which would be adhered to.
- 10.3.2. There are no proposed additional mitigation measures during the operational and decommissioning phases. However, mitigation measures beneficial to these phases implemented during the construction phase will remain in place.
- 10.3.3. Mitigation during decommissioning will be outlined in the DEMP.

#### 10.4. Residual Effects

10.4.1. Following implementation of additional mitigation measures, effects on human health will be of minor adverse significance (not a significant effect in EIA terms) for all three phases (construction, operation and decommissioning). Effects on controlled waters will be minor adverse (not significant) also for all three phases of the Proposed Development.



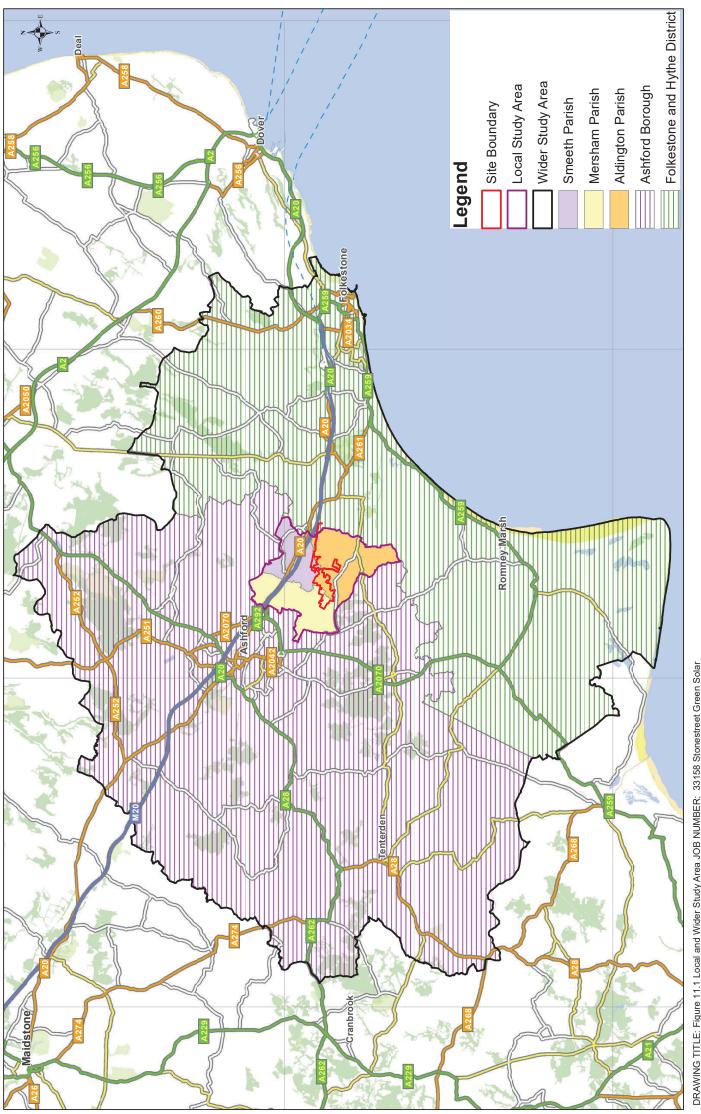
# 11. Socio-economics

### 11.1. Baseline

- 11.1.1. This assessment in the PEIR has focused on the Proposed Development's contribution to the local economy, as well as addressing effects on existing residential, community, tourism and recreation uses.
- 11.1.2. Two study areas have been defined for this assessment (see Figure 11.1): the Local Study Area in the assessment has been defined as the residential communities of Aldington Parish, Mersham Parish and Smeeth Parish, whereas the Wider Study Area comprises the two local authorities of ABC and FHDC. The Local Study Area has a population of circa 3,700 people, with a younger age profile than the Wider Study Area. However, the Local Study Area has a marginally lower proportion of working age people (57% compared to 58%). The percentage of those considered economically active is 68% in the Local Study Area, lower than the wider area and national average of 71%. In regard to occupation, residents of the Local Study Area tend to be more skilled than compared to those of the Wider Study Area, as well as the national average. Overall, therefore, the Wider Study Area has a wide-ranging skill set for the Proposed Development to draw on.



Figure 11.1: Local and Wider Study Area



DRAWING TITLE: Figure 11.1 Local and Wider Study Area JOB NUMBER: 33158 Stonestreet Green Solar DRAWING: EPL 001 Limited REVISION: 1 DRAWN BY: NL CHECKED BY: DB DATE: 27/06/2022 SCALE: 1:200,000

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation, inserted using the British National Grid may listel for be accurate. Barton Willmore shall before number 100019885 not be liable for the accuracy of data derived from

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## 11.2. Assessment

- 11.2.1. The construction phase of the Proposed Development will result in the creation of 130 direct jobs, with the potential to increase to a peak of 199 direct jobs. A further 52 to 80 indirect jobs could be supported through the supply chain (a minor beneficial effect, not significant); an economic contribution of between £8.4m and £12.9m during the 12-month construction phase (a minor beneficial effect, not significant); and workforce expenditure (i.e. the money the construction workforce will spend in the local area (a moderate beneficial effect, significant). Prior to the implementation of mitigation measures, moderate to negligible adverse (significant to not significant) noise and visual effects on local amenity are anticipated, as well as moderate adverse (significant) effects on the PRoW network. The decommissioning phase will generate similar effects to the construction phase.
- 11.2.2. During the operational phase of the Proposed Development, the effects of its contribution towards renewable energy has been identified as minor to major beneficial (significant). Similar to the construction and operational phases, prior to the implementation of mitigation measures, moderate to negligible adverse (significant to not significant) noise and visual effects on local amenity are anticipated, as well as moderate adverse (significant) effects on the PRoW network.

# 11.3. Mitigation

11.3.1. For the construction and decommissioning phases, measures set out in a CTMP and CEMP would be adhered to. For the operational phase, a LEMP would be implemented to manage the growth of planting proposals and their ongoing maintenance to mitigate visual impacts on local amenity. The Applicant has engaged with Kent County Council to identify areas where improvements can be made as part of the Proposed Development to offset any impact on existing PRoWs.



## 11.4. Residual Effects

- 11.4.1. There is expected to be a moderate beneficial and significant residual effect on workforce expenditure during construction and decommissioning. All other residual effects during these phases are not significant.
- 11.4.2. The contribution of the Proposed Development towards renewable energy generation is considered to be minor to major beneficial residual effect (significant). All other residual effects during this phase are not significant.



# 12. Traffic and Access

### 12.1. Baseline

12.1.1. The Site includes several existing access points, some of which are gated, and are used solely by agricultural equipment, except for those which also form public footpaths. Road side footways are not present in the vicinity of the Site. The expected routing for construction traffic is shown on Figure 12.1: Construction Traffic Route and Traffic Data Location Plan, travelling in the direction of the Site will exit the M20 motorway at junction 10a, travel south-east along the A20 Hythe Road, then turn right onto Station Road, continuing south and entering the Site via Station Road. Traffic leaving the Site will travel in the reverse direction. No construction traffic will pass through Aldington village.

### 12.2. Assessment

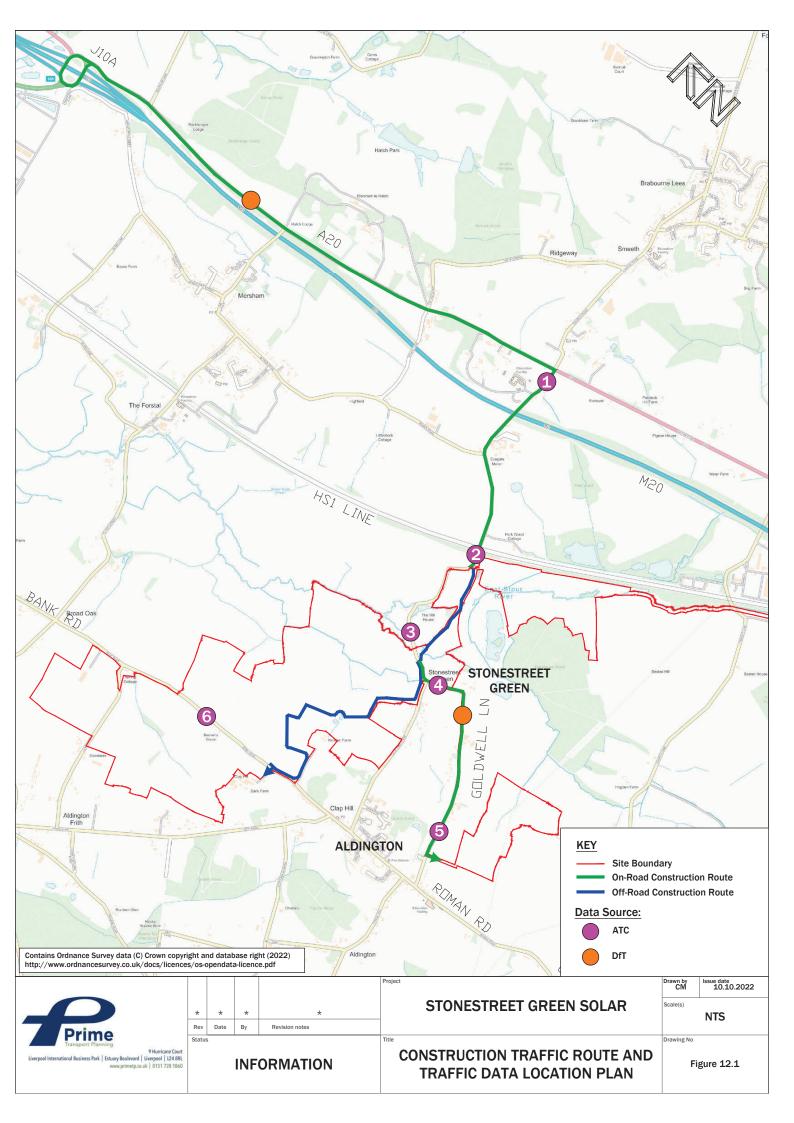
12.2.1. The scope of the traffic and access assessment has been limited to construction phase effects. An assessment of effects from operational phase and decommissioning phase traffic has been scoped out of further assessment as significant effects are considered unlikely. Prior to the implementation of mitigation measures, the Proposed Development's construction phase is anticipated to result in negligible to minor adverse (not significant) effects on: severance; driver delay; pedestrian delay and amenity; fear and intimidation; accidents and safety; and hazardous/ dangerous and abnormal loads.

# 12.3. Mitigation

12.3.1. A CTMP will be prepared (and secured by DCO requirement) to ensure construction phase effects are firstly avoided where possible and minimised thereafter. The CTMP will include measures to reduce the impact of construction traffic on the local highway network. These measures include hours of Site operation/access, provision of wheel washing facilities, mini-bus collection/drop-off arrangements and parking strategies for construction workers.









- 12.3.2. Construction traffic will start and end outside of the local network peak hours, minimising impacts in terms of traffic flow volume and highway network capacity.
- 12.3.3. The Applicant has engaged with Kent County Council to identify areas where improvements can be made as part of the Proposed Development to offset any impact on existing PRoWs.

## 12.4. Residual Effects

12.4.1. Following the implementation of mitigation measures, all effects identified in section 12.2 above are expected to be negligible adverse (not significant).



#### 13. Noise

#### 13.1. Baseline

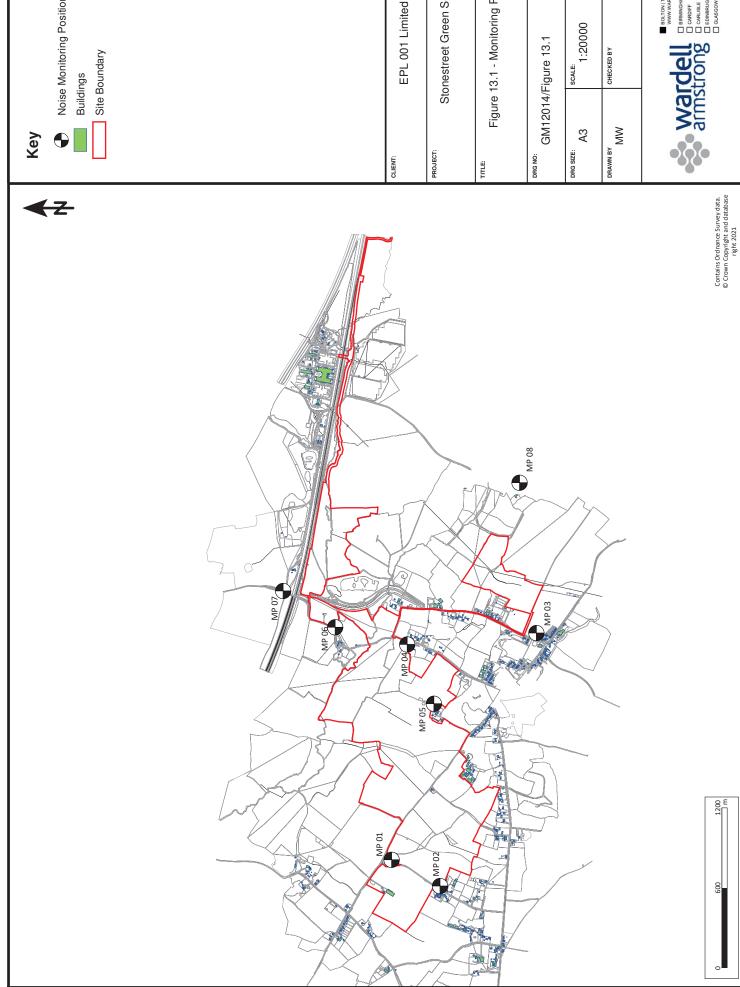
13.1.1. The existing noise on the Site comprises local road traffic, rail traffic, aircraft, domestic noise, noise from a nearby school and natural sounds (i.e. birdsong and a breeze). To determine the likely significant noise effects of the Proposed Development, receptors sensitive to noise were investigated. The baseline assessment identified 41 representative Noise Sensitive Receptors ('NSR') within 300m of the boundary of the Site and these NSRs include residential properties, a hotel, and a school. As well as these NSRs, on the PRoWs which cross the Site, the baseline noise level experienced by their users may change as a result of the Proposed Development as they move along their chosen route. These have also been included in the assessment

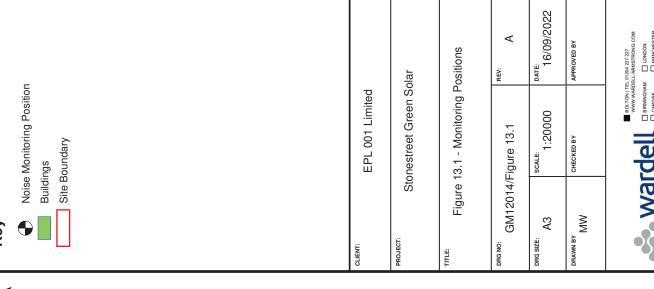
#### 13.2. Assessment

- 13.2.1. To undertake an assessment of noise impact from the Proposed Development, a noise survey was undertaken at eight locations around the Site (see Figure 13.1). These locations were agreed with ABC and are considered representative of the noise conditions at the Site, as experienced by the NSRs. Predictions of specific noise levels were made using computer noise modeling. The modelling assumed a typical noise emission from plant and machinery likely to be used during the construction, operation and decommissioning of the Proposed Development.
- 13.2.2. Construction and decommissioning effects on users of PRoWs at the Site have been identified as negligible (not significant). Minor adverse/ negligible effects (not significant) from construction and decommissioning traffic noise on the road network and potentially moderate adverse/ minor adverse/ negligible effects (significant to not significant) from on-Site construction and decommissioning noise are also anticipated, prior to the implementation of mitigation measures Operational effects from plant/ machinery noise during daytime and nighttime have been identified as minor adverse to negligible (not significant), prior to the implementation of additional mitigation measures.



Figure 13.1: Monitoring Positions









#### 13.3. Mitigation

- 13.3.1. Mitigation measures during the construction phase will be related to the management of plant and best working practices, which will form part of the CEMP. Measures will include regular maintenance of machinery to control noise and vibration, site staff will be made aware of where the nearest NSRs are located and will avoid unnecessary activities, and the occurrence of two noisy operations simultaneously in close proximity to the same NSRs will be avoided as far as possible.
- 13.3.2. During operation, where any plant is seen to develop a fault or otherwise emits non-typical noise, maintenance will be undertaken as soon as reasonably practical.
- 13.3.3. The DEMP for the decommissioning phase will be produced with a view to best practice mitigation measures being implemented throughout the decommissioning process. The measures implemented will be similar to those listed for the construction phase above.

#### 13.4. Residual Effects

- 13.4.1. The transitory nature of the PRoW network will ensure noise impacts during construction and decommissioning on any users are negligible (not significant). Construction and decommissioning traffic noise residual effects resulting from the Proposed Development will be minor adverse or negligible (not significant). Following the implementation of the mitigation measures set out above as part of the CEMP, residual effects from construction noise due to on-Site activities would be minor adverse or negligible (not significant). Similarly for the decommissioning phase, noise from on-Site activities would be minor adverse or negligible (not significant), following the implementation of the measures as part of the DEMP.
- 13.4.2. Residual effects during operation will be minor adverse or negligible and not significant.



#### 14. **Climate Change**

- 14.1.1. 'Climate' is generally understood to mean the weather conditions prevailing over a long period of time, and climate change refers to changes in recorded long-term climate trends. The two main approaches that can be taken to determine a project's climate change impact within EIA, and those covered in this assessment, involve identifying:
  - The direct and indirect influence of the Proposed Development on climate change (climate change mitigation); and
  - The vulnerability of the Proposed Development to climate change (climate change adaptation/ resilience).

#### 14.2. **Baseline**

- 14.2.1. Regionally, the climate is warm and temperate, with significant rainfall all year round. Within the study area, annual average rainfall is 796.60mm, with the driest month being in March. The average annual maximum temperature is 14.40°C. August is the warmest month with an average of 21.48°C and January is the coldest month with temperatures averaging 7.85°C.
- 14.2.2. In Ashford Borough, carbon emissions have steadily declined in the period between 2005 and 2019. There has been a downward trend in the contribution of each of the four main sources of emissions <sup>17</sup>, with commercial emissions seeing the greatest percentage decrease of 44.3% over the fourteen-year period. Per capita emissions have declined from 7.7 tonnes of carbon dioxide ('CO2') in 2005 to 4.3 tonnes CO<sub>2</sub> in 2019.

#### 14.3. **Assessment**

14.3.1. Carbon emissions arising from Project construction vehicle emissions are anticipated to have a minor to moderate adverse effect locally, prior to the implementation of mitigation measures. This is considered significant, in line with

<sup>&</sup>lt;sup>17</sup> Industry, Commercial, Domestic, and Transport.



best practice guidance on climate change impacts.

- 14.3.2. The generation of electricity from the Proposed Development will displace the generation of fossil fuel electricity generation. A carbon saving of approximately 34,500 tonnes of carbon dioxide equivalent ('CO<sub>2</sub>e')<sup>18</sup> per year is predicted, which is a total saving of 1,380,000 tonnes of CO<sub>2</sub>e over the Proposed Development's lifespan. This is considered to be in keeping with the trajectory to net zero by 2050, resulting in a minor to major beneficial effect (not significant to significant) at the national level.
- 14.3.3. Anticipated effects from climate change adaptation are considered to be no more than minor adverse, which is not significant. The anticipated effects with regard to flood risk and drainage are minor beneficial (not significant), and cloud cover are negligible to minor beneficial (not significant). This is due to flood risk mitigation incorporated into the design of the Proposed Development, and the projection of cloud cover reducing over time, enhancing the productivity of solar panels. Effects on biodiversity and noise are anticipated to be negligible (not significant).
- 14.3.4. Effects due to decommissioning traffic are expected to be minor to moderate adverse and significant. The disturbance of species at the Site would likely reduce the resilience of the Site to adapt to a changing climate, resulting in a minor adverse effect which is not significant.

#### 14.4. Mitigation

- 14.4.1. A CEMP and CTMP will be submitted alongside the DCO application. With respect to minimising the number of vehicle movements and subsequent emissions, the CTMP will provide for measures to consolidate the delivery of materials on-Site, as well as ways to promote the most sustainable methods of construction workers to get to the Site.
- 14.4.2. Operational climate resilience mitigation comprises a LEMP to detail habitat

<sup>&</sup>lt;sup>18</sup> Carbon dioxide equivalent or 'CO2e' means the number of metric tons of carbon dioxide emissions with the same global warming potential as one metric ton of another greenhouse gas.



creation, enhancement and maintenance measures. The Drainage Strategy for the Proposed Development will also account for the projected increase in annual precipitation.

14.4.3. With respect to future impacts on climate resilience and the interface with species and habitats during the decommissioning phase, a detailed Ecological Mitigation and Enhancement Strategy will be submitted with the ES. This will include measures such as the monitoring of effects upon important ecological features. A DTMP will be secured by DCO requirement and will provide management procedures to the removal of materials on-Site.

#### 14.5. Residual Effects

- 14.5.1. During the construction and decommissioning phase, no significant adverse effects are expected.
- 14.5.2. With respect to climate resilience, no significant adverse effects are expected. Minor beneficial effects on the Proposed Development due to extreme weather events are anticipated. A minor to major beneficial effect is anticipated with respect to the offset of carbon emissions from renewable energy generation, which is considered significant.



#### 15. Cumulative Effects

#### 15.1. Introduction

15.1.1. The PEIR has considered the potential for likely significant inter-project cumulative effects on the environment (i.e. those resulting from the Proposed Development combined with other relevant development in the area).

#### 15.2. Intra-Project Effects

15.2.1. There is no published methodology for determining the significance of intraproject effects. Combining effects with respect to one environmental discipline with another has to be qualitative and is necessarily based on judgment. The identification of the significance of the intra-project effects will be provided in the ES.

#### 15.3. Inter-Project Effects

15.3.1. An EIA must assess the likely significant effects of a development that may arise cumulatively when combined with other relevant development in the area. The table below details the one project that has been identified for the assessment of likely significant cumulative effects on the environment for the purposes of this PEIR. The information contained within Table 15.1 is based upon information available on ABC's website and has been agreed with ABC and KCC.

**Table 15.1: Cumulative Scheme** 

| Project Reference                     | Description   | Status                             | Distance                  |
|---------------------------------------|---|------------------------------------|---------------------------|
| East Stour Solar                      | Installation of a solar                                   | A planning                         | Adjacent to               |
| Farm                                  | farm comprising:<br>ground mounted                        | application was submitted in April | the north-<br>east of the |
| Planning<br>Reference:<br>22/00668/AS | solar panels; access<br>tracks;<br>inverter/transformers; | 2022.                              | Site.                     |



| Project Reference | Description          | Status                        | Distance |
|-------------------|----------------------|-------------------------------|----------|
|                   | substation; storage, | Validated on 27 <sup>th</sup> |          |
|                   | spare parts and      | June 2022.                    |          |
|                   | welfare cabins;      |                               |          |
|                   | underground cables   |                               |          |
|                   | and conduits;        |                               |          |
|                   | perimeter fence;     |                               |          |
|                   | CCTV equipment;      |                               |          |
|                   | temporary            |                               |          |
|                   | construction         |                               |          |
|                   | compounds; and       |                               |          |
|                   | associated           |                               |          |
|                   | infrastructure and   |                               |          |
|                   | planting scheme.     |                               |          |

15.3.2. The significant residual cumulative effects identified in the assessment are set out below.

#### 15.3.3. Landscape and Views:

- Effects on Visual Receptors during construction and decommissioning of the Proposed Development (nil and not significant to moderate adverse and significant);
- Effects on Landscape Character during operation of the Proposed
   Development (moderate adverse and significant); and
- Effects on Visual Receptors during operation of the Proposed Development (moderate adverse and significant).

#### 15.3.4. Biodiversity:

- Construction effects of the Proposed Development on yellowhammer: loss of habitat (county adverse and significant);
- Construction effects of the Proposed Development on skylark: loss of habitat (local adverse and significant);



- Operational effects of the Proposed Development on yellowhammer: sustained depletion of local food and habitat resource (county adverse and significant); and
- Operational effects of the Proposed Development on skylark: elevated predation risk (local adverse and significant).

#### 15.3.5. Socio-Economics:

- Construction effects on workforce expenditure (moderate beneficial and significant);
- Operational effects on the contribution towards renewable energy generation (minor beneficial (not significant) to major beneficial (significant)); and
- Decommissioning effects on workforce expenditure (moderate beneficial and significant).

#### 15.3.6. Climate Change:

 Operational effects resulting from the Proposed Development's provision of renewable energy to the Grid in combination with the cumulative development (minor beneficial (not significant) to major beneficial (significant)).



## 16. Summary and Conclusions

16.1.1. Full results of significant residual effects will be determined following assessments to be undertaken as part of the ES. However, the Proposed Development is expected to result in the following significant beneficial effects:

#### **Construction:**

Effects on workforce expenditure (moderate beneficial).

#### **Operational:**

- Effects on landscape features (moderate-neutral beneficial);
- Effects of operational buffering and diversification of habitat, reduction of pollution on Backhouse Wood LWS (local beneficial);
- Effects of operational buffering and diversification of habitat, reduction of pollution on Backhouse Wood ancient woodland (local beneficial);
- Effects of operational buffering and expansion of habitat, reduction of pollution on other notable river habitats (local beneficial);
- Effects of operational buffering and enhancement and expansion of habitat, reduction of pollution on other notable pond and hedgerow habitats (local beneficial);
- Effects of habitat enhancement, expansion and diversification on notable invertebrate assemblage (local beneficial);
- Effects of habitat enhancement, expansion and diversification on great crested newts (local beneficial);
- Effects of habitat enhancement, expansion and diversification on common toads (local beneficial);
- Effects of habitat enhancement, expansion and diversification on reptiles (local beneficial);
- Effects of habitat enhancement, expansion and diversification on breeding bird assemblage (local beneficial);



- Effects of habitat enhancement, expansion and diversification on wintering birds assemblage (local beneficial);
- Effects of habitat enhancement, expansion and diversification on hazel dormouse (local beneficial);
- Effects of habitat enhancement, expansion and diversification on badgers (local beneficial);
- Effects of habitat enhancement, expansion and diversification on otters (local beneficial);
- Effects of habitat enhancement, expansion and diversification on bat assemblage (local beneficial);
- Effects of habitat enhancement, expansion and diversification on hedgehogs (local beneficial);
- Effects of habitat enhancement, expansion and diversification on harvest mouse (local beneficial);
- Effects of habitat enhancement, expansion and diversification on brown hare (local beneficial);
- The contribution towards renewable energy generation (minor beneficial (not significant) to major beneficial (significant)); and
- Effects resulting from the Proposed Development's provision of renewable energy to the Grid (minor beneficial (not significant) to major beneficial (significant)).

#### Decommissioning:

- Effects on workforce expenditure (moderate beneficial).
- 16.1.2. The Proposed Development is expected to result in the following significant adverse effects:

#### **Construction:**

- Effects on visual receptors during construction (moderate adverse);
- Effects of loss of habitat during construction on yellowhammer (county)



adverse);

- Effects of construction on loss of skylark habitat (local adverse); and
- Effects of construction on habitat loss and disturbance / displacement of brown hare (local adverse).

#### Operational:

- Effects on landscape character (moderate-minor adverse);
- Effects on visual receptors (moderate-minor adverse);
- Effects on yellowhammer from sustained depletion of local food and habitats (county adverse); and
- Effects on skylark from elevated predation risk (local adverse).

#### **Decommissioning:**

Effects on visual receptors during decommissioning (moderate adverse).



# **Stonestreet Green Solar**

Consultation Report
Appendix F-2: Sample Letter and
Land Interest Questionnaire



**Gateley Hamer** One Eleven **Edmund Street** Birmingham B3 2HJ

Date: 18th May 2022

Ref: 146316.001/002/80,105, 110, 120, 125, 150, 160, 225, 130, 140, 145, 155, 205, 210, 220, 260, 265, 335, 340, 350, 355, 365, 370, 375, 380, 435, 440

Tel: 07706 338775

E-mail: landreferencing@gateleyhamer.com

Dea

#### Stonestreet Green Solar - Development Consent Order

#### Introduction

Evolution Power Limited recently confirmed that it is at an early stage in developing proposals for Stonestreet Green Solar ('the Proposed Development') which comprises the proposed construction, operation and maintenance, and decommissioning of a renewable energy generating project on approximately 189 hectares ('ha') (467 acres) of land located to the north of the village of Aldington and predominantly within the administrative areas of Ashford Borough Council ('ABC') and Kent County Council ('KCC').

#### Planning process

The Proposed Development is being promoted by Evolution Power to develop affordable and sustainable renewable energy that will help the UK to meet its legally binding 2050 net zero emissions target.

The development consenting regime for an NSIP comes under the Planning Act 2008. This requires that an application for a Development Consent Order (DCO) be submitted for the final scheme. This will be submitted to the Planning Inspectorate which, in the case of DCO related development, acts on behalf of the Secretary of State at the Department for Business, Energy and Industrial Strategy. The decision on whether to grant final consent for the Proposed Development will be made by the Secretary of State at the Department for Business, Energy and Industrial Strategy.

We would ask that you complete the enclosed form and return to us in order that the statutory obligations under the Planning Act 2008 are fulfilled, which includes making sure that you are up to date with important milestones on the scheme and to continue direct engagement throughout this process.

Under the Planning Act 2008; the consenting process for DCO, there is a legal requirement to carry out diligent inquiries to create a Book of Reference ('BoR') that identifies all persons who have an interest in land that may be directly affected by the DCO.

Diligent inquiries involve an exercise known as 'Land Referencing', which seeks to identify those parties who may be affected by the scheme and fall within the order limits.

Land Interest Questionnaire

We are a specialist firm, appointed by Evolution Power Limited to conduct the Land Referencing for the Proposed Development

Land referencing requires the use of publicly available information such as Her Majesty Land Registry, to initially identify any persons with relevant land interests. We are writing to you to confirm your interest and identify the details of other parties that you consider having an interest in the land.

Your information and any personal data collected by us will be handled in accordance with the General Data Protection Regulations and will be used to fulfil our statutory obligations, which include making sure that you are up to date with important milestones of the scheme and to continue our engagement with you through this process.

We have enclosed a prefilled Land Interest Questionnaire (LIQ) and Land Plan(s) which from our diligent inquiry shows the property or land that we understand you have a legal interest in. We request that you review the Plan(s) and confirm/complete the LIQ with your land ownership information.

The LIQ is formatted to cover a wide range of property types and land, such as homes, large and small businesses and special category land, therefore certain questions may not be relevant to your personal land interest.

The questionnaire should be completed as follows:

- 1. Carefully read the enclosed LIQ and guidance notes
- 2. Review and complete the LIQ
- 3. Review the enclosed Land Plan(s) and confirm that we have the correct information for your property/land. If applicable, please annotate the plans(s) to show any discrepancies (returning a copy and retaining a copy for your own records)
- 4. Sign the questionnaire

Using the Gateley Hamer freepost envelope provided please complete and return this information within 14 days of receipt of this letter. If you require assistance filling out your LIQ, please contact our land referencing team using either of the below methods:

Tel: 07706 338775 or E-mail: landreferencing@gateleyhamer.com

Should you have any questions about the proposed development or would like to discuss any aspect of the NSIP process, the preliminary work currently underway, or future consultation and engagement activity please contact the Stonestreet Green Solar Project team at Evolution Power Limited using either of the below methods:

Tel: 08081 698335 or E-mail: info@stonestreetgreensolar.co.uk

Yours sincerely,

For Catalov Hamor

For Gateley Hamer

Enc.
Guidance notes
Land Interest Questionnaire
Land Plan(s)
Freepost return envelope

Land Interest Questionnaire



#### **Stonestreet Green Solar Project**

Our Ref: 002-LIQ-18.05.2022

Land Interest Questionnaire (LIQ)

То:

Re: Stonestreet Green Solar Project

Your ref: K223650, UNREG\_001, K109250, UNREG\_003, K316314, UNREG\_004,

K408252

**Dated: 18 May 2022** 

Concerning: Land and Property as shown on the attached plan(s)

Although Evolution Power Limited is able to use legal powers including applying for those in the Planning Act 2008 Section 52 to enforce the provision of information about interests in land, we prefer to seek and obtain this information from landowners and occupiers voluntarily before resorting to these methods. We would be grateful for your assistance in this matter, and look forward to receiving your response to this Land Interest Questionnaire as soon as possible

# PLEASE READ THE ATTACHED NOTES BEFORE COMPLETING THIS QUESTIONNAIRE

Additional information can be written on the reverse of the relevant sheet. Evolution Power Limited and their agents will process your personal information in this questionnaire in accordance with the General Data Protection Regulation (GDPR), Data Protection Act 2018. Any information provided will only be used for legitimate planning purposes for this possible Compulsory Purchase Order and which could be placed in the public domain.

The information will be used in order to comply with the legal requirements involved in preparing a Development Consent Order ("DCO") Application in accordance with the Planning Act 2008 and associated legislation. The order is required to authorise the construction and maintenance of the Stonestreet Green Solar Project.

The DCO Application documents will include a Book of Reference and Land Plans, which detail the land required to construct and maintain the scheme. Please note that the DCO Application documents all will be available for public inspection once they have been submitted to the Planning Inspectorate. The information you provide in completing this questionnaire will be used not only to prepare these documents, but also may be used in order to keep you informed about the progress of the scheme and the application.

#### **Notes on completing the Questionnaire**

Our Ref: 002-LIQ-18.05.2022

All information provided is governed by the Data Protection Act 1998. Any information provided will only be used for legitimate purposes.

If you need more space, please use the back of the form or another sheet of paper.

Where options are provided, please delete or circle as appropriate.

Please return the completed questionnaire using the prepaid envelope provided.

If you require any help with completing the questionnaire, please contact:

Gateley Hamer on 07706 338775 or email <a href="mailto:landreferencing@gateleyhamer.com">landreferencing@gateleyhamer.com</a>

#### The Questionnaire

# Question 1 guidance Contact information

- a) Please give the full name of the person who, or organisation which has a legal interest in the property.
- b) For Limited Companies, please supply the registered office address and telephone number. Place of registration would normally be 'England and Wales', but may be Scotland, Isle of Man, Jersey, etc.
- c) For other corporate bodies, please supply corporate title, address and telephone number of the principal office.
- d) For individuals and partners, trustees, governors or similar executive positions, please supply full name (including all forenames), address, telephone numbers and where applicable the collective title of each group or organisation. An additional sheet may be used if required.

#### **Question 2 guidance**

#### Schedule of your interests related to the attached parcel plan(s)

The schedule provided shows all the information that we currently hold on record regarding your interest in the provided parcel plan(s). Please review the information presented and amend/confirm the schedule where incorrect/correct. The information provided in this schedule will be used to inform the Book of Reference.

Summary of the schedule table headers:

- Parcel Plan Reference: A unique numerical number given to a parcel of land on the attached plan(s), i.e., 10010
- Nature of Tenure: Your relationship to the parcel of land provided in the attached plan(s), i.e., you are the freeholder. Please see the table provided below for Tenure definitions
- Qualifier: Further information regarding your relationship to the parcel, i.e., rights of access
- Occupier: Are you the current user of the land, i.e., you live at the property or you farm the land.
- Term (length) of Lease / Tenancy: If you are a leaseholder or tenant of property / land, how long is this for, i.e., leasehold for 99 years

- Our Ref: 002-LIQ-18.05.2022
- Lease / Tenancy start date: If you are a leaseholder or tenant of property / land, when did this begin, i.e., leasehold started 01/01/2010
- Land Use: What is the current use of the parcel of land identified on the attached plan(s), i.e., is the land used for arable farming, or is this a residential property

| Tenures               | Definitions of Tenures   |
|-----------------------|--|
| Freehold              | If you legally own the land and property outright and do not pay any rent  |
| Leasehold             | If you have an agreement to use or occupy the property for a specific duration, such as 99 or 999 years  |
| Tenant (registered)   | If you have a written rental agreement with a landlord or<br>management body to occupy a property, that's often 6<br>months to 2 years in length and usually a residential<br>property   |
| Tenant (unregistered) | If you have a verbal agreement to occupy a property with a landlord or estate agent but no physical document was produced to confirm the agreement   |
| 3 <sup>rd</sup> Party | If you have a legal right to use another person's land for a particular purpose, e.g. a right to walk through your neighbour's land to gain access to your property.  If you have a right to light and air  If there is a mortgage, or you're the mortgagee, on/over land and property  If you have rights of drainage over another's land  If the property is subject to restrictive covenants, i.e. restriction not to do something on the land, e.g. not to make any alterations or to operate as commercial premises, without obtaining the consent of 'the beneficiary'  If you have a profit a prendre, a right for a person to remove something from the land of another, e.g. grass for grazing, fish, or peat or wood for fuel  If a utility company has pipes or phone lines |
|                       |  |

and Interest Questionnaire Our Ref: 002-LIQ-18.05.2022

#### **Question 3 guidance**

#### Schedule of other party interests related to the attached parcel Plan(s)

This question is an opportunity to provide details of all known interests over the attached parcel plan(s). The information you provide in completing this question will be used to inform the Book of Reference and used to keep those parties identified informed about the progress of the scheme and the application.

For example, if you are a joint freeholder please include details of the other interested party as shown below:

| Parcel<br>Plan<br>Reference: | Nature<br>of<br>Tenure: | Qualifier: | Occupier: | Name /<br>company<br>name | Address / registered address | Length of lease / tenancy: | Lease /<br>Tenancy<br>start date: |
|------------------------------|-------------------------|------------|-----------|---------------------------|------------------------------|----------------------------|-----------------------------------|
| 1000                         | Freehold                |            | Yes       | Mrs Jane<br>Smith         | 1 Private Close,<br>XN10 1BT |                            |                                   |

Alternatively, if you know there is a mortgage over the property, please include details as per the schedule example below:

| Parcel<br>Plan<br>Reference: | Nature<br>of<br>Tenure: | Qualifier:                         | Occupier: | Name / company name | Address / registered address        | Length of lease / tenancy: | Lease /<br>Tenancy<br>start date: |
|------------------------------|-------------------------|------------------------------------|-----------|---------------------|-------------------------------------|----------------------------|-----------------------------------|
| 1000                         | 3 <sup>rd</sup> Party   | Mortgagee<br>for Mr &<br>Mrs Smith | No        | HSBC                | 8 Canada Square,<br>London, E14 5HQ |                            |                                   |

#### **Question 4**

#### Schedule of attached Parcel Plan(s)

This schedule is your opportunity to advise whether the provided parcel plan(s) are correct or whether boundary amendments are needed. If amendments are needed, please annotate clearly on the plan, and return with the rest of the questionnaire.

\*\* Please return the completed questionnaire, in the PREPAID envelope provided \*\*

1. Contact information

Please provide details of the person(s) or organisation that hold an interest in land or property as shown on the attached plan. For example, this could be that you own or lease the property, occupy the property, or have a right over the land.

Our Ref: 002-LIQ-18.05.2022

Please complete/check your details:

| Full Name /<br>Company Na                              |           |                  |                 |  |     |
|--|-----------|------------------|-----------------|--|-----|
| Trading as:  |           |                  |                 |  |     |
| Company<br>Number:                                     |           |                  |                 |  |     |
| Home Address / Re                                      | gistered  | l Address:       |                 |  |     |
| Bank Farm, Bank Roa                                    | ad, Aldin | gton, Ashford, T | N25 7DF         |  |     |
| Telephone:   |           |                  |                 |  |     |
| E-mail Address:  |           |                  |                 |  |     |
| Alternative Address                                    | (copy c   | orrespondence    | e or land agen  | t):  |     |
|  |           |                  |                 |  |     |
| Please indicate you options:                           | r contac  | t preference b   | y ticking one o | or more of the below                           |     |
| Email  |           | Telephon         | е               | Post   |     |
| f you are an executo<br>provide your name, a           |           |                  |                 | ompany listed above, ple<br>your relationship: | ase |
| Name:  |           |                  |                 |  |     |
| Home Address / Re                                      | gistered  | l Address:       |                 |  |     |
|  |           |                  |                 |  |     |
| Relationship:<br>e.g. Executor/Trustee/<br>Partner etc |           |                  |                 |  |     |
| Telephone:   |           |                  |                 |  |     |
| Email:   |           |                  |                 |  |     |
|  | 1         |                  |                 |  |     |

Our Ref: 002-LIQ-18.05.2022

#### 2. Schedule of your interests related to the attached parcel plan(s):

Please amend/complete the information provided where required in the below schedule

| Parcel Plan Ref<br>Number: | Nature of Tenure:<br>See section 2 of<br>attached notes for<br>definitions | Trading as: | Qualifier: | Occupier:<br>[Yes/No] | Term<br>(length) of<br>lease /<br>tenancy: | Lease /<br>Tenancy<br>start date: | Land Use: e.g. residential, commercial, pasture, arable, equine etc |
|----------------------------|--|-------------|------------|-----------------------|--|-----------------------------------|---|
| 80                         | Absolute Freehold  |             |            | Yes                   |  |                                   |   |
| 105                        | Unregistered<br>Freehold   |             |            | Yes                   |  |                                   |   |
| 110                        | Absolute Freehold  |             |            | Yes                   |  |                                   |   |
| 120                        | Unregistered<br>Freehold   |             |            | Yes                   |  |                                   |   |
| 130, 145                   | Absolute Freehold  |             |            | Yes                   |  |                                   |   |
| 140                        | Unregistered<br>Freehold   |             |            | Yes                   |  |                                   |   |
| 155                        | Absolute Freehold  |             |            | Yes                   |  |                                   |   |

Land Interest Questionnaire Page 6 of 9

Our Ref: 002-LIQ-18.05.2022

#### 3. Schedule of other party interests related to the attached parcel plan(s):

Please complete the table provided below to confirm details of any other known party that holds an interest(s) in the attached parcel plan(s)

| Parcel<br>Plan Ref<br>Number: | Nature of Tenure:<br>See attached notes<br>for question 2<br>definitions | Qualifier: | Occupier:<br>[Yes/No] | Name / Company:<br>(if trading as, please<br>provide name) | Address / Registered address & Contact details: | Length of lease / tenancy: | Lease / Tenancy<br>start date: |
|-------------------------------|--|------------|-----------------------|--|---|----------------------------|--------------------------------|
| 80                            | 3 <sup>rd</sup> Party  |            | No                    | UKAL No1 Limited   |   |                            |                                |
| 110                           | 3 <sup>rd</sup> Party  |            | No                    | UKAL No1 Limited   |   |                            |                                |
| 130                           | 3 <sup>rd</sup> Party  |            | No                    | UKAL No1 Limited   |   |                            |                                |
| 155                           | 3 <sup>rd</sup> Party  |            | No                    | UKAL No1 Limited   |   |                            |                                |
|                               |  |            |                       |  |   |                            |                                |

Land Interest Questionnaire Page 7 of 9

| Parcel<br>Plan Ref<br>Number: | Nature of Tenure:<br>See attached notes<br>section 2 for<br>definitions | Qualifier:<br>See attached notes section<br>2b | Occupier:<br>[Yes/No] | Name / Company:<br>(if trading as, please<br>provide name) | Address / Registered address & Contact details: | Length of lease / tenancy: | Lease / Tenancy<br>start date: |
|-------------------------------|---|--|-----------------------|--|---|----------------------------|--------------------------------|
|                               |   |  |                       |  |   |                            |                                |
|                               |   |  |                       |  |   |                            |                                |
|                               |   |  |                       |  |   |                            |                                |
|                               |   |  |                       |  |   |                            |                                |
|                               |   |  |                       |  |   |                            |                                |
|                               |   |  |                       |  |   |                            |                                |

If more space is required, please use the reverse side or a blank page

Land Interest Questionnaire Page 8 of 9

| The information is both complete a | and accurate to the best of my knowledge |
|------------------------------------|--|
| Name:                              |  |
|                                    | E-mail:                                  |
|                                    | Dated:                                   |

Our Ref: 002-LIQ-18.05.2022

Evolution Power Limited and its agents will process your personal information provided in your responses to this questionnaire solely for the purpose of the Stonestreet Green Solar Project scheme and in accordance with the Data Protection Act 1998.

If you require assistance filling out your LIQ, please contact our land referencing team, leaving your name, reference number and query, using the below methods:

Tel: 07706 338775 or E-mail: landreferencing@gateleyhamer.com

Should you wish to discuss our plans for a Development Consent Order for the Stonestreet Green Solar Project, or the potential impacts on your land, then please do not hesitate to contact the Evolution Power project team via telephone or e-mail provided below. Alternatively, you may write to us at the address listed at the top of this letter.

Tel: 08081 698335 or E-mail: info@stonestreetgreensolar.co.uk

Please return the completed Land Interest Questionnaire using the prepaid envelope or use the PO box number if you require a different envelope. Alternatively, you may respond to the Land Interest Questionnaire by using the email address provided for Gateley Hamer.



# **Stonestreet Green Solar**

Consultation Report Appendix F-3: Consultation Advert and Poster



# **Stonestreet Green Solar**

Consultation Report Appendix F-3: Consultation Advert and Poster

1. Consultation Advert



# KENTISH ASHFORD & DISTRICT EXPRESS



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TRUSTED NEWS SINCE 1855

October 20-October 26, 2022

C1 QN



FREE INSIDE PICTURE SPECIAL

# HEARIBREAK INSE



'Nightmare' ride in town

PAGES 3

Abuser filmed secret videos

PAGES 4-5

Do you know mystery man?

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#### STATUTORY CONSULTATION -**LOCAL INFORMATION EVENTS**

Evolution Power1 is seeking the views of the public on its proposals to develop a renewable energy generating project, including solar photovoltaic arrays and on-site energy storage, together with associated infrastructure and an associated infrastructure and an underground cable connection, on land at Aldington near Ashford in Kent, to be known as Stonestreet Green Solar. Views are also sought on the findings of Evolution Power's Preliminary Environmental Information Report.

The Statutory Consultation will begin at 9:00am on Tuesday 25 Catoles 2032. The deadling for

Details of the project can be found at During the consultation period, digital copies of the Consultation Booklet, the Preliminary Environmental Information Report (including a location plan) and non-technical summary, the exhibition boards that will be used at the local information events listed below and a feedback form will be available at estreetgreensplar.co.uk/Con

#### LOCAL INFORMATION EVENTS

Evolution Power is holding four local information events where you will be able to find out more about the proposed project and provide feedback. Members

Green Solar of the project team will be on hand to provide further information and answer

Stonestreet

any questions you might have The following events will be held: rsham Village Hall

Friday 4 November 2022, 3pm to 7pm ngton Village Hall Saturday 5 November 2022, 11am to 3pm

Sellindge Village Hall Tuesday 8 November, 2pm to 6pm

Bilsington Village Hall Wednesday 9 November 2022, 1pm to 5pm

A public presentation will also be held on Tuesday 8 November 2022, 8pm to 9.30pm, at Aldington Village Hall. To register please email ister@stonestreetgreensolar.co.uk

#### CONTACT DETAILS

If you would like to find out more information about Stonestreet Green Solar, or to provide your feedback on the proposals, you can contact our Community Relations Team by using the details below.

info@stonestreetgreensolar.co.uk Call our Freep 08081 698335

Visit our website:
www.stonestreetgreensolar.co.uk
Send us a letter: FREEPOST
Stonestreet Green Solar
You can also follow us on Twitter:
@ SGS\_solar

The applicant will be EPL 001 Limited, a wholly-owned subsidiary of Evolution Power Limited









#### **DAY TRIPS:**

Witness for the Prosecution - Agatha Christie

5th January, £61.00

ABBA voyage - 22nd January, £94.00

**Brick Lane Music Hall - Panto** 

23rd February, £81.00

**Moulin Rouge - The Musical** 

8th March, £94.00

#### SHORT BREAKS:

**New Year's Celebrations! Stratford-upon-Avon** 

30th December, 3 Nights, £490.00pp

**Birmingham Tattoo -Tribute to her Majesty the Queen** 

11th February, 2 Nights, £295.00pp

**Warners Sinah Warren** 

24th February, 3 Nights, £355.00pp



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# WOMAN'S ORDEAL AT HANDS

# 'I was scared other parents would see the secret videos he took of us'

By Sean Axtell saxtell@thekmgroup.co.uk

All was going well between Demi Pryor and Ryan Alford as their relationship blossomed after meeting through a mutual friend in Ashford last spring.

But huge cracks began to appear when they were alone, with 26-year-old Alford starting to monitor his girlfriend's

Little did the mother know she would soon find herself at the centre of a sustained campaign of control and coercion, secretly filmed during moments of intimacy, with the footage weaponised against her.

Yet, refusing to bow down, Demi, 29, would record enough evidence for the authorities to press charges, and bravely watch from a courtroom's pub-lic gallery as her tormentor was iailed.

But although Alford, of Arlington, was handed 20 months at Canterbury Crown Court, Demi says she lives with the "very real fear" the footage could re-emerge. "At the beginning of this short-

lived relationship - 10 weeks or whatever it was - everything seemed absolutely fine, just like any other relationship," she told the Express after the court case.

"But later he would get really really nasty; that only tended to happen when we were alone.

"Before I knew it he was call-ing me names, made threats against me, threatened violence and even attacked me

Demi told how, during a row, Alford claimed to have secretly recorded them together on a number of occasions.

When she dismissed the remarks as nonsense, Alford presented three videos and one photograph on his phone

Horrified, she snatched the device and deleted the material while believing the saga was over, only to later learn the



Rvan Alford has been jailed for 20 months

footage had been stored on the

'From my understanding the police still haven't got hold of the videos and got rid of them -he still has them," Demi says.

"I know they're out there and I'm so worried they could still be released and I have to relive all of that pain again." Demi waived her right to ano-

nymity to tell her story after hearing strangers discuss painful and intricate details of her life inside the courtroom

Prosecutors described how Alford began "continuously monitoring her phone use" and insisted "he accompanied her when she left the house

He became increasingly aggressive, delivered "daily

1 know [the videos] are out there and I'm so worried they could still be released...

verbal abuse" and called her derogatory names, prosecutor Lily Roberts-Phelps explained.

In April last year he pinned her to the bed, shouting abuse, and would frequently accuse her of

sleeping with other men. Alford and Demi's families were in court to hear how the defendant shouted during a tirade: "Nobody would want

you." Then, in May, Alford claimed he had videos of them having sex - a claim she rejected.

The defendant showed her three or four videos and a photo," the prosecutor said. Alford would threaten to cir-

culate the footage on Snapchat during a subsequent stalking campaign between May and August, the court heard.

After prosecutors outlined the case, Judge Catherine Brown handed Alford 20 months cus tody after he pleaded guilty on the day his trial was due to start. He admitted committing con-

trolling and coercive behaviour in a relationship from February to May, stalking from May to August, and criminal damage on May 18.

Charges of voyeurism - a sex-

### **STATUTORY CONSULTATION -**LOCAL INFORMATION EVENTS



Evolution Power<sup>1</sup> is seeking the views of the public on its proposals to develop a renewable energy generating project, including solar photovoltaic arrays and on-site energy storage, together with associated infrastructure and an underground cable connection, on land at Aldington near Ashford in Kent, to be known as Stonestreet Green Solar. Views are also sought on the findings of **Evolution Power's Preliminary** Environmental Information Report.

The Statutory Consultation will begin at 9:00am on Tuesday 25 October 2022. The deadline for responses to the consultation to be received by Evolution Power is 11:59:59pm on **Tuesday 29 November 2022.** 

Details of the project can be found at www.stonestreetgreensolar.co.uk

Digital copies of the consultation documents, including the Consultation Booklet and feedback forms can be found at

www.stonestreetgreensolar.co.uk/Con sultation

#### **LOCAL INFORMATION EVENTS**

Evolution Power is holding four local information events where you will be able to find out more about the proposed project and provide feedback. Members of the project team will be on hand to provide further information and answer any questions you might have.

The following events will be held:

Mersham Village Hall

Friday 4 November 2022, 3pm to 7pm Aldington Village Hall

Saturday 5 November 2022, 11am to 3pm Sellindge Village Hall

Tuesday 8 November, 2pm to 6pm Bilsington Village Hall

Wednesday 9 November 2022, 1pm to 5pm

A public presentation will also be held on Tuesday 8 November 2022, 8pm to 9.30pm, at Aldington Village Hall. To register please email register@stonestreetgreensolar.co.uk

#### **CONTACT DETAILS**

If you would like to find out more information about Stonestreet Green Solar, or to provide your feedback on the proposals, you can contact our Community Relations Team by using the details below. Email:

info@stonestreetgreensolar.co.uk

**Call our Freephone information line:** 08081 698335

Visit our website:

www.stonestreetgreensolar.co.uk

Send us a letter: FREEPOST Stonestreet Green Solar

You can also follow us on Twitter: @SGS solar

<sup>&</sup>lt;sup>1</sup> The applicant will be EPL 001 Limited, a wholly-owned subsidiary of Evolution Power Limited.





# **Stonestreet Green Solar**

Consultation Report Appendix F-3: Consultation Advert and Poster

2. Consultation Poster



### STATUTORY CONSULTATION - LOCAL INFORMATION EVENTS

PROPOSED CONSTRUCTION, OPERATION AND MAINTENANCE, AND DECOMMISSIONING OF A RENEWABLE ENERGY GENERATING PROJECT AND ENERGY STORAGE FACILITIES ON LAND LOCATED TO THE NORTH OF THE VILLAGE OF ALDINGTON

Evolution Power¹ is seeking the views of the public on its proposals to develop a renewable energy generating project, including solar photovoltaic arrays and on-site energy storage, together with associated infrastructure and an underground cable connection, on land at Aldington near Ashford in Kent, to be known as Stonestreet Green Solar. Views are also sought on the findings of Evolution Power's Preliminary Environmental Information Report.

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# **Stonestreet Green Solar**

Consultation Report Appendix F-4: Exhibition Boards and Screenshots of Project Website



# **Stonestreet Green Solar**

Consultation Report Appendix F-4: Exhibition Boards and Screenshots of Project Website

1. Exhibition Boards

#### 1. INTRODUCTION

Thank you for attending this community information event about the proposed Stonestreet Green Solar project. These exhibition boards provide an overview of the project and information about how to take part in the statutory consultation.

Evolution Power¹ is intending to develop a renewable energy generating project, together with on-site energy storage, associated infrastructure and an underground cable connection, on land at Aldington, near Ashford in Kent.

Known as Stonestreet Green Solar, the project will generate renewable energy through solar photovoltaic ('PV') panels providing clean power to UK businesses, infrastructure and homes

Following a round of non-statutory consultation in March and April 2022, we have significantly progressed the design and proposals and can now present more detailed information on the key elements of the Stonestreet Green Solar project.

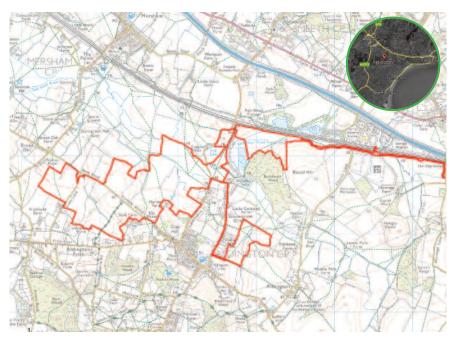
Evolution Power is carrying out statutory consultation on the project and these exhibition boards have been prepared as a summary of the proposals and the key topics being considered through the on-going Environmental Impact Assessment ('EIA') process. They explain how we have had regard to responses from key stakeholders and the local community to refine the proposals since the non-statutory consultation was undertaken.

These exhibition boards also set out how you can respond to the statutory consultation and where you can find out more information

We are consulting between 25 October and 29 November 2022.



¹The applicant will be EPL 001 Limited, a wholly-owned subsidiary of Evolution Power Limited



#### Contact details

Please do not hesitate to get in touch if you would like to find out more information about Stonestreet Green Solar or to provide your feedback on the proposals.

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#### 2. ABOUT STONESTREET GREEN SOLAR

#### **Background**

In order to meet its target of net zero emissions by 2050 the UK needs to develop new forms of energy generation. Delivering Stonestreet Green Solar will make a significant contribution to the UK's goal to meet that target; it will provide a cost-effective form of electricity and will help secure the country's energy supply, reducing the UK's reliance on gas.

As well as the national benefits, we also want to ensure local benefits are delivered. This will include delivering a significant biodiversity net gain, creating new paths for walking in the area and potentially an offroad cycle link between Aldington and Mersham, and making a direct contribution  $(\mathfrak{L}40,000$  per annum, inflation linked) through a local community benefit fund.

#### **Project overview**

The site is located approximately 2.4km to the south-east of Ashford and approximately 13.7km to the west of Folkestone Town Centre, in the county of Kent. It is situated on land located to the north and west of the village of Aldington that is currently predominantly used for arable cropping and grazing.

The project comprises ground-mounted solar PV arrays and on-site energy storage, together with associated infrastructure and an underground cable connection to the existing National Grid Substation at Sellindge. The agreed grid connection for the project will allow the export and import to/from the national grid of up to 99.9 megawatts ('MW') of electricity at any time.

The Proposed Development includes the following key infrastructure:

- Solar PV panels;
- PV module mounting structures;
- On-site electrical stations including inverters, transformers and switchgear;
- On-site and grid connection cabling with a maximum voltage of 132 kilovolts;
- Project substation, including high voltage switchgear and control equipment;
- On-site energy storage system;
- Two spare parts storage containers;
- Boundary fencing and closed-circuit television security measures; and
- Access tracks

Detailed information on the project is provided in a Preliminary Environmental Information Report ('PEIR') together with the accompanying Non-Technical Summary. These documents are available at the local information events and also on the project website: <a href="https://www.stonestreetgreensolar.co.uk/consultation">www.stonestreetgreensolar.co.uk/consultation</a>

#### **Benefits**

- The project will export up to 99.9MW of clean, renewable electricity to the national grid, making a significant contribution to the UK's 2050 net zero target and the ambition to decarbonise the UK electricity system by 2035.
- The project will provide new domestic energy generation that will contribute to overall UK energy security and is unaffected by gas prices.
- The renewable energy generated will be sufficient to power almost 42,000 homes, saving over 34,000 tonnes of carbon each year.
- The project will include energy storage onsite, which will enable the storage, import and export of electricity to and from the grid.
- The project will result in an improvement in local biodiversity, significantly above the 10% national biodiversity net gain target or the 20% Kent County target.
- The project will provide a £40,000 per annum (inflation-linked) community benefit fund for the lifetime of the project to be used locally for social and environmental projects.

Evolution Power is committed to ensuring that the proposals have a positive impact locally, for the community and the local environment, and that any adverse impacts are minimised. This has been a key focus as we develop the proposals.





# 3. THE PLANNING PROCESS

As Stonestreet Green Solar is a Nationally Significant Infrastructure Project ('NSIP'), an application for a Development Consent Order ('DCO') will be submitted to the Planning Inspectorate under the Planning Act 2008 in spring/summer 2023.

The Planning Inspectorate will decide whether or not to accept the DCO application and then, if accepted, will examine the application and make a recommendation (to approve or refuse the application) to the Secretary of State for Business, Energy and Industrial Strategy. The Secretary of State will then decide whether to grant or to refuse development consent. Further information on the process can be found on the Planning Inspectorate website: https://infrastructure.planninginspectorate.gov.uk/

Pre-application consultation is an important part of the Planning Act 2008 regime, and Evolution Power is required to have regard to consultation responses. These will be documented in a Consultation Report which must accompany the DCO application.

### Feedback from the non-statutory consultation

We held a non-statutory consultation in March/April 2022 to help us develop the proposals for this project and ensure feedback from key stakeholders and the local community was considered at an early stage. We sent a leaflet to over 2,200 homes and businesses within a 4km radius of the project to advertise the consultation and held four exhibition events which were attended by 90 people.

Since the end of the non-statutory consultation we have continued to regularly engage with key stakeholders and with officers and technical experts from Ashford Borough Council and Kent County Council.

We received 21 responses overall to the non-statutory consultation. Common themes raised and our responses to those are summarised below:

- 1. Concerns regarding visual impact. We have used feedback received to inform our package of mitigation measures designed to minimise visual impacts. We have proposed additional planting to improve the screening of the project, and removed panels from some areas of the site. We are undertaking ongoing proactive engagement with directly impacted residents;
- 2. Construction traffic arrangements. No construction vehicles will pass through Aldington village. All vehicles will access the site from the north (via A20/Station Road). A temporary internal haulage road will be used to reduce the traffic impact on local roads during construction;

- 3. Concerns regarding food security / loss of "high grade" land. We have completed a comprehensive agricultural land quality analysis. This confirms that approximately 80% of the land is Grade 3b or non-agricultural, which is outside the "best-and-most versatile" category (Grades 1, 2, 3a). Around 20% is Grade 3a, none is Grade 1 and about 1% is Grade 2. For context the project will use about 0.0008% of UK land but the project generation capacity represents c. 0.2% of the total UK Government target for solar;
- 4. Biodiversity and impact on wildlife. An extensive set of ecological surveys have been completed over more than two years to identify existing species and habitats for wildlife on the site. The project will include enhancements including bird and bat boxes, bee hives, additional hedging and tree planting and the planting of a publicly accessible orchard. These actions are expected to result in an improvement in local biodiversity, significantly above the 10% national biodiversity net gain target or the 20% Kent County target:
- 5. Questions regarding energy storage. Battery storage will be distributed across the site adjacent to other electrical infrastructure. Where possible this will be located away from the site boundaries to reduce any potential noise impact;
- 6. Criteria for selecting viewpoints. Thirty seven viewpoints have been agreed with Ashford Borough Council in line with professional guidelines. These have been fully assessed for landscape and visual impact with computer generated images for key viewpoints provided to support the EIA assessment and to inform consultation;
- 7. Public access and footpaths. The project will modify some existing Public Rights of Way ('PRoW') whilst also introducing new PRoWs to improve connectivity, including along the East Stour river (which could ultimately form part of a route from Aldington through to Mersham). We have met with Kent County Council, Ashford Borough Council and other local interested parties and will seek to identify opportunities to increase accessibility within the site and contribute to off-site improvements.
- **8. Community benefits.** The project will provide a £40,000 per annum (inflation-linked) community benefit fund for the lifetime of the project to be used locally for social and environmental projects. In addition, and in response to local community feedback, we have identified a suitable cycle access route between Aldington and the western edge of the site, with a commitment to work with local authorities to assist in the development of a full cycle route from Aldington to Mersham if agreement can be reached with the owner of land between the site and Mersham.



# 4. PROJECT INFRASTRUCTURE

The key components of the Stonestreet Green Solar project are set out below. The design and layout have been developed following an extensive review of the local area, site constraints and technical considerations as part of the EIA process. Further refinement of the design and layout will be undertaken prior to submission of the DCO application in response to the ongoing EIA process and responses to the consultation received from statutory consultees, the local community and the general public.

# Solar PV infrastructure

Solar PV panels convert sunlight into direct electrical current ('DC'). Individual panels are typically up to 2.5m long and 1.5m wide. The individual panels (indicatively totaling 246,000 for the project) comprise mono-crystalline PV cells underneath a layer of heat strengthened glass and are usually dark blue or black in colour.

Panels will be fixed to a mounting structure in groups known as 'strings' at an angle of 20-25 degrees. The maximum height of the panels from the ground is expected to be approximately 3.2m with the lowest point typically 800mm above ground level. The panels will be installed as 'fixed' tilt (rather than utilising single axis trackers) so once installed there will be no moving parts.

Panels will be mounted individually on a metal frame which is attached to galvanized steel piles that will be driven up to 3m into the ground. The distance between each row of frames is 3.2m - 5m to limit the impact of inter-row shading and there will be a border gap between panels of approximately 10mm to 20mm which will allow rain to pass through.

The electrical output will be exported by low voltage cabling to dedicated stations that will include an inverter, transformer and switchgear, mounted on concrete foundations or piles. These inverter stations will either be containerised or will have the individual components (inverter, transformer and switchgear) installed in close proximity to each other.

### **Inverters**

Inverters convert the DC electricity produced by the solar PV modules into alternating current ('AC') so that can be exported to the national grid. For a project of this size, it is an intervals amongst the solar PV modules. The dimensions of each inverter will be approximately 1.6m (width) x 2.4m (height) x 2.8m (depth).

### **Transformers**

Transformers increase and control the voltage of the electricity produced. It is anticipated that approximately 34 on-site transformers will be required, located adjacent to the inverters. The dimensions of each transformer will be approximately 1.6m (width) x 2.3m (height) x 2.2m (depth).

# **Switchgear**

Switchgear includes electrical disconnect switches, fuses and circuit breakers to control, protect and isolate electrical circuits and equipment. The dimensions of the switchgear will be approximately 1.5m (width) x 2.9m (height) x 1.0m (depth).

Electrical output from the solar panels will feed into the inverter stations and then will either be stored in the energy storage system (to be exported at a later time) or exported immediately to the intermediate on-site substations (approximately 8m (length) x 3.4m (height) x 4m (width)) located in fields 3, 14, 19 and 25.

From those intermediate on-site substations the power will flow to the main project substation located in a fenced compound (approximately 80m (length) x 45m (width)) in the northern part of the site, within field 25.

From there, it will be exported from the site to the electricity grid at 132 kilovolts ('kV') via underground cabling to the UK Power Networks ('UKPN') substation at Sellindge (see below for further details).





# 5. PROJECT INFRASTRUCTURE (CONT.)

# **Energy storage**

The energy storage will be provided within the site to allow the project to load-shift generation from periods of low demand to high demand (to enable the maximum benefit to be obtained from the renewable energy produced) and to also provide grid balancing services to the electricity grid. It is expected that it will typically be charged using electricity generated by the solar PV modules but it will also be possible to import electricity to charge the storage facilities using grid supplied power when the solar PV modules are not

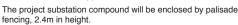


generating sufficient power (for example, during the night).

The energy storage element of the project will be DC-coupled (charged using direct current) and accommodated in containerised units (approximately 13.75m (length) x 2.9m (height) x 3.8m (width)) distributed throughout the site, adjacent to the inverter stations. A heating, ventilation, and cooling ('HVAC') system will be integrated into the containers to ensure efficiency and safe performance and the system will also include an integrated fire safety management system.

Electricity from the panels will directly charge the batteries via the DC-DC convertors (approximately 1m (length) x 2.1m (height) x 0.85m (width)) located beside the energy storage units and inverter stations. The DC-DC convertors also enable the storage units and the inverters to interact.

The project will be set within deer-proof fencing (post and wire), approximately 2.2m in height, and including appropriate clearance to allow animal movement. The distance between the fencing and existing hedges will vary but at its minimum, this distance is expected to be approximately 4.2m with a buffer zone of at least 15m applied to areas of ancient woodland.



# **Closed Circuit Television ('CCTV')**

CCTV systems will be placed on the edge of the operational elements of the project. All cameras will face into the site.

Approximately 130 CCTV cameras will be located across the site located on poles of up to 3m in height. The cameras will use infrared at night-time and produce no visible light.

The project will not be permanently lit during the operational phase, with lighting limited to motion activated security lighting. Operational lighting will be installed for emergency

### **Grid connection**

The site will connect to the national grid via underground cabling. The voltage for the cable connection will be up to 132kV. The grid connection route will be included in the DCO application.

Evolution Power has accepted a grid offer from UKPN. UKPN has indicated that, subject to National Grid confirmation and the availability of existing ducts, the project will be able to connect to the grid directly through the existing UKPN 132kV substation ('UKPN substation') located at Sellindge, Kent (the Preferred Route for the grid connection shown on the Grid Route Options diagram below). The UKPN substation is located to the north-east of the site. UKPN owns and controls a number of existing ducts under the High Speed 1 / Channel Tunnel Rail Link ('HS1') railway line and anticipates that these can be utilised for the project.



In the event that it is not possible to connect via the Preferred Route, the project will instead connect into the UKPN substation via an existing 132kV tower on the south side of HS1 (the Alternative Route for the grid connection shown on the Grid Route Options diagram below)

In either case, all cabling to the point of connection will be underground but, subject to feedback from UKPN, it may be the case that the final few metres of cabling into the UKPN substation or the existing 132kV tower will be overground. If this is the case the full details and an assessment of the impacts will be included in the Environmental Statement ('ES') which will be submitted with the DCO application (see below for further details on the EIA process).

If the Preferred Route for the grid connection is implemented, then the project will be solely within Ashford Borough and no element will be within Folkestone and Hythe District. If the Alternative Route is required to be implemented then approximately 350m of underground cabling, a switching station adjacent to the tower and an approximately 510m access track will be required within the Folkestone and Hythe District. The dimensions of the switching station are being investigated and the full details and an assessment of its impacts will be included in the ES.

# **Grid route options**







# 6. ENVIRONMENTAL IMPACT ASSESSMENT

# The EIA process

A full EIA is being carried out to identify and assess the likely environmental effects of the project.

This is an important process, which is developed and assessed in close consultation with relevant statutory bodies (such as the relevant local authorities, the Environment Agency and Natural England) to ensure all potential significant effects are identified and that they are removed or reduced to an acceptable level through mitigation and scheme design where possible.

The PEIR has been produced to set out the results of the preliminary assessments undertaken to date to inform consultation. The PEIR can be viewed at the local information events and on the project website during the consultation period.

The detailed results of the EIA will be presented in an ES which will be submitted with the DCO application. The ES, together with the Consultation Report, will outline how comments received on the PEIR have helped shape the design of the project.

# **Cultural heritage**

An assessment of the potential impacts of the project on archaeological and cultural historic assets (such as listed buildings) has been completed. There are no listed buildings within the site. There is a potential impact on the setting of nearby listed buildings but this is expected to be limited. Mitigation measures, including hedgerow planting, are proposed to seek to minimise any impact.

The geophysical assessment that has been undertaken for the project identified some limited areas where there could be potential for belowground archaeological remains but the assessment concluded that there is not expected to be any significant adverse effects on these unknown remains if present.

There is a protected World War 2 Messerschmitt crash site within the boundary of the site but the remains appear to have been removed from the site at the time of the downing. Any remains that may still exist are most likely to comprise small metal components only which would not be significant.

# Landscape and views

A Landscape and Visual Impact Assessment ('LVIA') is being carried out as part of the EIA and has informed the design of the project. This has identified areas where the site is most visible, including from homes and businesses, PRoW, roads and long distance viewpoints and also parts of the scheme where landscape and visual mitigation (e.g. planting) would be required.

The site is not designated in landscape terms, however it is within the setting of the Kent Downs Area of Outstanding Natural Beauty. The site is also partially within an area proposed to be designated as a Dark Sky Zone.

Given the maximum height of the panels is 3.2m, much of the project will be screened from view by existing hedgerows. The proposals include the enhancement of existing and planting of new hedgerows and woodland, which will further help screen the project.

An assessment of 37 viewpoints around the site has been completed, with visualisations across a range of these prepared to show the visual impact from different locations. This is available to view in the PEIR.

# **Ecology and biodiversity**

An extensive set of ecological surveys have been completed over more than two years to identify and consider impacts on species, habitats, flora and fauna that are present within the site.

Measures will be agreed and implemented to protect the existing species and habitats at all stages of the project. The DCO application will include an outline Landscape and Ecological Management Plan which will set out plans to improve the biodiversity at the site.

Opportunities to enhance the local environment's biodiversity include the improved management of grassland and management of grassland margins for wildlife, reinforcement of hedgerows, creation of new habitats such as wild flower meadows, and woodland planting. Improving the planting within the site will also benefit breeding birds, small mammals, reptiles, amphibians and insects by improving sources of food and shelter.

These actions are expected to result in an improvement in local biodiversity, significantly above the 10% national biodiversity net gain target or the 20% Kent County target.







# 7. INDICATIVE PROJECT LAYOUT, LANDSCAPING AND BIODIVERSITY PLAN





# 8. LANDSCAPE VISUALISATIONS

View 12

Existing view



View proposed at 1 year planting



View proposed at 15 year planting



View 14

Existing view



View proposed at 1 year planting



View proposed at 15 year planting



View 16

Existing view



View proposed at 1 year planting



View proposed at 15 year planting



View 27





View proposed at 1 year planting



View proposed at 15 year planting



View 29

Existing view







View 30

Existing view





View proposed at 15 year planting



View 31

Existing view



View proposed at 1 year planting



View proposed at 15 year planting



View 34

Existing view





View proposed at 15 year planting





# 9. ENVIRONMENTAL IMPACT ASSESSMENT

# Water environment and flood risk

The panels will be mounted on frames which are driven into the ground. No concrete bases are required for the panel framing and gaps between panels allow rain to fall to the ground. Electrical infrastructure (such as substations, inverters, transformers, energy storage units) will need to be sited on concrete foundations but the area impacted is limited across the site.

The majority of the site is located in Flood Zone 1 (identified as having less than 1 in 1,000 annual probability of flooding). There are some areas in the north of the site that are classified as Flood Zone 2 (identified as land having between a 1 in 100 and 1 in 1,000 annual probability of flooding) and Flood Zone 3 (identified as land having a 1 in 100 or greater annual probability of river flooding).

A Flood Risk Assessment has been completed and is included as part of the PEIR.

# Land contamination

An assessment of baseline data including a Phase 1 Geoenvironmental and Geotechnical Desk Study and environmental searches has been undertaken. A conceptual model was devised to identify potential sources of contamination, pathways, and receptors with an assessment of the significance of contamination impacts which could be associated with the project completed. Consideration has been given to the site's historical use, as well as its environmental setting.

Through the implementation of detailed Environmental Management Plans during construction and decommissioning, no potential significant impacts have been identified.

### Socio-economics

Over the 12-month construction period, the project will create an indicative average of 130 direct jobs with an expected peak level of 199 direct jobs during the most active months. The jobs will be across all construction disciplines, from ground workers to construction management. A further 52 to 80 indirect jobs could be supported through the supply-chain. 76% of the jobs created are anticipated to provide employment for residents of the Wider Study Area (Ashford Borough and Folkestone & Hythe District) (shown within the PEIR). It is estimated that in total, the jobs created during the 12-month construction period would create a combined Gross Value Added of between \$8.4m and \$12.9m.

The direct workforce of the project will generate additional expenditure in the Local Study Area (Aldington Parish, Mersham Parish, Smeeth Parish) (shown within the PEIR) through using local shops and businesses for purchasing convenience goods such as food and drink. It is anticipated that the direct workforce could generate between £38,350 and £58,705 through such purchasing activities, increasing workforce expenditure in the Local Study Area by a minimum of 4.3%.

### Noise

Once operational, solar and energy storage farms are generally quiet as they have few moving parts and therefore generate very little noise. The only sources of noise are the transformers (which produce a 'low hum' at close distance) and the HVAC units which control the temperature of the inverters and energy storage units.

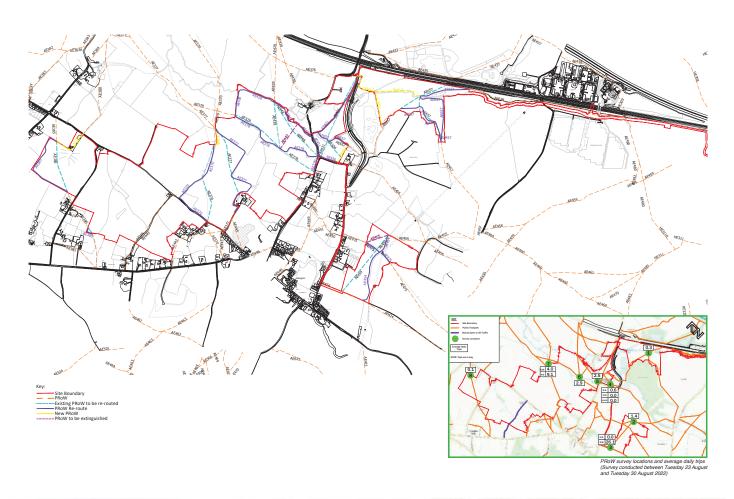
Where possible we have located the transformers, inverters and energy storage in small compounds (approximately 34 across the site) to limit any impacts. The main project substation (which contains the main transformer) is located adjacent to HS1.

During construction and decommissioning, some traffic and construction/ decommissioning noise will be generated. This will vary over time and measures to reduce potential noise impacts will be proposed as part of the DCO application.





# 10. INDICATIVE PUBLIC RIGHTS OF WAY PLAN





# 11. CONSTRUCTION, OPERATIONS AND DECOMMISSIONING

### Construction programme

The construction of the project is anticipated to last approximately 12 months and is expected to directly employ up to 199 people.

Construction will be completed in accordance with a set of principles agreed before commencement. We will submit on Outline Construction Traffic Management Plan / Construction Environmental Management Plan with the DCO and the final detailed version will need to be submitted to Ashford Borough Council / Kent County Council for agreement prior to the commencement of development.

The key activities are as follows:

| Item | Description                                  | Timing       |
|------|--|--------------|
| 1    | Site setup                                   | Month 1      |
| 2    | Delivery of large electrical infrastructure  | Months 1-2   |
| 3    | Framing - piling and installation of framing | Months 2-4   |
| 4    | Trenching & Underground Cabling              | Months 3-8   |
| 5    | Panel installation                           | Months 3-5   |
| 6    | Electrical connection of panels              | Months 8-10  |
| 7    | Energisation                                 | Months 11-12 |
| 8    | Landscaping and planting                     | Months 12    |

Construction activities will be limited to Monday to Saturday 07:00-19:00. During winter months some temporary lighting may be required.



### Traffic and access

Access to the site will be from M20 junction 10a, via the A20 and then the C609/Station Road. No construction vehicles will pass through Aldington village.

The number of traffic movements is expected to be approximately seven two-way trips per hour, with two of these being HGVs. Where possible, deliveries to the site will be coordinated to avoid Heavy Goods Vehicle ('HGV') movements during the traditional morning (AM) peak hour (08:00- 09:00) and afternoon (PM) peak hour (17:00-18:00).

The main construction compound will be located to the north east of the site within field 25. This will be the primary location for unloading and sorting construction materials and their storage. The location has been selected due to its proximity to the Station Road/A20 junction which limits the travel distance after exiting the A20 trunk road.

There will be three secondary construction compounds. Transport from the main construction compound to the secondary compounds in field 8 and field 22 will be via the proposed internal haulage road, to limit construction traffic on local roads (the only impact being crossing points). Connection to the secondary compound in field 19 will involve limited traffic movements (<10% total traffic) from the south west of field 23 along Goldwell Lane.

# Operations

During the operational phase, the activities will generally be minimal and amount to limited maintenance activities, including servicing of plant and equipment, cleaning of solar PV panels, and vegetation management, including management of sheep grazing activities. The Landscape and Ecological Management Plan (which will be submitted in outline with the DCO application) will set out how the land will be managed during the operational phase.

# Decommissioning

At the end of the project all PV panels, mounting structures, cabling, inverters and transformers will be removed and recycled or disposed of in accordance with good practice and market conditions at that time.

Decommissioning is anticipated to take approximately 12 months and will largely be a reversal of the construction programme.

By the end of the decommissioning phase, all infrastructure will have been removed and the land will have been returned to its existing agricultural status.



# 12. PLANNING AND CONSULTATION

# The planning process



### **Public consultation**

The statutory consultation on the proposals commences at 9:00am on 25 October 2022 and runs until 11:59:59pm on 29 November 2022

Consultation with the local community will be carried out in accordance with the Statement of Community Consultation ('SoCC') which has been developed in consultation with Ashford Borough Council, Folkestone and Hythe District Council and Kent County Council. The SoCC is available on the project website (<a href="www.stonestreetgreensolar.co.uk/consultation">www.stonestreetgreensolar.co.uk/consultation</a>) and can be viewed at the local information events.

All of the responses to the consultation will be carefully considered. The Consultation Report, which will form part of the DCO application, will set out how Evolution Power has had regard to consultation responses.

# **Consultation documents**

The following documents will be available from the start of the statutory consultation (25 October 2022) to explain the consultation process and show the nature and location of the project:

- the PEIR (including a location plan) together with a Non-Technical Summary;
- the Consultation Booklet;
- and the exhibition boards.

# **Consultation questions**

We are seeking your views on the following questions as part of the consultation:

- 1. Do you support the use of solar energy to generate electricity in the UK? Yes / No / Unsure Please explain why you support/do not support the use of solar energy as part of the UK energy mix?
- 2. Are you in favour of the proposals for Stonestreet Green Solar in principle? Yes / No / Unsure Please explain why you support/do not support the proposals in principle?
- 3. Do you have any comments on the proposed siting or layout for the solar generation and energy storage scheme?
- 4. Do you have any comments on the proposals for connecting to the national electricity system via underground cable at Sellindge?
- 5. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to landscape and visual impact and the proposed mitigation to address any such impacts?
- 6. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to water environment, land contamination, socio-economics, cultural heritage, noise, climate change or cumulative impacts and the mitigation measures proposed to address any such impacts?
- 7. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to traffic, transport and construction?
- 8. Do you have any comments on community benefits that the scheme could contribute to the local community and any suggestions on how a community benefit fund provided by the project could be used within the local area?
- 9. Do you have any comments on the assessment of any likely environmental impacts of the proposals with regard to ecology, biodiversity and land use and the mitigation measures proposed to address any such impacts?
- 10. Do you have any comments on the proposed approach to footpaths and Public Rights of Way that could potentially be delivered as part of the project, including redirection within fields, connectivity of the "River Walk" and the proposed off-road cycleway that could become part of a future route between Aldington to Mersham?
- 11. Do you have any further comments about the proposals for Stonestreet Green Solar?

# Please submit any comments by:

- Completing an online feedback form on the project website at www.stonestreetgreensolar.co.uk/consultation
- Completing a hard copy feedback form (available at the local information events, and upon request from Evolution Power using the contact details below) and either handing it to the project team at the local information event or submitting it by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar.
- Submitting comments by email to <a href="mailto:info@stonestreetgreensolar.co.uk">info@stonestreetgreensolar.co.uk</a>, by post (free of charge; no stamp required) to FREEPOST Stonestreet Green Solar or by telephone (free of charge) at 08081 698335.

Evolution Power will have regard to all responses received by the consultation end of 11:59:59pm on 29 November 2022 before finalising the proposals and submitting the DCO application to the Planning Inspectorate in spring/summer 2023. Evolution Power may be required to submit copies of the consultation responses to the Planning Inspectorate and if so it will comply with all applicable data protection legislation





# **Stonestreet Green Solar**

Consultation Report Appendix F-4: Exhibition Boards and Screenshots of Project Website

2. Screenshots of Project Website

# https://www.stonestreetgreensolar.co.uk/Consultation/Statutory+Consultation+Autumn+2022



EPL 001 has now completed a statutory consultation on its proposals for the Stonestreet Green Solar project. You can access information about the proposals, including the consultation documents, from the lists below.

# Please note, our statutory consultation closed on Tuesday 29 November 2022.

The statutory consultation on the proposals commenced at 9:00am on 25 October 2022 and ran until 11:59:59pm on 29 November 2022.

# Statutory Consultation Documents (Autumn 2022):

- > Community Leaflet (uploaded 18 October 2022)
- > Consultation Booklet (uploaded 24 October 2022)
- > Exhibition Boards (uploaded 24 October 2022)
- > Site Plan (uploaded 24 October 2022)
- > Preliminary Environmental Information Report Vol.1 Non-Technical Summary (uploaded 24 October 2022)
- > Preliminary Environmental Information Report Vol.2 Main Text (uploaded 24 October 2022)
- > Preliminary Environmental Information Report Vol.3 Appendices (uploaded 24 October 2022)
- > Section 48 Notice (uploaded 18 October 2022)
- > Statutory Consultation Poster (uploaded 18 October 2022)
- > Statutory Consultation Advert (uploaded 18 October 2022)
- > Updated Statement of Community Consultation (uploaded 28 September 2022)\*
- > Updated Notice publicising Statement of Community Consultation (uploaded 28 September 2022)\*

\* Since the updated SoCC was made available in September 2022, EPL 001 has become aware that the opening hours for Ashford Library have changed slightly. Information on the latest opening hours for Ashford Library and the other Deposit Location libraries can be viewed on Kent County Council's website at https://www.kent.gov.uk/leisure-and-community/libraries/visiting-a-library

# **Events**

A series of local information events were held as follows:

Mersham Village Hall - Friday 4 November, 3pm-7pm

Aldington Village Hall - Saturday 5 November, 11am-3pm

Sellindge Village Hall - Tuesday 8 November, 2pm-6pm

Bilsington Village Hall - Wednesday 9 November, 1pm-5pm

In addition to the local information events, a public presentation was held at Aldington Village Hall on Tuesday 8 November 2022. To download a copy of the presentation, please click here.

You are here: 
Home > Consultation > Statutory Consultation Autumn 2022

EPL 001 Limited
Registered in England and Wales
Company number: 12444050
Registered office address: 2nd Floor,
Regis House, 45 King William Street,
London, United Kingdom, EC4R 9AN

### Information

- of Standard Coop Salar
- Frequently Asked Questions
- Consultation and Resources

# Legals

- Terms and Conditions
- Privacy and Cookie Policy
- Accessibility Policy

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# **Stonestreet Green Solar**

Appendix F-5: Regard had to Section 42 Consultee Responses Consultation Report



# Appendix F-5: Regard had to Section 42 Consultee Responses

The **Tables 1** and **2** below set out a summary of responses to the 2022 Statutory Consultation from consultees under sections 42(1)(a), s42(1)(b) and s42(1)(d) of the PA 2008 and the regard had to them by the Applicant. It should be read in conjunction with Section 5 of the **Consultation Report (Doc Ref. 6.1)**.

This Appendix covers the following topics:

Table 1: Summary of responses to the 2022 Statutory Consultation from consultees under s42(1)(a) and s42(1)(b):

- Theme 1: Principle of Development
- Theme 2: Alternatives
- Theme 3: Landscape and Views
- Theme 4: Biodiversity
- Theme 5: Traffic and Access
- Theme 6: Agricultural Land
- Theme 7: PRoW Changes
- Theme 8: Cultural Heritage
- Theme 9: Water Environment
- Theme 10: Health and Safety
- Theme 11: Glint and Glare
- Theme 12: Ground Conditions
- Theme 13: Construction
- Theme 14: Consultation
- Theme 15: Socio-economics
- Theme 16: Community Benefits

- Theme 17: Minerals Safeguarding
- Theme 18: Climate Change
- Theme 19: Noise and Air Quality
- Theme 20: Cumulative Effects
- Theme 21: Utilities

<u>Table 2: Summary of responses to the 2022 Statutory</u> Consultation from consultees under s42(1)(d)

- Theme 1: Principle of Development
- Theme 2: Alternatives
- Theme 3: Landscape and Views
- Theme 4: Biodiversity
- Theme 5: Traffic and Access
- Theme 6: Water Environment
- Theme 7: Consultation
- Theme 8: Community Benefits
- Theme 9: Property Impacts, Protected Provisions and Asset Protection



Table 1: Summary of responses to the 2022 Statutory Consultation from consultees under s42(1)(a) and s42(1)(b) of the PA 2008

**Theme 1: Principle of Development** 

| Consultee  | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
| Folkestone<br>and Hythe<br>District<br>Council<br>('FHDC') | FHDC is committed to supporting greener technology, including the use of solar energy, to reduce carbon emissions and assist in tackling climate change. The FHDC Development Plan, Policy CC6 seeks to promote solar farms, considering them acceptable where appropriate this policy is met.     | N                                      | Noted.   |
|  | FHDC supports the principle of the Project but expect clear commitments to return the land to its previous use of productive condition. During operation, land diversification alongside energy generation, incorporating biodiversity enhancements or a continued agricultural use is encouraged. | N                                      | The Draft Development Consent Order ('DCO') (Doc Ref. 3.1) includes a requirement that limits the Project to 40 years from first operation, following which the Site will be restored in accordance with the Outline Decommissioning Environmental Management Plan ('DEMP') (Doc Ref. 7.12) and Decommissioning Transport Management Plan ('DTMP') (Doc Ref. 7.13).  The Outline Landscape and Ecological Management Plan ('LEMP') (Doc Ref. 7.10) describe the landscape and biodiversity management proposals.                   |
|  | The Channel Tunnel safeguarding zone should be considered.   | N                                      | Noted. As set out in <b>ES Volume 2, Chapter 3: Project Description (Doc Ref. 5.2)</b> , works within the Channel Tunnel Safeguarding Zone are limited to works to connect the Project into Sellindge Substation. A cable will need to cross under HS1 and the Network Rail railway lines. UKPN has confirmed there are existing cable ducts that are expected to be available. In the unlikely event the ducts are not available new ducts under the railway infrastructure using horizontal directional drilling methods will be |



**Theme 1: Principle of Development** 

| Consultee                                | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
|  |  |  | required (as shown on <b>ES Volume 3, Figure 3.3: Illustrative Watercourse Crossing Locations (Doc Ref. 5.3)</b> ) and would be agreed with Network Rail and High Speed 1 as required.   |
|  | FHDC does not have any specific observations with regard to the proposed siting and layout of the solar farm, noting only the grid connection is in the FHDC boundary.   | N                                      | Noted. As explained in <b>ES Volume 2</b> , <b>Chapter 5</b> : <b>Alternatives and Design Evolution (Doc Ref. 5.2)</b> the Applicant removed the alternative grid connection from the Order limits after confirming the grid connection route. As a result, the Order limits are no longer in FHDC's boundary.   |
| Ashford<br>Borough<br>Council<br>('ABC') | The Council is committed to reducing the reliance on fossil fuels and accepts there is a compelling need to increase renewable energy generation and consumption. The Council does not raise objection to the principle of large scale solar photovoltaic generation within the Borough subject to the appropriate siting and mitigation of any significantly harmful impacts. | N                                      | The need for large-scale solar projects is set out in the <b>Planning Statement (Doc Ref. 7.6)</b> and is established in the Overarching National Policy Statement for Energy (NPS EN-1). A significantly reduced scale proposal to the Project is not considered further by the Applicant as to be a reasonable alternative. Further details on appropriate siting are set out in <b>ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2).</b> The <b>Environmental Statement (Doc Ref. 5.1)</b> assesses potential environmental impacts from the Project. |
|  | The Council raises a holding objection relating to inadequate mitigation to minimise the impacts of the Project to the rural countryside location and those matters that contribute to the character and quality of the countryside.   | N                                      | As detailed in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2)</b> , the landscape and visual impacts of the Project have been assessed in accordance with NPS EN-1 section 5.10 and National Policy Statement for Renewable Energy Infrastructure (NPS EN-3) paragraph 2.10.157. The assessment has identified that there would be some adverse impacts, which would be reduced once the proposed planting has established.   |

3



**Theme 1: Principle of Development** 

| Consultee  | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|---|--|---|
|  |   |  | The Illustrative Landscape Drawings (Doc Ref. 2.7) and the Outline LEMP (Doc Ref. 7.10) sets out the extensive biodiversity enhancements proposed as part of the Project.   |
|  | CCTV should be infra-red and must be positioned to not intrude on the privacy of any nearby residents.  | N                                      | The <b>Design Principles (Doc Ref. 7.5)</b> sets out the proposed security measures for the Project. CCTV lighting will be infrared and so will not be visible during daylight or hours of darkness.  |
| Kent<br>Downs<br>AONB Unit                         | The Kent Downs AONB Unit supports proposals for renewable energy where appropriate. It is imperative that any proposals are consistent with the primary purpose of AONB designation.  | N                                      | The assessment of the Kent Downs National Landscape is included in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2)</b> . The assessment of visual effects demonstrated there is likely to be limited visual impact to the Kent Downs National Landscape.  |
| Aldington<br>and<br>Bonington<br>Parish<br>Council | Oppose the Project due to its inappropriate location and scale. The cumulative impact together with the East Stour Solar proposal from EDF (ref PA/2022/00668) is unacceptable to the community. The scale of these proposals leaves Aldington village surrounded and dwarfed in comparison, as well as fundamentally changing the landscape character. | N                                      | The need for large-scale solar projects is set out in the Planning Statement (Doc Ref. 7.6) and is established in NPS EN-1. A significantly reduced scale proposal to the Project is not considered further by the Applicant as to be a reasonable alternative. Further details on are set out in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2).  The cumulative effects of the Project with nearby solar projects have been assessed in ES Volume 2, Chapter 17: Cumulative Assessment (Doc Ref. 5.2). Landscape character has been considered and assessed as part of the assessment of landscape effects (as set out in ES Volume 4, Appendix 8.8: Landscape Effects Table (Doc Ref. 5.4)). |
|  | The Project is large scale, disproportionate to Aldington village and   | N                                      | The Site is not in or adjacent to a landscape designation and would not be visible from the centre of Aldington Village. The Project will be visible in   |



**Theme 1: Principle of Development** 

| Consultee                    | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|------------------------------|---|--|--|
| Smeeth<br>Parish<br>Council  | would become a significant or defining characteristic of the village and North Downs AONB. Guidance says that large scale PV should avoid landscapes designated for their natural beauty.   |  | glimpsed views from the northern edge of Aldington (VP14), the eastern edge (VP24) and the western edge (VP10), however these views are isolated partial glimpses and there are no views of the Project from within the core of the settlement, including from within the Aldington Clap Hill Conservation Area. Further information is in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2)</b> .   |
|                              | The Draft National Policy Statement ('NPS') EN-3 notes the preference is for solar development on brownfield and non-agricultural land and should avoid the use of Best and Most Versatile ('BMV') Land. The Project is inconsistent with Ashford Borough Council Local Plan policy ENV10 because it is partly on BMV land. | N                                      | A description of the Applicant's process for selecting the Site and the main reasons for its choice with regard to these influencing factors is described in ES Volume 4, Appendix 5.2: Site Selection Influencing Factors (Doc Ref. 5.4).  ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref 5.2) sets out the site selection process for the Site which sets out the alternative sites considered for the Project and also carefully considered minimising BMV land included in the Order limits. The Applicant's site selection has avoided the use of BMV where possible. |
| Mersham<br>Parish<br>Council | Opposes the Project due to its inappropriate location, scale and conflict with local and national guidelines for solar developments.  | N                                      | The Soils and Agricultural Land Report at ES Volume 4, Appendix 16.1: Soils and Agricultural Land Report (Doc Ref. 5.4) and ES Volume 2, Chapter 16: Other Topics (Doc Ref. 5.2) provides information and assessment of effects to agricultural land and soils.  |
|                              | The scale of the Project is significantly larger than the village and any other nearby development.  The Applicant has not justified the scale of the Projects or provided reasons why a  | N                                      |  |



# **Theme 1: Principle of Development**

| Consultee | Consultee Feedback                             | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback |
|-----------|--|--|--|
|           | reduced scale would make the project unviable. |  |  |

# **Theme 2: Alternatives**

| Consultee  | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|---|--|---|
| Aldington<br>and<br>Bonington<br>Parish<br>Council | There is no evidence of any alternative sites being considered. Justification for the site selected is based on the availability of grid connection and a willing landowner, even though grid connection would be available and accessible from a range of other sites in the vicinity. Alternative sites could include land between the A20 and M20, which would be more appropriate.  The site has high visual impact due to the undulating nature of the land leading up to Aldington Ridge. | N                                      | Details of the alternatives considered as part of the Project's design development process is set out in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2).  Further information on the assessment of landscape and visual impacts, including cumulative landscape impacts, is set out in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  The cumulative effects between the Project other nearby projects are reported on in ES Volume 2, Chapter 17: Cumulative Effects (Doc Ref. 5.2). |



# **Theme 2: Alternatives**

| Consultee                            | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback |
|--------------------------------------|--|--|--|
| Parish ch<br>Council gu<br>le:<br>ac | The Project would change the rural character of the area. National policy guidelines which note undulating land is less suitable for solar have not been addressed and the Project would have cumulative impacts when assessed against other nearby development. | N                                      |  |
|                                      | The grid connection should not be the reason for the site selection. Other sites closer to the grid connection have not been considered, which would reduce disruption to the community.   |  |  |

# **Theme 3: Landscape and Views**

| Consultee          | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--------------------|--|--|---|
| Natural<br>England | 3  | N                                      | An assessment of the potential landscape and visual impacts to Kent Downs Area of Outstanding Natural Beauty has been included in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) |
|                    | impacts should be included in the Environmental Statement. The Applicant |  | considers relevant local policy and frameworks.   |



**Theme 3: Landscape and Views** 

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|--|--|--|
|           | should consider how the Project can contribute to the wider environment and help implement any local strategies.   |  |  |
|           | The LVIA does not consider the statutory purpose or special qualities of the Kent Downs AONB. The Kent Downs AONB Management Plan provides further details of the special qualities and we would recommend the Environmental Statement fully reflects the potential impacts to the AONB. | N                                      | ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) includes consideration of the aims and special qualities set out in the Kent Downs AONB Management Plan.  |
|           | Landscapes designated for their scenic beauty and Visual receptors within an AONB should be categorised as 'very high' value in the LVIA.  | N                                      | The sensitivity of visual receptors is set out in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  |
|           | We endorse the additional viewpoints recommended by Ashford Borough Council in relation to the North Downs Way and views from Open Access Land along the scarp of the Kent Downs AONB. There are discrepancies in the numbering of viewpoints.   | N                                      | Comment noted. The viewpoint numbering is shown on ES Volume 4, Figure 8.8: Visual Appraisal Plan (Doc Ref. 5.4).  |
|           | Suggest the closest distance between the site and the North Downs Way on the scarp ridge of the AONB be chosen for   | N                                      | Viewpoint 34 was selected for the preparation of a photomontage from the North Downs Way as it has the clearest view of the Site from North Downs ridge. The ES is accompanied by visualisations for Viewpoints 34, 35, 36 |



**Theme 3: Landscape and Views** 

| Consultee                                      | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|---|--|--|
|  | the verified view. It is not clear from the LVIA to which viewpoint SCP 34 relates.   |  | and 38, all within the Kent Downs NL and are provided in ES Volume 4, Appendix 8.10: LVIA Visualisations (Doc Ref. 5.4).   |
|  | There is potential for views of the eastern edge of the solar array from Tolsford Hill within the Kent Downs AONB. We recommend the inclusion of a photomontage from Tolsford Hill on the Saxon Shore Way/Elham Valley Way (PRoW HE282) close to the 181m AOD trig point, taking into account the Project, adjoining East Stour Solar Farm and the Otterpool development. | N                                      | This viewpoint has been included (View 38) and is provided in ES Volume 4, Appendix 8.10: LVIA Visualisations (Doc Ref. 5.4).  |
| Folkestone<br>and Hythe<br>District<br>Council | The works within FHDC are not considered to have a significant harmful impact on the Kent Landscape Assessment Area, Wealden Greensand Character Area and SSSI1 Impact Risk Zone.  The LVIA must clearly identify through   | N                                      | Noted. The Landscape and Visual Assessment is set out in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).   |
|  | visuals the expected level of harm/impact of the Project from within FHDC, including from the Otterpool Park Development.   |  |  |
|  | It is not clear whether there would be a significant removal of trees, hedgerows  | N                                      | Information about tree and hedgerow removal is included in ES Volume 4, Appendix 9.3: Arboricultural Impact Assessment (Doc Ref. 5.4)) and is shown on the Vegetation Removal Plan (Doc Ref. 2.8). |



**Theme 3: Landscape and Views** 

| Consultee                     | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|-------------------------------|---|--|---|
|                               | etc, which may affect the sites visual impact on the District.  |  |   |
|                               | The Landscape Assessment should consider the Project's effects during construction, at completion and then decommissioning.   | N                                      | The effects of the Project have been assessed during construction, during operation at Year 1 and Year 15, and during decommissioning as set out in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).   |
|                               | There may be some temporary impact as a result of lighting used during the construction phase. It is noted that operational lighting will only be installed for use in emergency situations. Request any temporary or permanent lighting be included in the Landscape Assessment upon submission. | N                                      | A description of the proposed lighting during construction is provided in ES Volume 2, Chapter 3: Project Description (Doc Ref. 5.2). The potential lighting impacts are also considered in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).   |
| Ashford<br>Borough<br>Council | The LVIA ES chapter should include both summer and winter views for each Context View.  | N                                      | The Applicant has provided summer and winter photomontages for all viewpoints and these are supplied in ES Volume 4, Appendix 8.10: LVIA Visualisations (Doc Ref. 5.4).   |
|                               | The LVIA includes preliminary analysis of landscape and visual receptors, based on desk top and site assessments and anticipated impacts and effects. The role of LVIA in informing the design process is a clear requirement of GLVIA 3 and an   | N                                      | The Applicant has prepared a <b>Design Approach Document (Doc Ref. 7.4)</b> that explains the design objectives and evolution of the Project. <b>ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2)</b> includes further information on the evolution of the Project as informed by the LVIA process, which is in line with the principles of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment. |



**Theme 3: Landscape and Views** 

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|--|--|--|
|           | overview of this process should be included in the full LVIA.  |  |  |
|           | The approach to mitigation using soft landscape elements is not of a proportionate scale to the significant scale of the Project and is insufficient.  | N                                      | The Illustrative Landscape Drawings (Doc Ref. 2.7) provide details of the landscape strategy. ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) then provides the assessment of landscape visual effects, including the landscape mitigation measures.                                |
|           | There is a lack of woodland block planting. Use of orchard planting will not provide the necessary scale, and the use of this landscape type in this location does not form part of the local landscape character.   | Y                                      | In response to consultation feedback, the proposed landscape mitigation strategy has been reviewed with increased native planting along the eastern edge of Field 20. Further information is provided in the <b>Illustrative Landscape Drawings (Doc Ref. 2.7).</b>                            |
|           | The reinstatement of historic hedgerows and additional hedgerow planting is welcomed. Hedges should be combined with individual trees to reflect the local landscape character. Currently the schedule lists only wetland trees associated with the East Stour River, and no trees to the rest of the Project. | Y                                      | The Illustrative Landscape Drawings (Doc Ref. 2.7) sets out the anticipated landscape proposals, which includes new hedgerow plants and new woodland shrubs/trees. Further details about the design evolution are in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2). |
|           | Security fencing, particularly when located next a PRoW could be better screened.  | N                                      | The Illustrative Landscape Drawings (Doc Ref. 2.7) include details of the security fencing   |



**Theme 3: Landscape and Views** 

| Consultee                  | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|----------------------------|--|--|--|
|                            | Cumulative impacts for landscape and views are not directly addressed. The LVIA should consider the potential cumulative impacts associated with the neighbouring East Stour Solar Proposals.  | N                                      | The landscape and visual cumulative effects between the Project and the East Stour Solar Farm have been assessed in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2)</b> . This chapter assesses the likely effects to the views of Public Rights of Way ('PRoW') users.  |
|                            | The cumulative effect of changes to the PRoWs has not been considered.   | N                                      | The cumulative effects of the Project with nearby solar projects have been assessed in Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2) and in ES Volume 2, Chapter 17: Cumulative Assessment (Doc Ref. 5.2). The assessment found the landscape character and visual effects to PRoW users during the operation of the Project would be moderate-minor adverse. |
|                            | More consideration needs to be given to the impact on residential properties. A detailed appraisal on all the residential properties impacted by the development should be provided.   | N                                      | The impact on residential receptors has been considered in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).   |
| Kent<br>Downs<br>AONB Unit | Agrees with the assessment the impact to the Kent Downs AONB is likely to be minimal. The main impacts to the AONB are likely to be in respect of Parcel E, and intervisibility from the part of the AONB that wraps around to the south of the site. Additional tree planting needs to be incorporated along the southern/eastern boundary of Parcel E to help mitigate | N                                      | Noted. ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) provides the assessment of landscape visual effects, including the landscape mitigation measures. The Illustrative Landscape Drawings (Doc Ref. 2.7) sets out the anticipated landscape proposals.   |



**Theme 3: Landscape and Views** 

| Consultee                 | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|---------------------------|--|--|---|
|                           | visual impacts from the AONB to the south should be considered.  |  |   |
|                           | The Project is not likely to result in any material harm to those seeking to enjoy the Kent Downs AONB and should not have a material impact to the setting of the Kent Downs AONB.  |  |   |
| Kent<br>County<br>Council | Mitigation measures in the form of landscaping and planting are not sufficient to address the impact of the Project.   | N                                      | ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) provides the assessment of landscape visual effects, including the landscape mitigation measures. This is supported by an Illustrative Landscape Masterplan and Illustrative Landscape Sections provided in the Illustrative Landscape Drawings (Doc Ref. 2.7).  |
|                           | Vegetated buffer strips and planting around the panels should be maintained throughout the lifetime of its operation. Any removal/ lack of maintenance may result in increased runoff/ erosion. A suitable maintenance regime is required to ensure erosion and runoff are controlled. | N                                      | The Illustrative Landscape Drawings (Doc Ref. 2.7) sets out the anticipated landscape strategy.  The Outline LEMP (Doc Ref. 7.10) includes the measures required for the long-term establishment of proposed landscape and ecological features.  The Flood Risk Assessment (FRA) (ES Volume 4, Appendix 10.2: FRA (Doc Ref. 5.4)) assesses the potential water run-off from the Project, which is to be managed during the construction phase by the Outline Construction Environmental Management Plan ("CEMP") (Doc Ref. 7.8) and the operational phase by the Outline Operational Surface Water Drainage Strategy ('OSWDS') (Doc Ref. 7.14). |



**Theme 3: Landscape and Views** 

| Consultee  | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|--|---|
| Aldington<br>and<br>Bonington<br>Parish<br>Council | The Project would have major impacts to the visual approach to the village, changing the seasonal agricultural view to an industrial one and long views are downplayed. Residents should be able to recommend Visual Impact Assessment sites.  | N                                      | The likely effects to the character of the Site and the surrounding area have been assessed in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2)         |
|  | The Landscape and Visual Impact Assessment should assess long views as they are very much part of the local landscape character. The Project would be highly visible from the North Downs, on the approach to the village and from glimpses between hedgerows. The Project would significantly and demonstrably harm the rural setting, transforming a constantly changing seasonal vista into an industrial view. |  |   |
|  | The photomontages are inadequate and do not reflect the potential impact of the Project. The map is not clear and it is difficult to identify the exact locations of the viewpoints.   | N                                      | Photomontages are provided in ES Volume 4, Appendix 8.10: LVIA Visualisations (Doc Ref. 5.4).   |
|  | It would not be possible to screen the extensive views of the fields number 9-25 when entering the village or when using   | N                                      | The likely effects to the character of the Site and the surrounding area have been assessed in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views</b> |



**Theme 3: Landscape and Views** 

| Consultee                    | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|------------------------------|--|--|---|
|                              | the PRoW network. From Station Road the view would be a continuous one making the location inappropriate. Additional hedgerow planting changes the landscape character from open, rolling agricultural fields, to enclosed corridors of planted screening.           |  | (Doc Ref. 5.2). The Illustrative Landscape Drawings (Doc Ref. 2.7) sets out the anticipated landscape strategy.  Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2) sets out the likely effects on users of the PRoW during the construction, operational and decommissioning stages of the Project.  |
| Smeeth<br>Parish<br>Council  | ABC guidance requires buffer strips of 5m to hedgerows to provide for biodiversity, this condition is not met in this application.   | Y                                      | The <b>Outline LEMP</b> ( <b>Doc Ref. 7.10</b> ) secures the landscape and ecological mitigation measures, including measures to promote biodiversity in hedgerows.  The <b>Design Principles</b> ( <b>Doc Ref. 7.5</b> ) establish appropriate distances between each row of PV arrays and between the edge of PV arrays and fencing. These offsets allow for the extension of existing habitats and the creation of new habitats. |
| Mersham<br>Parish<br>Council | Suggest this Project is refused because the Project would become a significant or defining characteristic of the village and the North Downs AONB, in accordance with guidance that says large scale PV should avoid landscapes designated for their natural beauty. | N                                      | The Site is not in or adjacent to a landscape designation. <b>ES Volume 2</b> , <b>Chapter 8: Landscape and Views (Doc Ref. 5.2)</b> provides the assessment of landscape visual effects, including the landscape mitigation measures.  |



**Theme 4: Biodiversity** 

| Consultee                  | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|----------------------------|---|--|--|
| Forestry<br>Commissio<br>n | Ancient woodlands, veteran and ancient trees are irreplaceable habitats, and should considered appropriately to avoid any direct or indirect effects that could cause their loss or deterioration.  | Y                                      | The Project does not involve the loss of ancient woodland or veteran trees.  The <b>Design Principles (Doc Ref. 7.5)</b> secures buffers for veteran trees and ancient woodland.   |
|                            | Any development that includes these irreplaceable habitats on or adjacent to the site should aim to deliver high standards of net gains and ecological connectivity that supports wider ecological networks, in line with good practice.              | N                                      | No development will take place within the buffer areas. The Project will result in a significant net increase in the total length and quality of hedgerows present on Site, with significant lengths of new hedgerow planted. The <b>Biodiversity Net Gain ('BNG') Assessment (Doc Ref. 7.1)</b> provides further details.           |
|                            | The Forestry Commission welcome the principle of suitable protection zones and habitat creation adjacent to the Backhouse Woods Ancient Woodland and Local Wildlife Site. Veteran or ancient trees within existing hedgerows should also be retained. | N                                      | Noted. The Project does not involve the loss of ancient woodland or veteran trees.   |
|                            | The Standing Advice regarding buffer zones for veteran and ancient trees should be followed to avoid the loss or deterioration of these highly valuable trees.  | N                                      | The <b>Design Principles</b> ( <b>Doc Ref. 7.5</b> ) secures buffers for veteran trees and ancient woodland. Tree protection fencing in relation to construction, operational and decommissioning of the Project is set out within the <b>Outline CEMP</b> ( <b>Doc Ref. 7.8</b> ) and <b>Outline LEMP</b> ( <b>Doc Ref. 7.10</b> ). |



**Theme 4: Biodiversity** 

| Consultee          | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--------------------|---|--|---|
|                    | Recommend the Project maximises net gains by exploring opportunities to integrate habitat creation and connectivity throughout.   | N                                      | The <b>BNG Assessment (Doc Ref. 7.1)</b> confirms that BNG of at least 100% for habitat units and above 10% for hedgerow and river units can be achieved for the Project and is secured via a Requirement within the <b>draft DCO</b> ( <b>Doc Ref. 3.1</b> ).  |
|                    | The site's surrounding woodlands are likely to be vulnerable to deer migration from the West and are close to a significant Fallow population. Precautions should be incorporated into any woodland design and tree planting to ensure that habitat creation is established successfully and that potential impacts from deer are managed on site and in the surrounding area as appropriate. | N                                      | The landscape planting specifications and deer management is set out as part of the Outline LEMP (Doc Ref. 7.10).   |
|                    | Trees should be healthy and good practice biosecurity should be followed to prevent the risk of spreading pests and disease, in line with Government advice: Tree pests and diseases.   | N                                      |   |
| Natural<br>England | The Project should provide net gains for biodiversity in line with the NPPF. Natural England's Biodiversity Metric 3.1 may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats.  | N                                      | The <b>BNG</b> Assessment (Doc Ref. 7.1) confirms that BNG of at least 100% for habitat units and above 10% for hedgerow and river units can be achieved for the Project and is secured via a Requirement within the <b>draft DCO</b> (Doc Ref. 3.1). The <b>BNG</b> Assessment (Doc Ref. 7.1) confirms that the Project will provide a Biodiversity Net Gain of at least 100%. |



**Theme 4: Biodiversity** 

| Consultee | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|---|--|--|
|           | The ES should include survey information informing the wintering birds associated with the Dungeness, Romney Marsh and Rye Bay SPA and Ramsar Site.   | N                                      | Survey information is set out in ES Volume 4, Appendix 9.5f: Wintering Bird Survey Report and Appendix 9.5g: Breeding Bird Survey Report (Doc Ref. 5.4). Further information on the expected impacts to bird species has been included in ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2). |
|           | Natural England is satisfied that there are unlikely to be impacts to the Gibbin's Brook SSSI.  | N                                      | Noted.   |
|           | Recommend seeking advice on any required Letters of No Impediment if there are any impacts to protected species.                                      | N                                      | The Applicant has engaged with Natural England through the submission of draft information on licensable protected species mitigation strategies and are seeking Letters of No Impediment ('LONIs') from Natural England.  |
|           | The ES should consider the potential impacts and potential opportunities (where relevant) for the following:  | N                                      | ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2) includes an assessment of the potential impacts on biodiversity and designated sites, including the proposed beneficial effects.   |
|           | <ul> <li>local sites, priority habitats and species</li> <li>transport generated emissions to impact the Hatch Park SSSI</li> </ul>                   |  | The Information to Inform a Habitats Regulations Assessment ('IHRA') report (Doc Ref. 7.19) assesses the potential impacts to statutory designated sites of international importance.  |
|           | <ul> <li>increased nutrient discharges to the<br/>Stour Catchment, which could impact<br/>the Stodmarsh SSSI, SAC, SPA and<br/>Ramsar Site</li> </ul> |  |  |



**Theme 4: Biodiversity** 

| Consultee                                      | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
|  | <ul> <li>transport generated NOx or ammonia to impact the Conservation Objectives of the site</li> <li>ancient woodland and ancient and veteran trees should be considered in line with the NPPF.</li> </ul>   | .,,,                                   |  |
| Folkestone<br>and Hythe<br>District<br>Council | FHDC welcomes the measures for biodiversity. The impact to great crested newts during the construction phase and the laying of cables must be considered. It is not clear whether there would be a need for the translocation of species into the FHDC area.   | N                                      | Noted. <b>ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2)</b> includes an assessment of the potential impacts on great crested newts.  The <b>Outline LEMP (Doc Ref. 7.10)</b> provides details of proposed ecological mitigation measures, including the approach to potential translocation of species that may be needed during construction.   |
| Kent<br>County<br>Council                      | Justification for the onsite mitigation areas for brown hare, yellowhammer and skylark habitat is required. The onsite mitigation areas proposed do not provide optimum habitat. The excel metric must be submitted to ensure biodiversity net gain can be fully assessed. A Management Plan must also be submitted to demonstrate that the habitats to be created will be maintained. | N                                      | ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2) includes an assessment of the potential impacts on biodiversity, and provides justification for the proposed brown hare, yellowhammer and skylark habitat.  The BNG Assessment (Doc Ref. 7.1) will include the excel metric to allow to be fully assessed. A BNG of at least 100% for habitat units and above 10% for hedgerow and river units is required to be achieved and is secured via a Requirement within the draft DCO (Doc Ref. 3.1).  The Outline LEMP (Doc Ref. 7.10) provides details of proposed landscape and ecological management measures. |



**Theme 4: Biodiversity** 

| Consultee  | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|---|--|---|
|  | The Applicant must ensure there is sufficient space between the solar panels / fencing and the hedgerows to confirm that they can be enhanced and benefit biodiversity.   | Y                                      | The <b>Design Principles</b> ( <b>Doc Ref. 7.5</b> ) secures appropriate spacing between panels and hedgerows outside of the security fence.  The measures that would be implemented to create a habitat network and enhanced habitat connectivity are set out in the <b>Outline LEMP</b> ( <b>Doc Ref. 7.10</b> ). |
|  | Any information submitted with the development consent order must demonstrate that the development can retain the connectivity of species.  | N                                      |   |
| Aldington<br>and<br>Bonington<br>Parish<br>Council | Protection of existing wildlife in the fields and hedgerows has been inadequately considered. The proposed removal of ancient hedgerow in Goldwell Lane would have significant adverse effects to wildlife and visual amenity. The site is a known home to Skylarks and other ground nesting birds which will be disturbed by the construction of the solar production site. Birds of prey are frequent visitors, as well as bats, foxes, badgers and brown hare. | N                                      | The Project retains the vast majority of existing hedgerows and trees on-Site, with total hedgerow loss across the Site limited to 150m and secured by the <b>Design Principles (Doc Ref. 7.5)</b> . Any hedgerow removed will be offset by the substantial increase in new hedgerows created by the Project.       |
|  | The known badger or brown hare population have not been considered. Ancient setts should not be closed for the  | N                                      | Surveys to determine the presence of badger and brown hare have been undertaken and impacts upon these species is assessed and presented in ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2).  |



**Theme 4: Biodiversity** 

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|--|--|--|
|           | convenience of developers due to their long presence in arable fields.   |  |  |
|           | The Goldwell Lane access shows the removal of a substantial amount of existing ancient hedgerow to facilitate visibility splays, which would be counterproductive to biodiversity enhancement. These fields should be accessed a different way or removed from the proposal. | N                                      | The Project retains the vast majority of existing hedgerows and trees on- Site, with total hedgerow loss across the Site limited to 150m and secured by the <b>Design Principles (Doc Ref. 7.5)</b> . Any hedgerow removed will be offset by the substantial increase in new hedgerows created by the Project. <b>ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2)</b> includes an assessment of the potential impacts on biodiversity. |
|           | The proposed 100% Net Biodiversity Gain should be evidence based and prepare annual reports.   | N                                      | The <b>BNG</b> Assessment (Doc Ref. 7.1) confirms that BNG of at least 100% fo habitat units and above 10% for hedgerow and river units can be achieved for the Project and is secured via a Requirement within the <b>draft DCO</b> (Doc Ref. 3.1). The <b>BNG</b> Assessment (Doc Ref. 7.1) confirms that the will provide a Biodiversity Net Gain of at least 100%.   |
|           |  |  | The <b>Outline LEMP (Doc Ref. 7.10)</b> includes a commitment to management and maintenance for a minimum of 30 years in line with BNG requirements.   |
|           | The site plan does not include Aldington Reservoir, which is adjacent to the site and known to be used by many migratory waterfowl.  | N                                      | In response to the 2022 Statutory Consultation, the Aldington Reservoir was shown on the Illustrative Landscape Strategy made available for the 2023 Statutory Consultation. The Aldington Reservoir is shown on the Illustrative Landscape Drawings (Doc Ref. 2.7).   |
|           |  |  | Migratory birds have been considered in ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2).   |



**Theme 4: Biodiversity** 

| THOMO 4. D                   | louiversity  |  |  |
|------------------------------|--|--|--|
| Consultee                    | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
| Smeeth<br>Parish<br>Council  | Suggest a biodiversity scheme focus on specific local species such as the brown hare and skylarks.   | N                                      | Large areas within the Order limits will be managed as flower rich-<br>grassland and open meadow for species including skylark and brown hare<br>(see ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2) and the<br>Outline LEMP (Doc Ref. 7.10)).  |
| Mersham<br>Parish<br>Council | The Project should deliver 20% biodiversity net gain as set out by KCC's guidance. Any loss of habitat should not be included in the biodiversity net gain calculations.   | N                                      | The <b>BNG</b> Assessment (Doc Ref. 7.1) confirms that BNG of at least 100% for habitat units and above 10% for hedgerow and river units can be achieved for the Project and is secured via a Requirement within the <b>draft DCO</b> (Doc Ref. 3.1). The <b>BNG</b> Assessment (Doc Ref. 7.1) confirms that the will provide a Biodiversity Net Gain of at least 100%.  |
|                              | The hedgerows on the site provide landscape features that help to create and distinguish the local character and provide a strong sense of enclosure within the local landscape. These characteristics must be protected and there is so far insufficient evidence of such protection. |  | The Project retains the vast majority of existing hedgerows and trees on-<br>Site, with total hedgerow loss across the Site limited to 150m and secured<br>by the <b>Design Principles (Doc Ref. 7.5)</b> . Any hedgerow removed will be<br>offset by the substantial increase in new hedgerows created by the Project.<br>A vegetation buffer from all security fencing is proposed, as secured by the<br><b>Design Principles (Doc Ref. 7.5)</b> . |
|                              | ABC guidance requires buffer strips of 5m to provide for biodiversity, and it is not clear if this has been provided.  |  |  |
|                              | The Project should be designed in consideration of local species, including new habitats and suggest a targeted recovery scheme for brown hares is adopted.  | Y                                      | A range of enhancement and mitigation measures have been proposed in response to 2022 Statutory Consultation, including habitats targeting skylark, yellowhammer and brown hare among other species. Further details are set out in the Outline LEMP (Doc Ref. 7.10) and a description of mitigation is in ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2).  |



### **Theme 4: Biodiversity**

| Consultee | Consultee Feedback | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|-----------|--------------------|--|---|
|           |                    |  | Further information about the design evolution is in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref 5.2). |

### **Theme 5: Traffic and Access**

| Consultee                 | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---------------------------|--|--|--|
| Kent<br>County<br>Council | Vegetation in the banked highway verge on the western side of Station Road should be cleared to ground level and accompanied by a 'SLOW – SITE TRAFFIC' warning signing and a qualified banksman stationed at the gate.                                    | N                                      | Suitable traffic measures, including visibility splays, temporary traffic signals, warning signage and use of a banksman are secured by the <b>Outline Construction Traffic Management Plan ('CTMP') (Doc Ref. 7.9)</b> and are shown on the <b>Traffic Regulations Measures Plans (Doc Ref. 2.4).</b> |
|                           | The crossing points of the highway between Station Road and Roman Road are accepted. The form of traffic control can be agreed prior to commencement of works. An escort vehicle would be appropriate to use for the construction route via Goldwell Lane. | N                                      | Noted.   |
|                           | The OS drawing used for the vehicle track drawing at the Goldwell Lane bend  | N                                      | Updated details are provided in <b>ES Volume 4, Appendix 13.7: Access Drawings (Doc. Ref. 5.4).</b> Traffic management in the form of 'stop and go'  |



**Theme 5: Traffic and Access** 

| Consultee | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|---|--|--|
|           | does not look to be totally accurate in line with the situation on the ground. If overrun does occur, remedial works may be required to prevent further damage to the verge and damage to the edge of the carriageway.  |  | boards or temporary traffic signals will be used during the cabling works that will take place at a different stage of construction to vehicle deliveries.   |
|           | If there is any overrun, remedial works may be required to prevent further damage to the verge and damage to the edge of the carriageway. A highway condition survey should be carried out prior to commencement of works and post completion to ensure any damage is rectified at the cost of the developer.               | N                                      | The <b>Outline CTMP</b> ( <b>Doc Ref. 7.9</b> ) includes a commitment to complete a highway condition survey prior to construction and any damage caused by overrunning will be made good by the Applicant.                    |
|           | A mechanised street sweeper should be available on site to clear any material before it reaches the highway.  | N                                      | A mechanised street sweeper will be used as required for the duration of the construction and decommissioning phases. Further details on are provided in the Outline CTMP (Doc Ref. 7.9) and the Outline DTMP (Doc Ref. 7.13). |
|           | Drawings show adequate visibility from the main site access on Station Road. Visibility splays are required for access to Station or Roman Road. The hedge line is set back sufficiently for adequate visibility at the site access on Goldwell Lane. It is noted that the access onto Goldwell Lane will require widening. | N                                      | Noted.   |



**Theme 5: Traffic and Access** 

| Consultee            | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|----------------------|---|--|--|
|                      | The traffic associated with the solar farm during operation would be minimal and the supporting information has demonstrated that the construction traffic would not be a point of objection by the Local Highway Authority.                              | N                                      | Noted.   |
|                      | Requests the consideration of PRoW within the CEMP and the DEMP.  | N                                      | The Outline Rights of Way and Access Strategy ('RoWAS') (Ref. 7.15) sets out the measures to avoid and/or minimise effects during the construction, operation and decommissioning stages of the Project on PRoW. Additional measures are also set out in the Outline CEMP (Doc Ref. 7.8) and Outline DEMP (Doc Ref. 7.12). |
| National<br>Highways | National Highways have no requirements or comments in terms of impacts arising from traffic associated with the Project or impacts to National Highways assets. The Project should:  • for any abnormal loads to be dealt with by the standard road space | N                                      | The scheduling of abnormal load vehicles and appropriate escorts will take place with Kent County Council ('KCC')'s Abnormal Loads Officer. The <b>Outline CTMP (Doc Ref. 7.9)</b> and <b>Outline DTMP (Doc Ref. 7.13)</b> set out the process required for those approvals.   |
|                      | <ul> <li>booking process</li> <li>to review any TA/TS details in due course</li> <li>to review the detailed CEMP/CTMP report in due course</li> </ul>   |  |  |
|                      | <ul> <li>provide further detail in prior to</li> </ul>  |  |  |



#### **Theme 5: Traffic and Access**

| Consultee   | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---|---|--|--|
|   | construction about the route via M20 J10a.  |  |  |
| Aldington<br>and<br>Bonnington<br>Parish<br>Council | Request for further information as to how Fields 1-8 are proposed to be accessed by workers and construction traffic. It is not appropriate for the Project traffic to use the Bank Farm entrance due to people visiting the local farm shop or Bank Road, which is a single-track rural lane.  Request an alternative access to Fields 19, 20 and 21 is considered or the fields be removed. Goldwell Lane will be used for construction traffic for two new residential developments in addition to school traffic. | N                                      | All deliveries will be unloaded within the primary construction compounds, with equipment then transported on trailers pulled by tractors on an internal haulage road as shown in ES Volume 4, Appendix 13.7: Access Drawings (Doc Ref. 5.4) and on the Works Plans (Doc Ref. 2.3).  Traffic management measures are set out in the Outline CTMP (Doc Ref. 7.9). |
|   | The proposed construction traffic using Goldwell Lane to access Fields 19, 20 and 21 is a major road safety issue due to the lack of visibility around this bend and is not suitable. Construction traffic on Goldwell Lane is unacceptable due to the high number of agricultural vehicles using the road.   | N                                      | Construction traffic on Goldwell Lane will include appropriate traffic management mitigation, including use of an escort vehicle as assessed in ES Volume 2, Chapter: Traffic and Access (Doc Ref. 5.2).   |

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**Theme 5: Traffic and Access** 

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|--|--|--|
|           | The statistics used for the A20 do not reflect the traffic through the area. There are regular occurrences where an incident on the M20 causes traffic to divert on to the A20 and through Aldington.  Where vehicles cross Station Road there should be wheel washing and safe traffic signals.  The access route plan is difficult to understand. Neither Bank Road nor the entrance into Bank Farm are suitable for construction traffic use. | N                                      | Traffic surveys were undertaken from 18 June 2022 to 24 June 2022 and are considered to remain valid for assessment and decision making. A new traffic survey on the A20 Hythe Road was undertaken for 7-days commencing 13th November 2023. Further details are provided in ES Volume 2, Chapter 13: Traffic and Access (Doc Ref. 5.2).  The Outline CTMP (Doc Ref. 7.9) commits to provision of wheel washing facilities and traffic management.   |
|           | <ul> <li>There is concern for:</li> <li>pedestrian safety</li> <li>damage to the already fragile rural roads by additional HGV traffic</li> <li>the construction route would remain a permanent road.</li> </ul>   | N                                      | The Outline CTMP (Doc Ref. 7.9) sets out the approach to pedestrian safety and includes a requirement to complete a highway condition survey prior to construction. Any damage caused by overrunning will be made good by the Applicant. The Applicant proposes to use temporary traffic signalling and banksmen to ensure that road users do not conflict, as set out in the Outline CTMP (Doc Ref. 7.9) and on the Traffic Regulations Measures Plans (Doc Ref. 2.4).  As explained in ES Volume 2, Chapter 13: Traffic and Access (Doc Ref 5.2), the internal haulage routes are temporary and will be removed following construction and decommissioning of the Project. |



**Theme 5: Traffic and Access** 

| Consultee                                      | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|--|---|
| Folkestone<br>and Hythe<br>District<br>Council | The Project is unlikely to have significant and detrimental impacts to transport and construction in FHDC.   | N                                      | Noted. As mentioned above, the Order limits are no longer within FHDC's administrative boundary.  |
| Smeeth<br>Parish<br>Council                    | Concerned about the construction access route via A20 / Station Road because of the crash history at that crossroads, abnormal traffic movements and the speed of traffic movements. | d<br>'                                 | The construction access from the A20 to Station Road has been assessed in <b>ES Volume 2, Chapter 13: Traffic and Access (Doc Ref 5.2)</b> . This concludes that there are no predicted significant impacts to the local highway network. It is noted that KCC (the highway authority) have confirmed they have no objection. |
| Mersham<br>Parish<br>Council                   | The access route via A20 / Station Road is unacceptable due to the crash history and safety of road users.   |  | The <b>Outline CTMP (Doc Ref. 7.9)</b> also confirms that no construction traffic will travel through the core of Aldington village.  |
|  | Access and crossings via Station Road,<br>Bank Road and Goldwell Lane are not<br>acceptable because they are not made<br>for heavy vehicles.   |  |   |
|  | The definition of the village is unclear.  |  |   |



**Theme 6: Agricultural Land** 

| Consultee  | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
| Kent<br>Downs<br>AONB Unit                         | Expect agricultural management of the land for lifetime of the Project and assurance the site is restored to agriculture at the end of the temporary consent.  | N                                      | The <b>Draft DCO</b> ( <b>Doc Ref. 3.1</b> ) includes a requirement that limits the Project to 40 years from first operation, following which the Site will be restored in accordance with the <b>Outline DEMP</b> ( <b>Doc Ref. 7.12</b> ) and <b>DTMP</b> ( <b>Doc Ref. 7.13</b> ).  |
| Aldington<br>and<br>Bonington<br>Parish<br>Council | Best Use of Land: All Grade 2 and Grade 3a Best & Most Versatile Land should be removed from the Project.  | N                                      | ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2) sets out the site selection process for the Site which carefully considered minimising BMV land included in the Order limits. The Applicant's site selection has avoided the use of BMV where possible.   |
|  | The farmer is a proponent of regenerative farming and has allegedly been farming this way for many years. Any calculations of the reduction in nitrate and phosphate load should not assume the use of commercial fertilisers.                                       | N                                      | Noted.   |
| Natural<br>England                                 | The Project is unlikely to lead to significant permanent loss of BMV agricultural land, as a resource for future generations. Some components of the development, such as construction of a sub-station, may permanently affect agricultural land and this should be | N                                      | The Soils and Agricultural Land Report at ES Volume 4, Appendix 16.1: Soils and Agricultural Land Report (Doc Ref. 5.4) and ES Volume 2, Chapter 16: Other Topics (Doc Ref. 5.2) provides information and assessment of the effects to agricultural land and soils.  The Soils and Agricultural Land Report at ES Volume 4, Appendix 16.1 (Doc Ref. 5.4) investigated the soil at the substation, which was identified as Agricultural Land Classification Grade 3b and is not Best and Most |



**Theme 6: Agricultural Land** 

| Consultee                    | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|------------------------------|--|--|--|
|                              | During the life of the Project it is likely that there will be a reduction in agricultural production. The authority should therefore consider whether this is an effective use of land in line with planning practice guidance. | N                                      | The Soils and Agricultural Land Report at ES Volume 4, Appendix 16.1: Soils and Agricultural Land Report (Doc Ref. 5.4) and ES Volume 2, Chapter 16: Other Topics (Doc Ref. 5.2) provides information and assessment of effects to agricultural land and soils. Further details in respect of how these proposals accord with relevant policy is set out in the Planning Statement (Doc Ref. 7.6). |
|                              | It is important that soil retains as many of its functions and services as possible through careful soil management and appropriate soil use.  | N                                      | The protection and sustainable use of soil resources is set out in the <b>Outline CEMP (Doc Ref. 7.8)</b> and mitigation for decommissioning effects being outlined in the <b>Outline DEMP (Doc Ref. 7.12)</b> .   |
| Mersham<br>Parish<br>Council | The Applicant has not sought to avoid the use of Best and Most Valuable land in accordance with the draft NPS EN-3 and the ABC Local Plan.   | N                                      | ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2) sets out the site selection process for the Site which carefully considered minimising BMV land included in the Order limits. The Applicant's site selection has avoided the use of BMV where possible.   |
|                              | <ul><li>The Applicant Should:</li><li>explain why the Project needs to be located on the site</li></ul>  |  |  |
|                              | <ul> <li>identify impacts of the to the local<br/>areas supply of farming land within<br/>the same classification</li> </ul>   |  |  |
|                              | <ul> <li>explain how the Project would be<br/>unviable if the site was not used</li> </ul>   |  |  |
|                              | <ul> <li>identify the cumulative impact of the</li> </ul>  |  |  |



# **Theme 6: Agricultural Land**

| Consultee   Consultee | Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------------------|--|--|--|
| loss of               | agricultural land.                                       |  |  |
| •                     | at 95% of the land remains in use is secured through the | N                                      | Whilst the Applicant intends to maintain agricultural usage of the land, the Applicant does not consider including this as a DCO Requirement is reasonable for a project of this type. The <b>Draft DCO</b> ( <b>Doc Ref. 3.1</b> ) includes a requirement that limits the Project to 40 years from first operation, following which the site will be restored in accordance with the <b>Outline DEMP</b> ( <b>Doc Ref. 7.12</b> ) and <b>DTMP</b> ( <b>Doc Ref. 7.13</b> ). Following cessation of energy generation at the Site from the Project, all physical infrastructure constructed as part of the Project (with the exception of elements of Work No. 4 that are within the Sellindge Substation, any repairs, upgrades or replacements of/to the existing bridge / riparian drain crossings, PRoW footbridges and highway improvements) will be removed and recycled or disposed of in accordance with good practice, market conditions and available technologies for recycling/reprocessing at that time. Further details on waste are provided within Section 18.5 of <b>ES Volume 2</b> , <b>Chapter 16</b> : <b>Other Topics</b> ( <b>Doc Ref. 5.2</b> ).  Post-decommissioning the Site will be returned to the control of the landowners. For the purposes of the EIA, it has been assumed that the landowners will return those areas of the Site that are currently in arable use under the baseline condition (i.e., assessment year 2023) to arable use.  Post-decommissioning above ground infrastructure would be removed and the Site will be returned to the landowners. It is anticipated that the Site would return to arable use, although it is assumed that established habitats such as hedgerows and woodland would be retained. Further information is in <b>ES Volume 2</b> , <b>Chapter 3</b> : <b>Project Description</b> ( <b>Doc Ref. 5.2</b> ). |



**Theme 7: PRoW Changes** 

| Consultee                     | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|-------------------------------|---|--|---|
| Ashford<br>Borough<br>Council | The Council supports the principle of potentially helping deliver an enhanced / upgraded off-road connection between Aldington and Mersham but considers this needs to be discussed more fully with residents and rambling groups and any internal PRoW routes must be embedded within a cohesive design.   | N                                      | The Applicant further notes that delivery of this connection would require consultation and agreement with Ashford Borough Council, Kent County Council and third party landowners.   |
| Kent<br>County<br>Council     | The County Council is keen to ensure that their interests are represented with respect to KCC's statutory duty to protect and improve PRoW in the County. KCC is committed to working in partnership with all parties to achieve the aims contained within the KCC Rights of Way Improvement Plan ('ROWIP') and Framing Kent's Future. Specifically, these relate to quality of life, supporting the rural economy, tackling disadvantage and safety issues, and providing sustainable transport choices. | Y                                      | The Applicant has worked with Kent County Council to agree an approach to the PRoW network. The <b>Outline RoWAS</b> ( <b>Doc Ref. 7.15</b> ) sets out the diversions, closures and enhancements to PRoWs. In response to 2022 Statutory Consultation the Applicant made changes to the proposed diversions to the PRoW which are set out in <b>ES Volume 2</b> , <b>Chapter 5</b> : <b>Alternatives and Design Evolution</b> ( <b>Doc Ref 5.2</b> ). |
|                               | The substantial size of this Project will have an adverse impact on the PRoW network through visual impact and loss of  | N                                      | ES Volume 2, Chapter 8: Landscape and views (Doc Ref. 5.2) assesses the likely effects to the views of Public Rights of Way ('PRoW') users. ES Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2) sets out the likely   |



**Theme 7: PRoW Changes** 

| Consultee | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|---|--|--|
|           | amenity over a significant period of time, and therefore appropriate measures will need to be taken to mitigate this impact. Sustainable Active Travel must be future-proofed.  |  | effects on users of the PRoW during the construction, operational and decommissioning stages of the Project.  The Applicant proposes a comprehensive mitigation strategy to mitigate the impacts of the Project to the PRoW network, as detailed in the <b>Outline RoWAS (Doc Ref. 7.15)</b> .   |
|           | The frequency of use of a PRoW is not a consideration. There is cumulative effect of this Project to the PRoW network and community connectivity.   | N                                      | The Applicant notes and agrees that the amount of use a PRoW has does not impact on its role and statutory function as a PRoW. The effects to the PRoW network are set out within ES Volume 2, Chapter 8: Landscape and Views, Chapter 12: Socio-Economics and Chapter 13: Traffic and Access (Doc Ref. 5.2).  The cumulative effects of the Project to the PRoW network are assessed in ES Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2) and in ES Volume 2, Chapter 17: Cumulative Assessment (Doc Ref. 5.2).           |
|           | <ul> <li>KCC requested the following on PRoWs:</li> <li>confirm if landownership has been addressed</li> <li>the proposed status/rights of the proposed routes, and consideration of legal processes</li> <li>whether new PRoW routes would be recorded.</li> <li>further engagement in respect of legacy for the PRoW network</li> </ul> | N                                      | The Applicant has worked with Kent County Council to agree an approach to the PRoW network. The <b>Outline RoWAS</b> ( <b>Doc Ref. 7.15</b> ) sets out the diversions, closures and enhancements to PRoWs.  The Applicant provided a draft of the <b>Outline RoWAS</b> ( <b>Doc Ref. 7.15</b> ) for feedback prior to the submission of this application. The <b>Outline CEMP</b> ( <b>Doc Ref. 7.8</b> ) and the <b>Outline DEMP</b> ( <b>Doc Ref. 7.12</b> ) also consider the impacts to PRoWs, in response to this feedback. |



## **Theme 7: PRoW Changes**

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|--|--|--|
| -         | improvements   |  |  |
|           | <ul> <li>continued engagement between the<br/>Applicant and the Applicant for East<br/>Stour Solar Farm about mitigation<br/>and connectivity between the two<br/>sites</li> </ul>                                     |  |  |
|           | <ul> <li>PRoWs to be considered in the<br/>Construction Environmental<br/>Management Plan (CEMP) and the<br/>Decommissioning Environment<br/>Management Plan (DEMP)</li> </ul>   |  |  |
|           | <ul> <li>the Landscape Management Plan is<br/>agreed at the final stages.</li> </ul>   |  |  |
|           | Disagrees with the conclusion that the direct effects on the PRoW network will be negligible and welcomes further engagement to discuss and agree appropriate mitigation to reduce the level of impact where possible. | N                                      | The effects to the PRoWs are set out within ES Volume 2, Chapter 8: Landscape and Views, Chapter 12: Socio-Economics, ES Volume 2, Chapter 8: Landscape and Views and Chapter 13: Traffic and Access (Doc Ref. 5.2). The Applicant undertook further engagement on the PRoW proposals with KCC during the pre-application process. |



**Theme 7: PRoW Changes** 

| Consultee   | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---|--|--|--|
| Aldington<br>and<br>Bonnington<br>Parish<br>Council | Any proposed PRoW temporary closures during construction need to be consulted with the community. Several affected PRoWs, in particular AE474 are in regular use and should not be closed.   | N                                      | The Applicant has worked with Kent County Council to agree an approach to the PRoW network. In addition consultee feedback from Kent Ramblers and local interested members of the community has been considered, with changes to the design incorporated where feasible.  The <b>Outline RoWAS (Doc Ref. 7.15)</b> sets out the diversions, closures and enhancements to PRoWs, along with the establishment of a Rights of Way Working Group who would be consulted on all PRoW implementation plans. |
|   | The PRoW surveys should not represent the importance and statutory function of the PRoWs. The number of PRoWs affected is incorrect. 18 PRoWs would be affected. 10m wide PRoWs is concerning as it could encourage off road vehicle usage and crime. We do not wish to see the PRoWs relocated. | N                                      | It is noted and agreed that the amount of use a PRoW has does not impact on its role and statutory function as a PRoW. The effects to the PRoWs are set out within ES Volume 2, Chapter 8: Landscape and Views, Chapter 12: Socio-Economics and Chapter 13: Traffic and Access (Doc Ref. 5.2).  The PRoW pathways are proposed to be approximately 2m wide within a 10m PRoW corridor.   |
| Mersham<br>Parish<br>Council                        | The Project should deliver benefits such as preserved or enhanced PRoWs and biodiversity. It is suggested new biodiversity areas can be accessed by footpaths and a circular PRoW route is created.  | Y                                      | The Outline RoWAS (Doc Ref. 7.15) sets out the diversions, closures and enhancements to PRoWs.  The BNG Assessment (Doc Ref. 7.1) confirms that BNG of at least 100% for habitat units and above 10% for hedgerow and river units can be achieved for the Project and is secured via a Requirement within the draft DCO (Doc Ref. 3.1).  |

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**Theme 8: Cultural Heritage** 

| Consultee                                      | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
| Ashford<br>Borough<br>Council                  | Each heritage asset needs to be assessed separately. The assessment of the impact on the built heritage should be a qualitative not a quantitative assessment.   | N                                      | Each heritage asset has been qualitatively assessed in <b>ES Volume 2</b> , <b>Chapter 7: Cultural Heritage (Doc Ref. 5.2).</b> The Applicant engaged with ABC's Conservation Officer, KCC and Historic England to agree the scope of the assessment.  |
|  | The ES must reference and consider the Ashford Heritage Strategy (2017) and national 2021 guidance from HE about solar farms.  | N                                      | The Ashford Heritage Strategy (2017), KCC Heritage Conservation Strategy and Historic England Advice Note 15 Commercial Renewable Energy Development and the Historic Environment have been referenced and considered in <b>ES Volume 2</b> , <b>Chapter 7</b> : <b>Cultural Heritage (Doc Ref. 5.2)</b> .   |
| Folkestone<br>and Hythe<br>District<br>Council | The site has some Paleolithic potential and the impact of underground cabling and other works associated with this, must be considered.  | N                                      | The Order limits are no longer within FHDC's administrative boundary. <b>ES Volume 4, Appendix 7.1: Archaeological Desk-Based Assessment (Doc Ref. 5.4)</b> reports on geo-archaeological and palaeolithic potential.  The Applicant has consulted with KCC's Senior Archaeological Officer regarding ground investigations. The <b>Archaeological Management Strategy ('AMS') (Doc Ref. 7.17)</b> details the approach to ensuring no significant adverse effects to archaeology. |
| Kent<br>County<br>Council                      | The heritage assessment is reasonable and provides an acceptable assessment of archaeology, although KCC recommends it is broadened as it is not comprehensive or wide-ranging for this landscape scale Project. | N                                      | The Applicant prepared an Archaeological Landscape Assessment (ES Volume 4, Appendix 7.1: Archaeological Desk-Based Assessment (Doc Ref. 5.4)). KCC were consulted on these documents prior to submission of the application.  |



**Theme 8: Cultural Heritage** 

| Consultee | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|---|--|--|
|           | A separate Archaeological Landscape<br>Assessment is recommended to be<br>completed.  |  |  |
|           | Recommends a report on geo-<br>archaeological and Palaeolithic potential<br>is prepared due to the potential for<br>important geo-archaeological information<br>and Palaeolithic remains at the site. | N                                      | The Applicant has consulted with KCC's Senior Archaeological Officer regarding ground investigations. The <b>AMS (Doc Ref. 7.17)</b> details the approach to ensuring no significant adverse effects to archaeology.   |
|           | Welcomes the proposed retention of historic landscape features such as hedgerows and any preservation of archaeological landscape features should be explored further if visible.                     | N                                      | Noted. The <b>AMS</b> ( <b>Doc Ref. 7.17</b> ) sets out the strategy for retention and mitigation of any adverse effect to archaeological assets.  |
|           | The consideration of the results and interpretation of the data from the geophysical surveys is limited and more detailed assessment is required to inform appropriate mitigation.                    | N                                      | Archaeological mitigation was informed by the results of targeted presubmission evaluation fieldwork (trial trenching), as detailed in <b>ES Volume 4</b> , <b>Appendix 7.1: Archaeological Desk Based Assessment (Doc Ref 5.4).</b> The <b>AMS (Doc Ref. 7.17)</b> sets out the proposed following approach to post DCO archaeological fieldwork. |
|           | No "ground truthing" or intrusive targeted archaeological work has taken place so any anomalies are undated and their significance is not known.  | N                                      | The Applicant undertook a programme of targeted pre-submission archaeological evaluation (trial trenching) for the area of the proposed Project Substation and along the alignment of the Roman Road to the southwest of the Site.   |
|           | It is essential that preliminary archaeological works are undertaken to influence the detailed scale and nature of  |  |  |



**Theme 8: Cultural Heritage** 

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|--|--|--|
|           | groundworks. Targeted early evaluation is encouraged.  |  | Further details are in the Trial Trenching Report (ES Volume 4, Appendix 7.1: Archaeological Desk Based Assessment (Doc Ref 5.4)) and in the Written Scheme of Investigation appended to the AMS (Doc Ref. 7.17).  |
|           | The mitigation approach is not acceptable and more detail is required. Mitigation needs to consider the nature and character of the archaeological site within its landscape setting   | N                                      | Archaeological mitigation was informed by the results of targeted presubmission evaluation fieldwork (trial trenching), as detailed in <b>ES Volume 4</b> , <b>Appendix 7.1: Archaeological Desk Based Assessment (Doc Ref 5.4).</b> The <b>AMS (Doc Ref. 7.17)</b> sets out the proposed following approach to post DCO archaeological fieldwork.   |
|           | <ul> <li>The following matters need to be considered:</li> <li>Views and the landscape setting and character of burial mounds should be mitigated</li> <li>Ritual landscapes</li> <li>Wider ritual landscapes which may be impacted by glare</li> <li>The mitigation approach should consider all forms of potential impact including groundworks, visual and noise such as new tree planting, ecological works, landscaping etc as well as site compounds, vehicle haul roads during construction; glare from panels and humming from generators</li> </ul> | N                                      | The Archaeological Landscape Assessment included in ES Volume 4, Appendix 7.1: Archaeological Desk-Based Assessment (Doc Ref. 5.4) provides further baseline information regarding the character of the landscape.  The impacts of the project on heritage assets are considered in ES Volume 2, Chapter 7: Cultural Heritage (Doc Ref. 5.2) and the Heritage Statement (ES Volume 4, Appendix 7.2: Heritage Statement (Doc Ref. 5.4)).  Further fieldwork evaluation will be undertaken following granting of the DCO and will be secured by DCO requirement. The programme of works is set out in the AMS (Doc Ref. 7.17). |



## **Theme 8: Cultural Heritage**

| Consultee  | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|--|---|
|  | geoarchaeological mitigation  a separate programme for   |  |   |
|  | archaeological landscape features  The archaeological assessment is  | N                                      | Noted.  |
|  | detailed and reasonable. Welcomes the inclusion of the archaeological landscape assessment but would welcome further mitigation for archaeological landscape features.                                     |  | Trottog:  |
|  | Request for recommended requirements within the Development Consent Order be agreed with KCC.  | N                                      | The Applicant has consulted with KCC's officers in relation to the DCO Requirements. A Requirement within the <b>Draft DCO</b> ( <b>Doc Ref. 3.1</b> ) secures the <b>AMS</b> ( <b>Doc Ref. 7.17</b> ) and the implementation of further archaeological evaluation works before commencement of construction works. |
| Aldington<br>and<br>Bonington<br>Parish<br>Council | The Roman heritage of the area has not been adequately considered. There could be yet undiscovered remains in the fields of the site. We request LiDAR screening of the site prior to commencement.        | N                                      | An assessment of known Roman activity within the vicinity of the Site is included in <b>ES Volume 4, Appendix 7.1: Archaeological Desk-Based Assessment (Doc Ref. 5.4)</b> , which includes LiDAR data.   |
|  | Request effects to the setting of heritage buildings is assessed. Effects to the setting and views from both St Martin's Church in Church Lane and John the Baptist Church in Mersham need to be assessed. | N                                      | The potential effects to the setting of heritage buildings, including St Martin's Church and St John the Baptist church, are assessed in <b>ES Volume 2</b> , <b>Chapter 7: Cultural Heritage (Doc Ref. 5.2)</b> .  |



**Theme 8: Cultural Heritage** 

| Consultee                    | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|------------------------------|--|--|--|
| Mersham<br>Parish<br>Council | The Project should ensure heritage assets are conserved in a manner appropriate to their significance, including views important to their setting.  There are 77 listed properties near the application site and no proper investigation appears to have been carried out on the Mersham Conservation Area, Aldington Ridge and Colliers Hill footpath where there would be a loss of amenity. | N                                      | The potential effects to heritage assets are assessed in <b>ES Volume 2</b> , <b>Chapter 7</b> : <b>Cultural Heritage (Doc Ref. 5.2)</b> . This considers all relevant listed buildings, and the Mersham Conservation Area. Effects on Aldington Ridge and Colliers Hill have been assessed in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2)</b> . |

**Theme 9: Water Environment** 

| Consultee              | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|------------------------|---|--|--|
| Environme<br>nt Agency | The flood risk assessment should take account of the National Planning Policy Framework ('NPPF') guidance and allowance for climate change. | N                                      | ES Volume 4, Appendix 10.2: Flood Risk Assessment (Doc Ref. 5.4) includes a consideration of the National Planning Policy Framework guidance and the risks of climate change on flood events, along with the policies set out within NPS EN-1. |
|                        | The Project must not compromise the function or efficacy of the Aldington Flood   | Y                                      | A risk assessment has been produced for the AFSA in ES Volume 4, Appendix 10.4: Aldington Flood Storage Area Risk Assessment (Doc  |



**Theme 9: Water Environment** 

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|--|--|--|
|           | Storage Area ('FSA') or the Environment Agency's ability to maintain or improve the FSA.   |  | <b>Ref. 5.4).</b> This confirms that the Project does not compromise the function or efficacy of ASFA nor the EA's ability to undertake maintenance or improvements.   |
|           | A permit is required for any activities which will take place on or within 8 metres of a main river (16 metres if tidal).  | N                                      | There are no proposed built structures or features within 10m of the East Stour River (a main river). Setbacks from watercourses are secured by the <b>Design Principles (Doc Ref. 7.5).</b>   |
|           | The ES & FRA should describe the number, locations and types of watercourse crossings required for the Project. Any permits should be  | N                                      | Details of the number, locations and type of crossings are set out in ES Volume 2, Chapter 3: Project Description (Doc Ref. 5.2) and a schedule of watercourse crossings is included as ES Volume 4, Appendix 10.5: Schedule of Watercourse Crossings (Doc Ref. 5.4).  |
|           | considered early.  |  | The Applicant and EA have agreed that further consents will be sought at the detailed design stage when additional design and technical information has been confirmed. The <b>Schedule of Other Consents and Licences</b> ( <b>Doc Ref. 3.4</b> ) sets out the consents and licences currently anticipated to be sought and the status of each. |
|           | The EA agrees in principle with the PEIR and have no objection in terms of groundwater quality protection.   | N                                      | Noted.   |
|           | Any proposed works within 10m of the top of the bank of the East Stour will require a River Condition Assessment as part of the projects Biodiversity Net Gain calculations. | N                                      | A minimum 10m buffer (as measured from the top of the bank or channel edge under normal flows) is provided from the East Stour River and Ordinary Watercourses, as secured by the <b>Design Principles (Doc Ref. 7.5).</b>   |



**Theme 9: Water Environment** 

| Consultee                                      | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|---|--|---|
|  |   |  | A River Condition Assessment for landscaping and habitat enhancement works is included in the <b>BNG Assessment (Doc Ref. 7.1)</b> .  |
|  | Refuelling of vehicles and plant must occur in a compounded location away from all water courses. Strict biosecurity measures must be in place and adhered to at all times during and post construction.  | N                                      | Noted. Refuelling and biosecurity measures are detailed in the <b>Outline CEMP</b> ( <b>Doc Ref. 7.8</b> ).   |
| Folkestone<br>and Hythe<br>District<br>Council | The impact of the works to the water environment should be assessed. The run-off from any proposed hardstanding/ access routes should be considered.  | N                                      | Impacts to the water environment have been assessed in ES Volume 2, Chapter 10: Water Environment (Doc Ref. 5.2). The Flood Risk Assessment (ES Volume 4, Appendix 10.2: Flood Risk Assessment (Doc Ref. 5.4)) assesses the potential water run-off from hardstanding/access, which is to be managed during the construction phase by the Outline CEMP (Doc Ref. 7.8) and the operational phase by the Outline OSWDS (Doc Ref. 7.14). |
| Kent<br>County<br>Council                      | It is agreed that surface water runoff will be discharged by infiltration, where feasible. Alternatively, surface water runoff will be discharged at a restricted rate to the local watercourses. Any discharge off-site will be restricted to greenfield runoff rates. | N                                      | Noted.  |
|  | Recommends the Outline Surface Water<br>Management Plan considers how rainfall<br>upon the solar arrays themselves will be  | N                                      | The <b>Outline OSWDS</b> ( <b>Doc Ref. 7.14</b> ) sets out the measures to address surface water runoff from hardstanding within the Project including the substation, roof areas, solar arrays, permanent access tracks and other  |



#### **Theme 9: Water Environment**

| Consultee | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------|---|--|--|
|           | managed. It is essential that runoff is not increased to safeguard neighbouring areas of land.  |  | areas of impermeable ground during the operational phase of the Project. Surface water runoff will not increase following the construction of the Project. |
|           | To minimise any potential risk of overland flows, it is requested that additional measures of runoff protection are examined. Some of these measures may include:   | N                                      | The <b>Outline OSWDS</b> ( <b>Doc Ref. 7.14</b> ) sets out the principles of the drainage strategy and the management measures for surface water runoff.   |
|           | <ul> <li>Incorporating bunds, filter drains or<br/>other measures to interrupt flows of<br/>water between rows of solar arrays to<br/>disperse water flows over the surface<br/>and promote infiltration into the soils.</li> </ul> |  |  |
|           | <ul> <li>Incorporating wide grassed filter<br/>strips at the downstream side of<br/>blocks of solar arrays and<br/>maintaining the grass at a long length<br/>to interrupt water flows and promote<br/>infiltration.</li> </ul>     |  |  |
|           | <ul> <li>Incorporating gravel filled filter drains<br/>or swales at the downstream side of<br/>blocks of solar arrays to help infiltrate<br/>run-off (where ground conditions<br/>allow).</li> </ul>                                |  |  |
|           | <ul> <li>Vegetated strips through a combination of wildflowers and or</li> </ul>  |  |  |



**Theme 9: Water Environment** 

| Consultee   | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---|--|--|--|
|   | grass along with buffer strips around<br>the perimeter of the fields buffer<br>strips will be left uncut to capture any<br>runoff leaving the site.  |  |  |
|   | Recommends requirements in relation to Sustainable Surface Water Drainage are applied to the Development Consent Order.  | N                                      | The <b>Draft DCO</b> ( <b>Doc Ref. 3.1</b> ) includes a requirement for a detailed OSWDS to be submitted to and approved by the local planning authority.  |
| Aldington<br>and<br>Bonington                                   | Parts of the Project are in flood zone 3 which would have potential for increased water runoff and increase risk of flooding.  | Y                                      | PV panels in Fields 26-29 have been removed from the Project in response to detailed flood modelling. Inverter Stations downstream of the AFSA have also been moved to land designated as Flood Zone 1.  |
| Parish<br>Council   | SuDS drainage would not retain ground water sufficiently due to the sloping nature of a large part of the site and the nature of the clay soil. Areas in flood zone 3 should be removed.   |  | The Flood Risk Assessment ( <b>ES Volume 4, Appendix 10.2: FRA (Doc Ref. 5.4)</b> ) confirms that the development is acceptable in flood risk terms.   |
| River Stour<br>Kent<br>Internal<br>Drainage<br>Board<br>('IDB') | All efforts should be made to manage surface water runoff from all parts of the development. Recommend the Surface Water Management Scheme predominantly utilises infiltration as a primary option. Request inclusion in any future consultations. | N                                      | The <b>Outline OSWDS</b> ( <b>Doc Ref. 7.14</b> ) sets out the principles of the drainage strategy and the management measures for surface water runoff. The <b>Draft DCO</b> ( <b>Doc Ref. 3.1</b> ) includes a requirement for a detailed OSWDS to be submitted to and approved by the local planning authority. |



#### **Theme 9: Water Environment**

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|-----------|--|--|---|
|           | A Land Drainage Consent should be sought for any works within 8m of any watercourse. A Surface Water Development Contribution will be required if the development results in an increase in the rate/volume of water being discharged to our District. | N                                      | Noted. Further information on land drainage consents is set out in the Schedule of Other Consents and Licences (Doc Ref. 3.4) and in ES Volume 2, Chapter 10: Water Environment (Doc Ref. 5.2). |

## **Theme 10: Health and Safety**

| Consultee                              | Consultee Feedback   | Change<br>to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|---|--|
| UK Health<br>and<br>Security<br>Agency | Recommend that further consideration is made for the potential cumulative impacts on sensitive receptors and health should the construction phase of this proposal overlap with the proposed nearby East Stour Solar Farm development. | N   | Consideration to cumulative impacts has been undertaken in each ES chapter and is summarised in ES Volume 2, Chapter 17: Cumulative Effects (Doc Ref. 5.2).  |
|  | There is no information on the potential risks relating to the lithium-ion batteries both in terms of fire / ignition and to public health. We recommend consideration of  | N   | An Outline Battery Safety Management Plan ('BSMP') (Doc Ref. 7.16) has been prepared to set out details of how the BESS will be designed and managed to ensure that the Project can operate safely. This Outline BSMP (Doc Ref. 7.16) plan has been prepared in consultation with Kent |



# **Theme 10: Health and Safety**

| Consultee   | Consultee Feedback  | Change<br>to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|---|---|---|---|
|   | potential impacts to sensitive receptors and the provision of appropriate prevention and mitigation measures.   |   | Fire and Rescue. A BSMP will be submitted for approval and will include consultation with Kent Fire and Rescue. |
| Maidstone<br>Fire Station<br>(Kent Fire<br>and<br>Rescue) | <ul> <li>KFRS would request the following information:</li> <li>vehicle access of 3.7m wide x 3.7m high clear passageway to enable fire appliance access</li> <li>how water run-off will limit the environmental impacts of toxins associated with battery/switchgear incidents will be achieved</li> <li>ensure solar panels can be adequately isolated at source to minimise risks to operational crews when responding to incidents</li> <li>provide access to high hazard areas, especially battery storage container's</li> <li>early consultation on the battery storage facilities technology</li> <li>technical details of active and passive fire precautions for the battery storage facilities.</li> </ul> | N   | Commitments regarding Kent Fire and Rescue requirements have been included in the Outline BSMP (Doc Ref. 7.16). |



# **Theme 10: Health and Safety**

| Consultee                         | Consultee Feedback   | Change<br>to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-----------------------------------|--|---|--|
| Health and<br>Safety<br>Executive | The Project is not within the consultation zones of any major accident hazard sites or major accident hazard pipelines.  | N   | Noted.   |
|                                   | The plans for on site energy storage does not provide sufficient details of the battery storage to allow HSE to assess it further.   | N   | An <b>Outline BSMP</b> ( <b>Doc Ref. 7.16</b> ) has been prepared to set out details of how the BESS will be designed and managed to ensure that the Project can operate safely. This <b>Outline BSMP</b> ( <b>Doc Ref. 7.16</b> ) plan has been prepared in consultation with Kent Fire and Rescue. |
|                                   | It is not clear whether the hazard classification of any chemicals, which are relevant to the potential for accident. If hazardous substances planning consent is required, please consult HSE on the application.                     | N   | The storage of hazardous chemicals on the Site is not expected to be necessary.  |
|                                   | The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 requires the assessment of significant effects to include the expected significant effects arising from the Project's vulnerability to major accidents. | N   | The Applicant has considered the vulnerability of the Project to major accidents in ES Volume 2, Chapter 16: Other Topics (Doc Ref. 5.2).  |



#### Theme 11: Glint and Glare

| Consultee                                      | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
| Folkestone<br>and Hythe<br>District<br>Council | Glint and glare impacts to the aerodromes in the District need to be considered.   | N                                      | Glint and glare effects towards aerodromes within 10km of the Project have been assessed in <b>ES Volume 4</b> , <b>Appendix 16.2</b> : <b>Solar Photovoltaic Glint and Glare Study (Doc Ref. 5.4)</b> . The assessment confirms that there would not be significant impacts following mitigation.                                   |
| Smeeth<br>Parish<br>Council                    | There is potential for adverse glint and glare to nearby residential properties, PRoW users and heritage assets and visibility of the Project from the Kent Downs ridgeline. | Y                                      | ES Volume 4, Appendix 16.2: Solar Photovoltaic Glint and Glare Study (Doc Ref. 5.4) assesses glint and glare impacts and identifies mitigation measures to ensure nearby receptors are not adversely impacted by the Project. With the mitigation measures applied, the Project is not expected to give rise to significant effects. |
| Mersham<br>Parish<br>Council                   | Glint and Glare impacts to residents and from PRoWs, including from the Kent Downs AONB has not been assessed.   | N                                      |  |

### **Theme 12: Ground Conditions**

| Consultee                                      | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
| Folkestone<br>and Hythe<br>District<br>Council | Slope stability should be considered as the site is in landslide class B zone. | N                                      | Groundsure data dated April 2024 included in <b>ES Volume 4, Appendix 11.2: Phase I Geoenvironmental and Geotechnical Desk Study (Doc Ref 5.4)</b> shows that 98.8% of the Site is rated as 'Very Low' risk meaning that instability problems are not likely to occur. |



#### **Theme 12: Ground Conditions**

| Consultee  | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|--|---|
|  |  |  | Of the remaining 1.2%, less than 0.7% of the total Site area, approximately 1.36Ha in size within Field 12/13, is at 'moderate' risk and 0.5% of the Site is at 'low' risk. |
| Ashford<br>Borough<br>Council                      | A watching brief for land contamination must be maintained during construction and decommissioning works and reported to ABC Environmental Health before works continue. | N                                      | The watching brief protocol is set out within the Outline CEMP (Doc Ref. 7.8) and Outline DEMP (Doc Ref. 7.12).   |
| Aldington<br>and<br>Bonington<br>Parish<br>Council | Potential ground contamination from the solar panel has not been addressed. The metal posts could corrode and leach into the soil.                                       | N                                      | The assessment of effects are presented in ES Volume 2, Chapter 11: Land Contamination (Doc Ref. 5.2).  |

### **Theme 13: Construction**

| Consultee                     | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-------------------------------|---|--|--|
| Aldington<br>and<br>Bonington | The proposed 12-hour work day should be reduced. Working hours should be restricted to avoid use of Station Road by | N                                      | The <b>Outline CEMP</b> ( <b>Doc Ref. 7.8</b> ) confirms the proposed construction working hours. The <b>Outline CTMP</b> ( <b>Doc Ref. 7.9</b> ) sets out further measures controlling construction vehicles. |



#### **Theme 13: Construction**

| Consultee         | Consultee Feedback                               | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback |
|-------------------|--|--|--|
| Parish<br>Council | workers as well as deliveries during peak hours. |  |  |

### **Theme 14: Consultation**

| Consultee  | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|---|--|---|
| Ashford<br>Borough<br>Council                      | The Council invites the Applicant to work pro-actively with officers to refine and amend the emerging solar scheme, and to carry out a further s.42 consultation. | N                                      | The Applicant has engaged with ABC through regular Project meetings during the pre-application period. Further statutory consultation was undertaken from 12 June to 17 July 2023.  |
| Aldington<br>and<br>Bonington<br>Parish<br>Council | The community have not seen design changes or responses to comments. The proposed biodiversity areas are small in comparison to the available site.               | Y                                      | ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2) and the Design Approach Document (Doc Ref. 7.4) set out the evolution of the Project design. The Applicant increased the size and introduced a number of new habitat areas in response to the 2022 Statutory Consultation feedback as set out in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2). |



Theme 15: Socio-economic

| Consultee   | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|---|---|--|---|
| Ashford<br>Borough<br>Council                       | The Applicant needs to provide an Assessment of the impacts of the Project to the local agri-economy.   | N                                      | ES Volume 2, Chapter 12: Socio-Economics (Doc Ref. 5.2) includes an assessment of the impacts to the local agri-economy.  |
| Mersham<br>Parish<br>Council                        | Concern about the loss of tourism and local activity in the agri economy, which would have a knock on effect to local businesses. There is opportunity to support the local tourist industry. | N                                      | ES Volume 2, Chapter 12: Socio-Economics (Doc Ref. 5.2) includes an assessment of effects on tourism, the agricultural economy and food security.   |
| Aldington<br>and<br>Bonnington<br>Parish<br>Council | There would be little employment benefits.  | N                                      | It is agreed that the operational effects, and most of the construction and decommissioning effects, on the economy are not significant in EIA terms with regard to employment generation or Gross Value Added related to the workforce and supply chain at a labour market or regional economy scale. However, it is noted that while not significant in EIA terms, the Project does contribute substantially towards policy objectives for green skills and investment which have been referenced in ES Volume 2, Chapter 12: Socio-Economics (Doc Ref. 5.2). |



**Theme 16: Community Benefits** 

| Consultee                                      | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|--|
| Ashford<br>Borough<br>Council                  | Request further information about the proposed community benefit fund. | N                                      | There is no policy requirement to provide a Community Benefit Fund. The fund proposed therefore goes beyond the requirements needed for the Project. Notwithstanding this, the Applicant has proposed to secure such a |
| Folkestone<br>and Hythe<br>District<br>Council |  |  | fund. Further details of the Community Benefit Fund are set out in the Planning Statement (Doc Ref. 7.6).  |

## **Theme 17: Mineral Safeguarding**

| Consultee                 | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---------------------------|---|--|--|
| Kent<br>County<br>Council | It is assumed there would be no long term harm to minerals within the area due to the nature of the Project. Request the MSA is updated as follows: | N                                      | The Mineral Safeguarding Assessment (ES Volume 4, Appendix 16.3: Mineral Safeguarding Assessment (Doc Ref. 5.4)) demonstrates how the Project meets the relevant policy tests. |
|                           | <ul> <li>Correctly characterises the Hythe<br/>Formation (Ragstone) as being in<br/>demand</li> </ul>   |  |  |
|                           | <ul> <li>Update data to reconsider untested<br/>assumptions on the constraints to<br/>any prior extraction of the</li> </ul>                        |  | 52   |



## **Theme 17: Mineral Safeguarding**

| Consultee | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback |
|-----------|--|--|--|
|           | <ul> <li>safeguarded minerals</li> <li>Requests further detail on how the<br/>Project meets Policy DM 9 of the<br/>KMWLP.</li> </ul> |  |  |

## **Theme 18: Climate Change**

| Consultee  | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|---|--|--|
| Aldington<br>and<br>Bonington<br>Parish<br>Council | The consultation material does not consider the carbon footprint of the solar panels, in particular they are made in China and transported to the UK. | N                                      | The Greenhouse Gas Assessment in <b>ES Volume 2, Chapter 15: Climate Change (Doc Ref. 5.2)</b> identifies the greenhouse gas emissions resulting from the Project over its lifetime. |



Theme 19: Noise and Air Quality

| Consultee  | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|--|---|
| Ashford<br>Borough<br>Council                      | The Council is satisfied with the information in Chapter 13: Noise of the PEIR and raises no objections.   | N                                      | Noted.  |
| Aldington<br>and<br>Bonington<br>Parish<br>Council | Request an Assessment of each property affected by noise. The Project should prevent and control any unacceptable noise.   | Y                                      | The closest representative properties in each direction are assessed in <b>ES Volume 2</b> , <b>Chapter 14</b> : <b>Noise (Doc Ref. 5.2)</b> . The Applicant also added acoustic fencing in certain locations to minimise potential noise impacts to nearby receptors (see <b>ES Volume 2</b> , <b>Chapter 14</b> : <b>Noise (Doc Ref. 5.2)</b> ).                                |
|  | Noise levels generated during the construction and decommissioning will be significant compared to the normal noise levels of the village which needs to be addressed.     | N                                      | The noise impacts associated with construction and decommissioning are set out in the ES Volume 2, Chapter 14: Noise (Doc Ref. 5.2).  Mitigation measures relating to the construction phase of the Project to protect noise sensitive receptors are included within the Outline CEMP (Doc Ref. 7.8) and Outline DEMP (Doc Ref. 7.12) which are secured through DCO requirements. |
|  | Request air quality monitoring is undertaken for the 12-month Construction Period. Reduction in air quality is a valid and material concern during the Construction Phase. | N                                      | The <b>Outline CEMP</b> ( <b>Doc Ref. 7.8</b> ) includes an Outline Air Quality and Dust Management Plan ('AQDMP') which details the necessary mitigation measures to ensure that significant effects would not arise. It also includes a commitment to scheduled monitoring of environmental performance and formal compliance auditing.   |



**Theme 20: Cumulative Effects** 

| Consultee  | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|---|--|--|
| Aldington<br>and<br>Bonington<br>Parish<br>Council | The cumulative effects of nearby Projects should be considered. | N                                      | The cumulative assessment is set out at <b>ES Volume 2</b> , <b>Chapter 17</b> : <b>Cumulative Assessment (Doc Ref. 5.2)</b> , which assesses the cumulative impacts of the Project with other committed development in the vicinity of the Site.  |
| Natural<br>England                                 |   |  |  |
| Mersham<br>Parish<br>Council                       | The cumulative effect of dust should be considered.             | N                                      | The <b>Outline CEMP</b> ( <b>Doc Ref. 7.8</b> ) includes an Outline AQDMP which provides details of the necessary mitigation measures to ensure that significant air quality effects, such as those from dust, would not arise, along with a commitment to scheduled monitoring of environmental performance and formal compliance auditing. |

### **Theme 21: Utilities**

| Consultee                     | Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|-------------------------------|--|--|--|
| ESP<br>Utilities<br>Group Ltd | ESP Utilities Group Ltd has a low pressure gas main serving the area which may be affected by the Project. | N                                      | The Applicant notes ESP Utilities Ltd do not have a land interest within the Order limits and the Project does not affect their asset. |



#### **Theme 21: Utilities**

| Consultee                                   | Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---|---|--|--|
|   | Request for continued consultation about the extent and nature of the proposed works. A list of precautionary measures was provided.                                  | N                                      | The Applicant consulted ESP Networks Ltd, ESP Pipelines Ltd, ESP Connections Ltd and ESP Electricity Limited as s42(1)(a) consultees at the 2023 Statutory Consultation. It is noted there are no ESP Utilities Ltd assets within the Order limits.          |
|   | ESP Utilities Group must be consulted prior to carrying out excavation work within 10 metres of any above ground gas installation or *Intermediate Pressure gas pipe. | N                                      |  |
| National<br>Grid<br>Nemo<br>Link<br>Limited | It is unclear whether the Project would impact NEMO Link assets.  | N                                      | The Applicant has undertaken land searches and has not identified National Grid Nemo Link Limited assets within the Order limits. A hard copy of the 2023 Statutory Consultation notification was confirmed to have been delivered to the Nemo Link address. |



# Table 2: Summary of responses to the 2022 Statutory Consultation from consultees under s42(1)(d) of the PA 2008

**Theme 1: Principle of Development** 

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|---|
| Object to the proposed Project because it is too big and will surround the village. Do not want to see solar panels in the rural area. There are already impacts to the village from other nearby development. | N                                      | The need for large-scale solar projects is set out in the Planning Statement (Doc Ref. 7.6). A significantly reduced scale proposal to the Project is not considered further by the Applicant as to be a reasonable alternative. This is because a substantially smaller Project would not be capable of delivering the same generation capacity as the current proposals and would therefore not meet the Project requirements as set out in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2). |
|  |  | The cumulative effects of the Project with nearby solar projects have been assessed in <b>ES Volume 2</b> , <b>Chapter 17</b> : <b>Cumulative Assessment (Doc Ref. 5.2)</b> . Landscape character has been considered and assessed as part of the assessment of landscape effects (as set out in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2)</b> ).   |
| Supports solar energy at the proposed site location but the layout of the Project should be sympathetic to local views.  | N                                      | A comprehensive series of mitigation measures has been embedded in the design of the Project from the outset, with the aim of reducing adverse effects resulting from its introduction. The design of the Project has evolved as part of an iterative   |
| Supports solar energy in the right location, noting this Project is wrongly sited.   | N                                      | process and has been informed by the findings of the baseline landscape and visual amenity conditions. Further information is in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2).</b>   |
|  |  | <b>ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2)</b> explains the design evolution of the Project and how it has changed in response to consultee feedback and change in response to sensitive receptors.  |
| Green energy is a must for the future to help mitigate global warming,   | N                                      | Noted.  |



| Are the works on the east side of station road |
|--|
| just south of the railway at the electricity   |
| substation related to this Project?            |

Ν

There are no works related to the Project being undertaken. No part of the Project can be constructed prior to Development Consent Order being granted.

#### **Theme 2: Alternatives**

| s42(1)(d) Consultee Feedback  | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---|--|--|
| The panels don't need to be close to the substation. The Applicant should pay for the Project to be further away and located in an area that is less disruptive to the environment and residents.   | N                                      | The alternative sites considered for the Project, including the site requirements, are set out in <b>ES Volume 2</b> , <b>Chapter 5</b> : <b>Alternatives and Design Evolution (Doc Ref. 5.2)</b> .  A description of the Applicant's process for selecting the Site and the main reasons for its choice with regard to these influencing factors is described in <b>ES Volume 4</b> , |
| There are better located sites which can be used to gain access to the Sellindge grid, which would not be so visible and impacting on a village in the way the current proposal is. Why not use the embankment or the motorway and railway which pass close to the convertor station? | N                                      | Appendix 5.2: Site Selection Influencing Factors (Doc Ref. 5.4).   |



## **Theme 3: Landscape and Views**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|---|
| The Project will impact the landscape, especially on the approach into the village. Proposed planting will not mitigate the impacts. |  | As detailed in <b>ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2)</b> , the landscape and visual impacts of the Project have been assessed in accordance with NPS EN-1 section 5.10 and NPS EN-3 paragraph 2.10.157. The |
| The land is directly behind our property and the panels will be highly visible.  | N                                      | assessment has identified that there would be some adverse impacts, which would be reduced once the proposed planting has established.  |
| The Project in the Stour Valley is visually intrusive and damaging to an irreplaceable river valley habitat.                         |  |   |

| s42(1)(d) Consultee Feedback  | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|---|--|---|
| Concerned about impacts to wildlife as there has been sighting of badges, hares, foxes, rabbits buzzard and wildlife birds. | Y                                      | Measures to protect and enhance biodiversity are set out in ES Volume 2, Chapt 9: Biodiversity (Doc Ref. 5.2), the Outline CEMP (Doc Ref 7.8), and Outline LEMP (Doc Ref 7.10). |
| The wildlife that lives in the fields adjacent to Goldwell Lane would be severely impacted.                                 | N                                      |   |



| s42(1)(d) Consultee Feedback  | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback |
|---|--|--|
| Concerned about the loss of fields by the River Stour which is used as a regular habitat of skylarks. | Y                                      |  |

#### **Theme 5: Traffic and Access**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|
| The changes to the PRoWs is unacceptable. The footpaths create a great access to our beautiful countryside and are on the very first ordnance survey maps.   | Y                                      | Information on the PRoW diversions is set out in the Outline RoWAS (Doc Ref. 7.15) and the information on the predicted effects is set out within ES Volume 2, Chapter 8: Landscape and Views, Chapter 12: Socio-Economics and Chapter 13: Traffic and Access (Doc Ref. 5.2).  |
| Concerned about construction traffic using Station Road, Goldwell Lane especially between Evegate and the proposed off road haul route. Is there a plan to co-ordinate construction traffic with farm machinery movements? A20/ station road crossroads is accident prone. Traffic and damage to Goldwell Lane is excessive. | N                                      | Temporary traffic control arrangements will be in place at the Station Road and all road crossings during construction. Further information is in the <b>Outline CTMP</b> ( <b>Doc Ref. 7.9</b> ) and is shown on the <b>Traffic Regulations Measures Plans</b> ( <b>Doc Ref. 2.4</b> ).   |
|  |  | A Requirement in the <b>Draft DCO</b> ( <b>Doc Ref. 3.1</b> ) secures the approval and implementation of detailed Construction Transport Management Plan(s), which will require the use of an escort vehicle for Goldwell Lane traffic. The same will apply for decommissioning through the Decommissioning Traffic Management Plan prepared for that phase. |



#### **Theme 5: Traffic and Access**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|---|
| The proposed 10m wide footways are too wide and it would be similar to building a motorway through Aldington village. The narrow, unfenced paths often through a field of crops is an important value of walking in the countryside. | N                                      | The PRoW pathways are proposed to be approximately 2m wide. The proposed 10m PRoW corridor is the total distance between the fence and the relevant landscape feature, such as a hedge or a river. The PRoW pathways were consulted on in the 2023 Statutory Consultation. The Applicant would be happy to agree appropriate access restrictions with Kent County Council to ensure the corridor cannot be accessed by unauthorised vehicles. |
| The traffic impacts are going to be a huge disruption to residents of Goldwell Lane.   | N                                      | Construction traffic and activities will use Goldwell Lane for a period of approximately 5 months, which is less than half the projected 12-month construction programme for the Project. An assessment is provided of the effect receptors using Goldwell Lane in <b>ES Volume 2</b> , <b>Chapter: Traffic and Access (Doc Ref. 5.2)</b> .   |

## **Theme 6: Water Environment**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|---|
| The fields down the hill in Calleywell lane have been flooded already this year. Considering the relentless march of climate change and the ever increasing number and severity of autumn/winter storms, it is utter madness to believe placing acres of solar panels on the low lying land is a | Y                                      | Since the 2023 Statutory Consultation, PV panels previously proposed in Fields 26-29 have been removed from the Project in response to detailed flood modelling. In addition, Inverter Stations downstream of the AFSA have also been moved to land designated as Flood Zone 1. |



#### **Theme 6: Water Environment**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|---|
| good idea. The battery storage systems and the connecting cables to each and every solar panel carry quite high voltages and this carries a number of issues when flooding occurs, which it will eventually. some of these issues being truly dangerous. Clearly there would still be quite a lot of land on either side of the flood plain that would be safe, but even then its taking arable land that we as a nation need to farm for food. The pandemic and Ukrainian war make that clearly obvious |  | The risk of surface water flooding has been evaluated further as part of a full, detailed Flood Risk Assessment provided as ES Volume 4, Appendix 10.2: FRA (Doc Ref. 5.4). |

#### **Theme 7: Consultation**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|
| Found the consultation process informative.  | N                                      | Noted.   |
| The exercise has been full of misinformation.  | N                                      | The consultation material was correct and accurate and reflected the Project at that time. A second consultation was undertaken (2023 Statutory Consultation) to respond to feedback and provide more information about the Project. |
| The projected views at consultation were unrealistic. There was only one image showing | N                                      | Visualisations and photomontages are in ES Volume 4, Appendix 8.10: LVIA Visualisations, ES Volume 4, Appendix 8.5: Representative Views – Winter,   |



#### **Theme 7: Consultation**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--|--|---|
| panels, which really is unacceptable. False presentations are unfair and misleading. |  | ES Volume 4, Appendix 8.6: Representative Views – Summer, ES Volume 4, Appendix 8.7: Night-time Photographs (Doc Ref. 5.4). |

## **Theme 8: Community Benefits**

| s42(1)(d) Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|--|--|
| Request for subsided electricity costs to every property in Aldington. | N                                      | Supply of electricity to residential properties by the Project is not possible due to Office of Gas and Electricity Markets electricity regulations. |

| Consultee    | Consultee Feedback  | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--------------|---|--|---|
| Network Rail | Site-specific safety requirements,<br>engineering technical approval<br>and detailed conditions will need<br>to be sought from Network Rail | N                                      | The Applicant has engaged with Network Rail on safety requirements, engineering technical approval and detailed conditions prior to any construction to the site. The Applicant is aware of the relevant legal and commercial agreements required with Network Rail as part of the Project. The Applicant has engaged with Network Rail |



| Consultee                | Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback  |
|--------------------------|--|--|---|
|                          | prior to commencement of works.  |  | to seek to agree to relevant agreements and is negotiating protective provisions to be included in the <b>Draft DCO (Doc Ref. 3.1)</b> .  |
|                          | A number of legal and commercial agreements will need to be prepared.  | N                                      |   |
|                          | Network Rail has standard protective provisions which it expects to be included in the DCO.  | N                                      |   |
|                          | Concerns regarding potential flood risk impact to the railway. Each solar farm must be reviewed by Network Rail. An Asset Protection Agreement is required before proceeding with any design or construction work to ensure that the works do not have any adverse impacts on the operational railway. | N                                      | The <b>Outline OSWDS</b> ( <b>Doc Ref. 7.15</b> ) sets out the principles of the drainage strategy and the measures to ensure that the existing regime is retained.  The design has taken appropriate regard of the operational requirements of both HS1 and Network Rail and there are no anticipated impacts to the operation of the railway. |
| Department for Transport | Could provide title documents<br>and plans for the land believed to<br>be in the ownership / occupation<br>of the Secretary of State for   | N                                      | The relevant Land Registry Title documents and accompanying plans were provided to the Department for Transport.  |



| Consultee  | Consultee Feedback  | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|--|---|--|--|
|  | Transport /Department for Transport.  |  |  |
| National Grid<br>Electricity<br>Transmissio<br>n plc | NGET has high voltage electricity overhead transmission lines and substations within or in close proximity to the order boundary. The following points should be taken into consideration.  | N                                      | The Applicant has consulted with National Grid Electricity Transmission plc to ensure the Project does not affect National Grid Electricity Transmission plc infrastructure. |
|  | Statutory electrical safety clearances must be maintained at all times. Any proposed buildings must not be closer than 5.3m to the lowest conductor. National Grid recommends that no permanent structures are built directly beneath overhead lines. |  |  |
|  | These distances are set out in EN 43 – 8 Technical Specification for "overhead line clearances Issue 3 (2004).  |  |  |
|  | Safe clearances for existing overhead lines must be maintained in all circumstances.  |  |  |
|  | The HSE Guidance Note GS 6 "Avoidance of Danger from  |  |  |



| Consultee | Consultee Feedback   | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback |
|-----------|--|--|--|
|           | Overhead Electric Lines" includes relevant guidance on working safely near to existing overhead. All relevant site staff should make sure that they are both aware of and understand this guidance.  |  |  |
|           | Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any NGET high voltage conductors  |  |  |
|           | Request only slow and low<br>growing species of trees and<br>shrubs are planted beneath and<br>adjacent to the existing overhead<br>line   |  |  |
|           | Drilling or excavation works should not be undertaken if they have the potential to disturb or adversely affect the foundations or "pillars of support" of any existing tower. These foundations always extend beyond the base area of the existing tower and foundation |  |  |



**Theme 9: Property Impacts, Protected Provisions and Asset Protection** 

| Consultee   | Consultee Feedback  | Change to<br>Project<br>Design?<br>Y/N | Regard Given to the Consultee's Feedback   |
|---|---|--|--|
|   | Request that no permanent / temporary structures are built over NGEP cables or within the easement strip. Any such proposals should be discussed and agreed with National Grid prior to any works taking place.  Ground levels above our cables must not be altered in any way. |  |  |
| National Grid<br>Ventures on<br>behalf of<br>National Grid<br>Interconnect<br>ors Limited | The Project's underground DC cables are within proximity of the routeing of the underground cables. NGIL will continue to engage with the Applicant to ensure the Project would not impact on the continued operation of the IFA project.                                       | N                                      | The Applicant is continuing to engage with National Grid Interconnectors Limited.  |
| HS1 Limited   | The majority of the Project poses minimal risk to HS1 infrastructure. We would be interested to understand more regarding the grid connection as the Projects develops as this may require cables to pass under HS1 rail lines.   | N                                      | The design has taken appropriate regard of the operational requirements of both HS1 and Network Rail.  A cable will need to cross under HS1 and the Network Rail railway lines. UKPN has confirmed there are existing cable ducts that are expected to be available. In the unlikely event the ducts are not available new ducts under the railway infrastructure using HDD methods will be required (as shown on ES Volume 3, Figure 3.3: Illustrative Watercourse Crossing Locations (Doc Ref. 5.3)), and would be agreed with Network Rail and HS1 as required. |



| Consultee                           | Consultee Feedback  | Change to<br>Project<br>Design?<br>Y/N   | Regard Given to the Consultee's Feedback   |
|-------------------------------------|---|--|--|
| Person with an interest in the land | The Project could impact the view from my property and the value of property especially those that are close to the Project. What are the | eligible can act believe Governous There designed possible Note of the project infrast | The compensation code would apply to those who may be able to make an eligible claim outside of the Order limits. The Applicant's agent, Gateley Hamer can act as an initial point of contact for land and property queries, but those who believe they may be able to make an eligible claim should, in accordance with Government guidance, seek advice from a suitably qualified professional.  |
|                                     | compensation options for properties affected by the Project?  |  | There can be many factors impacting property values. The Project has been designed and evolved to avoid and mitigate environmental impacts as far as possible as set out in <b>ES Volume 2</b> , <b>Chapter 5</b> : <b>Alternatives and Design Evolution (Doc Ref. 5.2)</b> . A number of changes were made to the layout of the Project in response to Statutory Consultation feedback to ensure that infrastructure is located away from residential properties and that impacts are minimised where possible.       |
| Person with an interest in the land | The Project will affect the local housing market especially those in Calleywell lane that are closer to the Project.                      |  |  |
|                                     |   |  | Where physical factors arising from the operation of the Project (such as noise, dust or air pollution) impact property values, it could be possible to make a claim. However, it is not anticipated that there will be physical factors likely to impact property values. A claim could also be made if a homeowner/landowner was to suffer any damage due to the construction of the Project. If homeowners think they may be able to make a claim, it is recommended they seek the appropriate professional advice. |

Application Document Ref: 6.2



# **Stonestreet Green Solar**

Consultation Report

Appendix F-6: Regard had to Section 47 and 48 Responses



#### Appendix F-6: Regard had to Section 47 and 48 Consultee Responses

The tables below set out a summary of the responses to the 2022 Statutory Consultation from consultees under s47 and s48 of the PA 2008 and the regard had to them by the Applicant. It should be read in conjunction with Section 5 of the **Consultation Report (Doc Ref. 6.1)**.

This Appendix covers the following themes:

- Theme 1: Principle of Development
- Theme 2: Alternatives
- Theme 3: Landscape and Visual Impacts
- Theme 4: Biodiversity
- Theme 5: Traffic and Access
- Theme 6: Agricultural Land
- Theme 7: PRoW Changes
- Theme 8: Loss of Vegetation
- Theme 9: Cultural Heritage

- Theme 10: Water Environment
- Theme 11: Community Benefits
- Theme 12: Consultation
- Theme 13: Noise
- Theme 14: Ground Conditions
- Theme 15: Air quality
- Theme 16: Socio-economics



**Theme 1: Principle of Development** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
| Solar generation is an inefficient use of land. The proposal is an inappropriate use of land and would impact the lives of local people. | N                                      | The factors influencing site selection are set out in section 2.10 of National Policy Statement for Renewable Energy (NPS EN-3) and have been addressed in <b>ES Volume 4, Appendix 5.2: Site Selection Influencing Factors (Doc Ref. 5.4).</b> The Project has been assessed against these criteria and it is considered that the Site is consistent with the NPS as confirmed in <b>ES Volume 2, Chapter 5: Alternatives &amp; Design Evolution (Doc Ref. 5.2)</b> . |
|  |  | The Applicant considers that the Project has been designed sensitively within the landscape. The likely landscape and visual effects of the Project and the mitigation measures proposed to minimise effects are set out in further detail in <b>ES Volume 2</b> , <b>Chapter 8: Landscape and Views (Doc Ref. 5.2)</b> .  |
|  |  | Compliance with NPS EN-3 has been addressed in the <b>Planning Statement (Doc Ref. 7.6).</b>   |
| The scale of the Project:  | N                                      | The need for large-scale solar projects is set out in the Planning Statement (Doc  |
| <ul> <li>is inappropriate for Aldington village</li> </ul>   |  | <b>Ref. 7.6)</b> and is established in NPS EN-1. A significant reduction to the scale of the proposal is not considered to be a reasonable alternative. Further details on this are  |
| <ul> <li>would have an adverse effect to<br/>residents and visitors</li> </ul>   |  | set out in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2).   |
| <ul> <li>impact the character of the village by changing it to industrial.</li> </ul>  |  |  |
| The developer should explain the need for the scale of the development, and why reducing the scale would make the project unviable.      |  |  |



**Theme 1: Principle of Development** 

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| ABC guidance notes for solar projects the maximum lifetime of the project should be 25 years.   | N                                      | The <b>Draft Development Consent Order ('DCO') (Doc Ref. 3.1)</b> includes a requirement that limits the Project to 40 years from first operation, following which the Site will be restored in accordance with the <b>Outline Decommissioning Environmental Management Plan ('DEMP') (Doc Ref. 7.12)</b> and <b>Decommissioning Transport Management Plan ('DTMP') (Doc Ref. 7.13)</b> .                                   |
| There is also no evidence to ensure that at the end of the lease period that the land will be returned to its original state. Solar generation may render the land so that the site cannot be returned to its original state. | N                                      | Decommissioning is expected to take approximately 12 months, and for the purposes of the assessment is expected to occur after 40 years of operation of the Project. The <b>Draft DCO</b> ( <b>Doc Ref. 3.1</b> ) includes a requirement that then secures the restoration of the Site, with works undertaken in accordance with the <b>Outline DEMP</b> ( <b>Doc Ref. 7.12</b> ) and <b>DTMP</b> ( <b>Doc Ref. 7.13</b> ). |
| The consultation material does not include the number of inverters, transformers and switchgear proposed.   | N                                      | The Project is shown on the Work Plans (Doc Ref. 2.3) and described in the Draft DCO (Doc Ref. 3.1). An illustrative layout of the Project is set out on the Illustrative Project Drawings (Doc Ref. 2.6).  |
| Do solar panels emit electromagnetic radiation?   | N                                      | Electricity from solar panels and transmission to the power grid emits extremely weak electromagnetic fields. Exposure to low-level electromagnetic fields has been studied extensively, and there is no evidence that it is harmful to human health, according to the World Health Organization.   |
| Is the 99MW output based on output with no storage, or with storage. If the latter and the projected output exceeds 99MW, will the Applicant reduce the scale of the Project?   | N                                      | The agreed grid connection for the Project will allow the export and import of up to 99.9 MW of electricity. The Project has been designed to maximise the volume of renewable energy that can be generated across the Site in line with Overarching National Policy Statement for Energy (NPS EN-1) policy. If additional electricity is   |



## **Theme 1: Principle of Development**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
|  |  | generated in any time period this can be stored in the on-site Battery Energy Storage System and exported in a later time period such that energy is not lost. |
| Concern about fire safety, including solar panels and equipment catching fire. | N                                      | The Outline Battery Safety Management Plan ('BSMP') (Doc Ref. 7.16) provides details of the design and fire prevention measures proposed.                      |

#### **Theme 2: Alternatives**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
| Alternative sites have not been considered, including:   | N                                      | Details of the alternatives considered as part of the Project development process is set out in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2). |
| <ul> <li>the land between the M20 and A20 motorway or</li> </ul>   |  |   |
| <ul> <li>creating a cover for the Internal Border<br/>Control facility in nearby Sevington</li> </ul>  |  |   |
| <ul> <li>business parks, highways/motorways or<br/>housing/industrial roofs should be<br/>considered to reduce impacts to the<br/>visual landscape.</li> </ul> |  |   |



#### **Theme 2: Alternatives**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|---|--|--|
| The reason for not considering alternative sites and discounted sites should be explained. The Draft National Policy Statement for Renewable Energy Infrastructure (EN-3) says that "Developers will consider several factors when considering the location and layout of sites including topography (a flat topography is often favoured)". This has not been addressed. |  |  |
| The grid connection is not an acceptable reason for site selection.   | N                                      | ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2) sets out the site selection process for the Site.   |
| The reduction of solar panels mentioned in the Non-Statutory Consultation material should be explained.   | N                                      | The Applicant notes that the removal of areas from the Project was accurate at the time of the Project during pre-application. Further information about the Project evolution is in ES Volume 2, Chapter 5: Alternatives & Design Evolution (Doc Ref. 5.2).       |
| ABC guidance notes the following for solar projects the height of solar panels should be minimum 900mm above ground level to allow for grazing.   | N                                      | The nature of the Project is such that it provides potential for the land beneath and around the PV Panels to continue in agricultural use during the operational lifetime, with potential for agricultural grazing.   |
| There is no requirement locally for an additional solar farm.   | N                                      | The need for large-scale solar projects is set out in the <b>Planning Statement (Doc Ref. 7.6)</b> and is established in NPS EN-1. A significantly reduced scale proposal to the Project is not considered to be a reasonable alternative. Further details on this |



#### **Theme 2: Alternatives**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
|  |  | are set out in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2).  |
| There is no evidence that "sequential testing" in relation to the use of agricultural land has been undertaken, as advised by the planning inspectorate.           | N                                      | Policy tests for the use of the Site are set out in NPS EN-1 and NPS EN-3. The <b>Planning Statement (Doc Ref. 7.6)</b> explains how the site selection process meets the relevant NPS policy requirements.   |
| Request for a reduction of solar panels near property boundary and additional hedgerows planted between the property boundary and the nearest row of solar panels. | Y                                      | In response to consultation feedback, the Applicant removed solar panels and offsets through increased landscape and ecological enhancements where the Project is close to nearby residential properties. Further information on the changes to address potential impacts on nearby residential properties is provided in ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2). |

## **Theme 3: Landscape and Views**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|---|--|--|
| The Project will impact the views from our property. It is visually harmful given the location on the top of the Aldington Ridge and observable for miles to Ashford and the North Downs. This will have impacts on our | Y                                      | The landscape and visual impacts of the Project have been addressed within <b>ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).</b> This ES Chapter considers views from Ashford and the North Downs and concludes impacts to be |



**Theme 3: Landscape and Views** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
| enjoyment of living in the property, especially during the construction phase.   |  | minimal, with the conclusion on the North Downs supported by the Kent Downs AONB Unit in their section 42 response.   |
|  |  | A number of additional changes have been made to the layout of the Project (as detailed in <b>ES Volume 2</b> , <b>Chapter 5</b> : <b>Alternatives and Design Evolution (Doc Ref. 5.2)</b> ) to ensure that infrastructure is located away from residential properties and that impacts are minimised where possible.   |
| The existing photomontages are difficult to understand and do not provide an accurate representation of how the landscape will change as a result of the Project. There are very few photomontages to inform the assessment. | N                                      | Updated visualisations and photomontages have been prepared since 2023 Statutory Consultation. These are in ES Volume 4, Appendix 8.10: LVIA Visualisations, ES Volume 4, Appendix 8.5: Representative Views – Winter, ES Volume 4, Appendix 8.6: Representative Views – Summer and ES Volume 4, Appendix 8.7: Night-time Photographs (Doc Ref. 5.4).   |
| The Project fails to consider the long-range views and protection of the wider landscape.  | N                                      | The likely effects to the character of the Site and the surrounding area have been assessed in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2)</b> . This includes an assessment of both long-range views and the effect of the Project on the wider landscape.   |
| The Project will be visible as people enter and leave the village from the A20, the main road.   | N                                      | ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) assesses the visual impacts of the Project. It notes that people travelling along Station Road from the north will not have views of the Project until they have crossed the HS1/Network Rail railway line, at which point they will have a glimpsed view (VP19) of the Project at close range in Field 25, as well as long distance cross valley views towards the Project on the northern aspect of the Aldington Ridge. |



**Theme 3: Landscape and Views** 

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|---|--|--|
| The change to the view northwards and towards Mersham would be dramatic.  | N                                      | The impact of the Project to residents to the north of Aldington has been assessed in <b>ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2)</b> , with medium to long distance partial views of the Project likely to be experienced.  |
| The proposed mitigation to increase the height of the hedges to 4m will change the landscape and interrupt the scenic and historic long views. It does not mitigate the loss of the views.  | N                                      | The proposed landscape mitigation is set out within <b>ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2)</b> and includes the provision of new hedgerows and trees to visually break up the Project. The package of measures proposed are considered to reduce impacts to an appropriate level.   |
| View 12 is one of the most important views providing the vista of open farmland right across the East Stour Valley towards Mersham. A more detailed assessment needs to be undertaken to take account of view impacts to PRoW. There will be a serious impact on views from footpaths AE 376, AE 430, and AE 428. | Y                                      | The impact on View 12 and to PRoW has been assessed in <b>ES Volume 2</b> , <b>Chapter 8: Landscape and Views (Doc Ref. 5.2)</b> .  The planting proposals for the northern boundary of the Site have been enhanced with further tree planting to assist in assimilating the Project within the landscape in views from PRoW to the north from PRoWs AE376, AE 430 and AE 428. |
| There would be increased visual prominence of the development during low sun on a daily basis. The impact of this has not been adequately recognised or addressed in the consultation material.   | N                                      | ES Volume 4, Appendix 16.2: Solar Photovoltaic Glint and Glare Study (Doc Ref. 5.4) assessed glint and glare impacts and identifies mitigation measures to ensure nearby receptors are not adversely impacted by the Project.  |
| The Project has not adequately demonstrated good design in respect of landscape and   | N                                      | The <b>Design Approach Document (Doc Ref. 7.4)</b> sets out the Project's approach to good design, confirming that the Project is consistent with the policies set out in  |



**Theme 3: Landscape and Views** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
| visual amenity in accordance with the NPS EN5. Impacts have not been adequately mitigated.   |  | NPS EN-1 and NPS EN-3. The ES has demonstrated adequate consideration and mitigation for the Project. The evolution of the design of the Project has been a collaborative process founded on baseline analysis, consultation and refinement.                             |
|  |  | <b>ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref. 5.2)</b> explains the alternative sites considered and the design evolution of the Project and how it has changed in response to consultee feedback and assessment.                               |
|  |  | Visual impacts have been identified and assessed in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2). Illustrative Landscape Drawings (Doc Ref. 2.7) have been prepared to assist in communicating the extent and vision of the landscape mitigation strategy. |
| The Project will impact the landscape views from Station Road, Roman Road and Calleywell Lane. The seasonal variation of the landscape and the beauty of this area of Kent countryside will be lost. | N                                      | ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) provides the assessment of landscape visual effects, including the landscape mitigation measures.   |
| The Project does not demonstrate how landscape character of the area will be retained and fails to provide adequate reassurance that the landscape character will be retained.                       | N                                      | Landscape character has been considered and assessed as part of the assessment of landscape effects (as set out in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2)).  |
| The proposed mitigation to landscape impacts does not adequately mitigate the impacts of the Project.  | Y                                      | ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) provides the assessment of landscape visual effects, including the landscape mitigation measures. This is supported by an Illustrative Landscape Masterplan and   |



**Theme 3: Landscape and Views** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
|  |  | Illustrative Landscape Sections provided in the Illustrative Landscape Drawings (Doc Ref. 2.7).  |
| An annual maintenance plan is required to ensure that new planting gets properly established.  | N                                      | The Outline Landscape and Ecological Management Plan ('LEMP') (Doc Ref. 7.10) sets out the management of landscaping, including new planting.                                  |
| The Project would impact the setting of nearby designated landscapes.  | N                                      | ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) assesses the landscape impacts on nearby designated landscapes, including the Kent Downs National Landscape ('NL'). |
| The Project would impact KCC's designated Landscape Character Areas. These have not been considered in the assessment.   | N                                      | Landscape Character Areas ('LCAs') have been considered and assessed within ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  |
| Glint and glare from the solar panels is known to affect the bird and bat population as they can become disorientated by the reflection or mistake the panels for water and crash into them. | N                                      | The potential disturbance to wildlife including birds has been assessed in ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2).  |
| Concern has been expressed for the wildlife around the reservoir due to the proximity of the construction road and panels.   |  |  |
| The cumulative effect of this Project with nearby projects could lead to loss of heritage  | N                                      | Cumulative effects to the rural character of the area have been assessed in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  |



**Theme 3: Landscape and Views** 

| <u> </u>  |  |   |
|---|--|---|
| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
| and rural farming traditions and the rural character of Aldington.  |  | The potential effects of the Project to cultural heritage have been assessed in ES Volume 2, Chapter 7: Cultural Heritage (Doc Ref. 5.2).   |
| The Project is not consistent with policy ENV10 of the Ashford Borough Council's Local Plan 2030:  "Planning applications for proposals to generate energy from renewable and low carbon sources will be permitted provided that: a) The development, either individually or cumulatively does not result in significant adverse impacts on the landscape, natural assets or historic assets, having special regard to nationally recognised designations and their setting, such as AONBs, Conservation Areas and Listed Buildings." | N                                      | The <b>Planning Statement (Doc Ref. 7.6)</b> considers local planning policy applicable to the Project, including the Ashford Borough Council Local Plan 2030. NPS EN-1 states in paragraph 4.1.12 that "other matters that the Secretary of State may consider both important and relevant to their decision-making may include Development Plan documents or other documents in the Local Development Framework". However, it must also be noted that paragraph 4.1.15 states that "In the event of a conflict between these or any other documents and an NPS, the NPS prevails for the purposes of Secretary of State decision making given the national significance of the infrastructure". |
| The Project is not consistent with ENV5 policy of the Ashford Borough Council's Local Plan 2030:  "All development in the rural areas of the Borough shall protect and, where possible, enhance the following features: a) Ancient woodland and semi-natural woodland; b) River corridors and tributaries; c) Rural lanes which have a landscape, nature conservation   | N                                      |   |



**Theme 3: Landscape and Views** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
| or historic importance; d) Public rights of way;<br>and, e) Other local historic or landscape<br>features that help to distinguish the character<br>of the local area."  |  |   |
| The Project is not consistent with Policy ENV3b of Ashford Borough Council's Local Plan 2030, "to conserve and where appropriate enhance the special qualities, distinctive character and tranquillity of the AONB". | N                                      | The <b>Planning Statement (Doc Ref. 7.6)</b> considers local planning policy applicable to the Project, including the Ashford Borough Council Local Plan 2030. NPS EN-1 states in paragraph 4.1.12 that "other matters that the Secretary of State may consider both important and relevant to their decision-making may include Development Plan documents or other documents in the Local Development Framework". However, it must also be noted that paragraph 4.1.15 states that "In the event of a conflict between these or any other documents and an NPS, the NPS prevails for the purposes of Secretary of State decision making given the national significance of the infrastructure". |
| The photograph showing viewpoint 27 does not demonstrate the proximity of the Project to the North Downs AONB. The Project will impact the views and setting of the North Downs AONB.                                | N                                      | In response to consultation, additional photomontages and photography to those consulted on at 2022 Statutory Consultation have been included in <b>ES Volume 4</b> , <b>Appendix 8.10: LVIA Visualisations (Doc Ref. 5.4).</b> The photomontages include a wide variety of viewing distances, with close range views (VP 12 and 16), medium distance views (VPs 14, 27, 29, 30 and 31) and a long distance view (VP 34). New photography includes spring photography and summer LVIA photography. Each viewpoint will therefore be presented with summer (2023) and winter (2022) photographs.   |
|  |  | For visualisations, each of the selected viewpoints will be provided as summer (2022) and early spring (April 2023) photography. Updated photography and visualisations have been provided in the within <b>ES Volume 2</b> , <b>Chapter 8</b> :  |



**Theme 3: Landscape and Views** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
|  |  | Landscape and Views (Doc Ref. 5.2), which have informed the assessment of effects.   |
|  |  | Further assessment of the Kent Downs National Landscape is included in <b>ES</b> Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2). The assessment of visual effects demonstrated there is likely to be limited visual impact to the Kent Downs National Landscape.  |
| Guidance requires landscapes designated for<br>their natural beauty to be avoided by large<br>scale PV. A wider zone of visual influence<br>should have been considered as required by<br>the NPS.                               | N                                      | The Site is not in or adjacent to a landscape designation. <b>ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2)</b> provides the assessment of landscape visual effects, including the landscape mitigation measures. This is supported by an Illustrative Landscape Masterplan and Illustrative Landscape Sections provided in the <b>Illustrative Landscape Drawings (Doc Ref. 2.7)</b> .                         |
| The lights during construction and on-going operation of the solar factory will impact the ability to maintain a dark sky area.  | N                                      | Lighting during the construction and decommissioning phases will be minimal and during the operational phase, no part of the Project (with the exception of the Sellindge Substation extension) will be continuously lit with lighting limited to emergencies or in the event of maintenance. Further information is in ES Volume 2, Chapter 3: Project Description (Doc Ref. 5.2) and the Design Principles (Doc Ref. 7.5). |
| The cumulative impacts of the Project need to be considered alongside the East Stour Solar Farm, Partridge Farm and other nearby projects. The cumulative effect would be harmful to the Aldington and the surrounding villages. | N                                      | The cumulative effects between the Project, East Stour Solar Farm and other nearby projects are reported on in ES Volume 2, Chapter 17: Cumulative Effects (Doc Ref. 5.2).  The cumulative landscape impacts of the schemes are assessed in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  |



**Theme 3: Landscape and Views** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
| The Project would have negative impacts to the quality of life of local residents, their sense of living in an attractive rural part of the country, and their ability to enjoy relaxing outdoor recreational pursuits in the vicinity of their home. There would be negative consequences for both the mental and physical health of many local people. | N                                      | The potential significant effects on the landscape and visual amenity have been identified and assessed in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  ES Volume 2, Chapter 12: Socio-Economics (Doc Ref. 5.2) assesses the health and well-being effects related to the Project.   |
| The fields on Goldwell Lane are inappropriate as they are close to significant residential housing, the village centre and the primary school.   | Y                                      | The impact on residential receptors has been further considered in <b>ES Volume 2</b> , <b>Chapter 8</b> : <b>Landscape and Views (Doc Ref. 5.2).</b> The landscape mitigation strategy was reviewed and amended to include more extensive buffers and more robust planting to assist in mitigating visual impacts from adjacent residential properties. |

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| The Project should provide sufficient area for natural grassland habitat away from the PVs. | Y                                      | <b>ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2)</b> sets out the proposed habitat areas for the Project that are free from PV arrays. Since 2023 Statutory Consultation the Applicant has removed PV arrays from Fields 26 to 29 and has |



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|--|--|--|
| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|  |  | kept the fields within the Order limits to provide biodiversity improvement areas ('BIAs'). The BIAs will be PV arrays free and specifically targeted to provide a range of habitats (including large flower rich and rough grassland areas but also scrub and wetland areas) suitable for species including breeding and wintering yellowhammer.                                    |
| There should be clear explanation of how current biodiversity is being measured, how the changes would be monitored if the development were to go ahead, and who | N                                      | The Biodiversity Net Gain ('BNG') Assessment (Doc Ref. 7.1) confirms that BNG of at least 100% for habitat units and above 10% for hedgerow and river units can be achieved for the Project and is secured via a Requirement within the draft DCO (Doc Ref. 3.1).  |
| would be responsible for managing and maintaining the biodiversity dimension of the development, which would not generate revenue for the operators.             |  | The <b>Outline LEMP</b> ( <b>Doc Ref. 7.10</b> ) describes the monitoring of the effectiveness of habitat establishment and any remedial actions needed for habitats or ecological features post-development. The <b>Outline LEMP</b> ( <b>Doc Ref. 7.10</b> ) notes the Applicant will be responsible for implementing the management and monitoring of the biodiversity proposals. |
| The Project will have adverse impacts to numerous protected species and in particular Red List birds like Yellowhammers and Skylarks which nest in these fields. | N                                      | ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2) includes an assessment of the potential impacts to species, including the proposed beneficial effects.   |
| The construction work will deter ground nesting species, such as Brown Hare from   | Y                                      | ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2) includes an assessment of the potential impacts to species, including the proposed beneficial effects.   |
| the area and the species may not recolonise.   |  | A range of enhancement and mitigation measures have been proposed in response to 2022 Statutory Consultation, including habitats targeting skylark, yellowhammer and brown hare among other species. Further details are set out   |



| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
|   |  | in the Outline LEMP (Doc Ref. 7.10) and a description of mitigation is in ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2).  |
|   |  | The Outline Construction Environmental Management Plan ('CEMP') (Doc Ref. 7.8) will ensure that best practice construction methods are carried out to minimise impacts to existing sensitive receptors and the environment during the construction phase.   |
| The area for "public access orchard" is home to a highly protected species and should not be disturbed.   | N                                      | The presence of protected species is addressed within the ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2) and has been identified through an extensive series of on-Site surveys (see ES Volume 4, Appendices 9.5a-9.5n (Doc Ref. 5.4)). The Outline LEMP (Doc Ref. 7.10) notes that an orchard is proposed to maximise value to biodiversity where possible, as well as to provide fruit production. |
| What will be the impact to the birds, bats and wildlife in this area and the adjoining land? Will there be light and noise impacts to the barn owl? | N                                      | ES Volume 2, Chapter 9: Biodiversity (Doc Ref. 5.2) includes an assessment of the potential impacts to species, including the proposed beneficial effects.  |
| There are great crested newts present at the site. Natural England's ponds at Stonelees (a listed property) have not been included in the PEIR.     | N                                      | ES Volume 4, Appendix 9.7: Assessment of Effects (Doc Ref. 5.4) provides an assessment of the expected construction phase impacts on great crested newt. Embedded Mitigation for GCNs is set out in the Outline LEMP (Doc Ref. 7.10).   |
| This application does not provide the required gap between the solar panels to support  | N                                      | The <b>Design Principles (Doc Ref. 7.5)</b> establish appropriate distances between each row of PV arrays and between the edge of PV arrays and fencing. These  |



| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| biodiversity in accordance with ABC Renewable Energy Planning Guidance Notes. The National Policy Statement also require projects to extend existing habitats and create new habitats. This can only be achieved with the 5m buffer strip between solar arrays. |  | offsets allow for the extension of existing habitats and the creation of new habitats. The <b>Outline LEMP (Doc Ref. 7.10)</b> sets out how these buffers will be maintained and managed. |

#### **Theme 5: Traffic and Access**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
| There have been accidents at the turn off at the junction of the A20 and Station Road. This has not been considered in the assessment and there is no proposed mitigation to reduce impact. Bank Road and down Laws Lane are single track roads and highly inappropriate for any construction traffic. | N                                      | The Applicant has undertaken a review of the local highway network to identify suitable construction routes to the Site, informed by traffic accident data (summarised at ES Volume 4, Appendix 13.5: Accident Data and Plots (Doc Ref. 5.4)).  Management of construction traffic is set out in the Outline Construction Traffic Management Plan ('CTMP') (Doc Ref. 7.9), including specifications of the appropriate routes to the Site. Detailed CTMP(s) for the Project's phases are secured by a DCO Requirement as set out in the Draft DCO (Doc Ref. 3.1), |



**Theme 5: Traffic and Access** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
| Using the junction of Goldwell lane and Roman Road a construction route could be a safety risk to the nearby Aldington Primary School. | N                                      | which will ensure that construction traffic keeps to the identified construction routes, the agreed hours of construction are adhered to, and interaction with PRoW and highway users is managed safely and effectively.  |
|  |  | Suitable traffic regulations measures, including temporary traffic signals, warning signage and use of a banksman where required, are controlled by the <b>Outline CTMP</b> ( <b>Doc Ref. 7.9</b> ) and are shown on the <b>Traffic Regulations Measures Plans</b> ( <b>Doc Ref. 2.4</b> ). |
|  |  | The construction traffic impacts of the Project have been assessed and are set out in <b>ES Volume 2</b> , <b>Chapter 13</b> : <b>Traffic and Access (Doc Ref. 5.2)</b> . This ES Chapter concludes that there are no predicted significant impacts on the local highway network.           |
| The construction traffic will add further pressure to the roads and existing traffic.  | N                                      | The construction traffic impacts of the Project have been assessed and are set out in <b>ES Volume 2</b> , <b>Chapter 13</b> : <b>Traffic and Access (Doc Ref. 5.2)</b> . This ES Chapter concludes that there are no predicted significant impacts on the local highway network.           |
| Will there be damage to the country roads and how will the Applicant guarantee that vehicles will not use other roads in the village?  | N                                      | The Outline CTMP (Doc Ref. 7.9) and Outline DTMP (Doc Ref. 7.13) include measures to monitor and control traffic to prevent it going through the core of Aldington village. It is not expected the construction traffic would damage local roads.   |
| The construction workers will generate a significant impact on traffic volumes in the  | N                                      | The <b>Outline CTMP (Doc Ref. 7.9)</b> provides for a Worker Travel Plan which will consider different ways of managing construction worker traffic.  |



#### **Theme 5: Traffic and Access**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
| village and at the Smeeth Crossroads on the A20.   |  |  |
| The Project has not considered the cumulative effect to the local road network in accordance with the NPS.   | N                                      | <b>ES Volume 2, Chapter 13: Traffic and Access (Doc Ref. 5.2)</b> considers the cumulative impacts of the Project on the local road network in accordance with the NPS.  |
| A number of PRoWs would be potentially affected by crossing traffic during construction. These would include AE431, AE443, AE448, AE378, AE377, AE370, AE474, AE454. AE 396 and AE 385 may also be affected to some degree. It is not clear PRoWs would be protected during this time. | N                                      | The Applicant prepared an Outline Rights of Way and Access Strategy ('RoWAS') (Doc Ref. 7.15) to set out how the PRoWs would be managed during construction. The Applicant seeks to minimise impacts to PRoWs where practicable and where can be undertaken safely. A draft of the Rights of Way and Access Strategy was consulted on at 2023 Statutory Consultation and prepared in consultation with KCC's PRoW officer.  ES Volume 2, Chapter 8: Landscape and views (Doc Ref. 5.2) assesses the likely effects to the views of Public Rights of Way ('PRoW') users. ES Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2) sets out the likely effects on users of the PRoW during the construction, operational and decommissioning stages of the Project. |



**Theme 6: Agricultural Land** 

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
| Agricultural land with heritage values should not be used for solar generation. This would impact the food supply chain at a critical time when food security. | N                                      | <b>ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref 5.2)</b> sets out the site selection process for the Site which carefully considered minimising BMV land included in the Order limits. The Applicant's site selection has avoided the use of BMV land where possible.                            |
|  |  | The Applicant has assessed the effects to food security and to the agricultural economy in <b>ES Volume 2</b> , <b>Chapter 12</b> : <b>Socio-economics (Doc Ref. 5.2)</b> which found the residual effects would be negligible (not significant).  |
| The Applicant has not sought to avoid the use of Best and Most Valuable land as required by the Draft National Policy Statement (NPS) EN-3.                    | N                                      | <b>ES Volume 2, Chapter 5: Alternatives and Design Evolution (Doc Ref 5.2)</b> sets out the site selection process for the Site which carefully considered minimising BMV land included in the Order limits.   |
|  |  | The Soils and Agricultural Land Report at ES Volume 4, Appendix 16.1: Soils and Agricultural Land Report (Doc Ref. 5.4) and ES Volume 2, Chapter 16: Other Topics (Doc Ref. 5.2) provides information and assessment of effects to agricultural land and soils.  |
| More granular information should be provided to explain the soil and agricultural land quality of the site.  | N                                      | The Soils and Agricultural Land Report (ES Volume 4, Appendix 16.1: Soils and Agricultural Land Report (Doc Ref. 5.4)) has been updated since 2023 Statutory Consultation and provides a detailed Soil and Agricultural Land Classification ('ALC') survey of the land within the Order limits.                        |
| The construction phase of the project will damage the soils and the land.  | N                                      | The Applicant will implement standard good practice soil management measures to ensure that the loss and damage to soil are minimised. These measures are described in the <b>Outline CEMP (Doc Ref. 7.8)</b> for the construction phase and in the <b>Outline DEMP (Doc Ref. 7.12)</b> for the decommissioning phase. |



**Theme 7: PRoW Changes** 

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|---|--|--|
| The Project would disrupt 14 PRoWs and the connectivity and continuity of the network as a whole. PRoWs are a valuable part of our heritage and recreational amenity and should not be an afterthought of the Project design. PRoWs should be preserved and/or enhanced as part of the Project. Making a path longer and less direct is not an improvement to the existing route. | N                                      | The Applicant recognises the importance of PRoWs and impacts on them have been assessed in ES Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2) and in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).  Where possible, the design of new and diverted routes has been undertaken to reduce the need to increase distance and maintain connectivity and legibility (for example using historic hedgerows to replace some cross-field routes). |
| Diverting and distinguishing PRoW routes would impact the heritage of the PRoWs.  | N                                      | An assessment of effects to the cultural heritage is in ES Volume 2, Chapter 7: Cultural Heritage (Doc Ref. 5.2). The PRoW were not identified as a heritage asset in ES Volume 2, Chapter 7: Cultural Heritage (Doc Ref. 5.2) however the impacts to PRoW have been assessed in ES Volume 2, Chapter 12: Socioeconomics (Doc Ref. 5.2) and in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2).   |
|   |  | The diversion of the PRoW network is required to deliver the Project and have been discussed and agreed with KCC. The approach is set out in the <b>Outline RoWAS</b> ( <b>Doc Ref. 7.15</b> ). <b>ES Volume 2, Chapter 8: Landscape and views (Doc Ref. 5.2)</b> assesses the   |
|   |  | likely effects to the views of Public Rights of Way ('PRoW') users. <b>ES Volume 2</b> , <b>Chapter 12: Socio-economics (Doc Ref. 5.2)</b> sets out the likely effects on users  |



## **Theme 7: PRoW Changes**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
|  |  | of the PRoW during the construction, operational and decommissioning stages of the Project.   |
| The 10m wide PRoWs, the use of stockproof rather than metal fencing and the river walk is supported.   | N                                      | Noted.  |
| There is a procedure to revert PRoWs to their original course after the lifetime of the Project, which should be considered.   | N                                      | The diversion of the PRoW network is required to deliver the Project and have been discussed and agreed with KCC. The approach is set out in the <b>Outline RoWAS</b> ( <b>Doc Ref. 7.15</b> ).   |
| The Project does not address the impact of<br>the PRoW diversions and the impact to<br>PRoW AE428, AE449, AE342 and AE431<br>has not been fully considered.  | N                                      | Each PRoW that is affected by the Project has been considered and appropriate mitigation applied through diversions and new routes where appropriate. <b>ES Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2)</b> provides thorough route by route commentary and consideration of routes affected.  |
| It has not been explained how the commitment to improve the PRoW network will be delivered by the Applicant pursuant to the DCO and maintained for the operational lifetime of the Project. It is not clear how the proposed river walk will look. | N                                      | The Outline RoWAS (Doc Ref. 7.15) describes the required PRoW closures and diversions and how the network will be managed during the Project life.  Illustrative sections of the proposed River Walk are in Illustrative Landscape Drawings (Doc Ref. 2.7). ES Volume 2, Chapter 8: Landscape and views (Doc Ref. 5.2) assesses the likely effects to the views of Public Rights of Way ('PRoW') users. |



## **Theme 7: PRoW Changes**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| There is no independent assessment explaining how the PRoW usage has been determined.   | N                                      | The PRoW usage was assessed by an independent third party consultant. The survey results are provided in <b>ES Volume 4</b> , <b>Appendix 13.6</b> : <b>PRoW User Survey Results (Doc Ref. 5.4)</b> .   |
| The assessment does not consider the cumulative impacts to the views from the PRoWs. Including the increased PRoW distances, the views from the PRoWs, the continuity and connectivity of the PRoWs and the impact to the PRoW network. | N                                      | The cumulative effects on views from the PRoW network have been assessed in ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2). The impact of the diversions is then considered in ES Volume 2, Chapter 13: Traffic and Access (Doc Ref. 5.2) and, ES Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2). |

## **Theme 8: Loss of Vegetation**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
| Removing valuable hedgerows must be kept to a minimum and any that are removed or altered should require clear and convincing justification. | N                                      | The Project will result in a significant net increase in the total length and quality of hedgerows present on Site, with significant lengths of new hedgerow planted. The <b>Biodiversity Net Gain ('BNG') Report (Doc Ref. 7.1)</b> provides further details. |



## **Theme 9: Cultural Heritage**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
| The Consultation does not explain how the listed buildings have been categorised as 'minor to moderate sensitivity'.   | N                                      | The sensitivity of assets is described in ES Volume 4, Appendix 7.2: Heritage Statement (Doc Ref. 5.4).  |
| Concerns raised about the impact to the cultural heritage and quality of life of the area. The potential impacts have not been considered by the Project.  | N                                      | Potential cultural heritage effects from the Project have been assessed in ES Volume 2, Chapter 7: Cultural Heritage (Doc Ref. 5.2).   |
| The Project impacts the long and important views from the Grade I listed Aldington Church, Court Lodge Farm and the remains of the Archbishops Palace which are also listed. To the east of the village a cluster of listed buildings is included within a Conservation Area designation, and together forms an important heritage asset and a key feature in the landscape as it is located prominently on higher ground. | N                                      | Potential cultural heritage effects from the Project have been assessed in ES Volume 2, Chapter 7: Cultural Heritage (Doc Ref. 5.2).  The setting and significance of nearby designated assets has been assessed in the Heritage Statement (ES Volume 4, Appendix 7.2: Heritage Statement (Doc Ref. 5.4)). |



#### **Theme 10: Water Environment**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| Increased traffic and development of the site would compact the clay at the site and increase the flooding.   | N                                      | Best practices will be employed during the construction and decommissioning phase to ensure that ground compaction is minimised, or else remediated. Management of Site conditions during the construction and decommissioning stages is controlled by the Outline CEMP (Doc Ref. 7.8) and the Outline DEMP (Doc Ref. 7.12).  |
| Many of the fields are subject to flood risk and recently there was significant flooding in the area. Of particular concern is the corner of Laws Lane and Bank Road where Spring Cottage and Bow Cottage are located.  | Y                                      | The risk of surface water flooding has been evaluated further as part of a full, detailed Flood Risk Assessment provided as <b>ES Volume 4</b> , <b>Appendix 10.2</b> : <b>Flood Risk Assessment (Doc Ref. 5.4)</b> . The detailed flood modelling included in the Flood Risk Assessment ( <b>ES Volume 4</b> , <b>Appendix 10.2</b> : <b>Flood Risk Assessment (Doc Ref. 5.4)</b> ) includes modelling of runoff from the Site. The two cottages noted are both currently located near to existing agricultural drains and currently are at risk of surface water flooding. The Flood Risk Assessment confirms that the Project will not result in an increase to this risk. |
| The PEIR has not correctly assessed the risk of surface water flooding, which already occurs in the western area of the proposed Stonestreet Green development. The report does not address the critical issues of topography and the clay soil and the effect they have on surface water runoff. | N                                      | The Flood Risk Assessment (ES Volume 4, Appendix 10.2: Flood Risk Assessment (Doc Ref. 5.4)) assesses the potential water run-off which is managed during the construction phase by the CEMP which is secured via a Requirement of the Draft DCO (Doc Ref. 3.1) to be in accordance with the Outline CEMP (Doc Ref. 7.8) and the operational phase by an Operational Surface Water Drainage Strategy which is secured via a Requirement in the Draft DCO (Doc Ref. 3.1) to be in accordance with the Outline Operational Surface Water Drainage Strategy ('OSWDS') (Doc Ref. 7.14).   |



#### **Theme 10: Water Environment**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
| New Paths 2 & 3 are on land subject to flooding. New Path 4 would need to be negotiated with landowners. | Y                                      | Flood risk to the Project has been assessed in ES Volume 4, Appendix 10.2: Flood Risk Assessment (Doc Ref. 5.4).    |
|  |  | The Applicant is no longer proposing New Route 4 as connectivity is provided parallel to the Order limits by AE370. |

## **Theme 11: Community Benefits**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|---|--|--|
| The index-linked community benefit fund for the lifetime of the project is supported. Consideration should be given to allocating proportionally more funds to Aldington as this village would be impacted more than neighbouring villages. | N                                      | Noted.   |
| Request for a reduced electricity bill to compensate for the impacts of the Project.  | N                                      | Supply of electricity to residential properties by the Project is not possible due to Office of Gas and Electricity Markets electricity regulations.   |
| The community benefit fund is insufficient when spread across 4 parishes and 2 primary schools. A fixed annual percentage of profits  | N                                      | The Applicant commits to deliver a £40,000 per annum (inflation-linked) Community Benefit Fund, details of which are set out in the <b>Planning Statement</b> ( <b>Doc Ref. 7.6</b> ) and were made available for feedback during the 2023 Statutory |



## **Theme 11: Community Benefits**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| should be considered. Windfarms in Scotland are expected by the Scottish Government to be at least £5k per megawatt generated, so on that basis a 100 MW development. The North Farm Solar Park is paying the community £1500/MW per annum. |  | Consultation. The Community Benefit Fund does not form part of the DCO Application and this funding is not required to mitigate the effects of the Project. |

#### **Theme 12: Consultation**

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|--|--|---|
| The following information was not included in the consultation material which has limited the opportunity for consultation comments: | N                                      | The PEIR addressed the changes to PRoWs and Permissive Path Network. Further details are set out in <b>ES Volume 2</b> , <b>Chapter 12</b> : <b>Socio-economics (Doc Ref. 5.2)</b> .                                  |
| <ul> <li>PRoW changes</li> <li>Maps that show the village and provide a clear scale of the Project</li> </ul>                        | 1                                      | The Site Location Plan provided within the <b>Illustrative Project Drawings (Doc Ref. 2.6)</b> demonstrates the Order limits in relation to Aldington village and the surrounding area.                               |
| <ul> <li>Viewpoints are difficult to understand</li> <li>Photomontages.</li> </ul>   |  | ES Volume 2, Chapter 8: Landscape and Views (Doc Ref. 5.2) includes a full landscape and visual impact assessment, including accurate visual representations. ES Volume 2, Chapter 12: Socio-economics (Doc Ref. 5.2) |



#### Theme 12: Consultation

| Consultee Feedback   | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback   |
|--|--|--|
|  |  | sets out the likely effects on users of the PRoW during the construction, operational and decommissioning stages of the Project.   |
|  |  | In response to consultation, additional photomontages and photography to those consulted on in 2022 Statutory Consultation have been prepared and are in <b>ES Volume 4, Appendices 8.5: Representative Views - Winter, 8.6:</b> Representative Views - Summer and 8.9: Visual Effects Table (Doc Ref. 5.4). New photography includes spring photography and summer LVIA photography. Each viewpoint will therefore be presented with summer (2023) and winter (2022) photographs. |
| The consultation has not been adequate in accordance with relevant requirements and it is not clear from the consultation material who the Applicant is. Incorrect information about the Project has been presented at consultation. | N                                      | The <b>Consultation Report (Doc Ref. 6.1)</b> sets out how the consultation was undertaken in compliance with the Planning Act 2008, the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 and the Infrastructure Planning (Environmental Impact Assessment Regulations 2017. The Applicant's name was made clear on consultation material made available at 2022 Statutory Consultation and 2023 Statutory Consultation.                    |
| There is no evidence of ongoing engagement with residents impacts by the Project.  | N                                      | The <b>Consultation Report (Doc Ref. 6.1)</b> sets out the ongoing engagement with residents impacted by the Project. In addition to one-on-one meetings with residents, the Applicant established the Community Liaison Panel and provided Project updates through the distribution of letters.   |



Theme 13: Noise

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| There will be noise impacts to the quiet nature of the area.  | Y                                      | Further noise assessment modelling has been undertaken since 2022 Statutory Consultation to move noise generating infrastructure further away from nearby residential properties. Acoustic fencing is proposed in certain locations to minimise potential noise impacts to nearby receptors (see ES Volume 2, Chapter 14: Noise (Doc Ref. 5.2)) and is secured by the Design Principles (Doc Ref. 7.5). |
| Concerns about the impact on wildlife regarding disruption of habitat and noise levels when constructing and decommissioning the solar farm. When erected, what effect will noise from the onsite electrical equipment have on animals and birds or if any frequency noise will affect the bats echolocation? | N                                      | The disturbance impacts to wildlife during construction is assessed in <b>ES Volume 2</b> , <b>Chapter 9</b> : <b>Biodiversity (Doc Ref. 5.2)</b> .  The <b>Outline CEMP (Doc Ref. 7.8)</b> will ensure that best practice construction methods are carried out to minimise impacts to existing sensitive receptors and the environment during the construction phase.                                  |
| The planned site is extremely exposed to the wind. Concerned about the wind noise that the panels could create.   | N                                      | The assessment considers the effects of different weather conditions that could alter the noise of the Project which is set out in <b>ES Volume 2</b> , <b>Chapter 14</b> : <b>Noise (Doc Ref. 5.2)</b> .   |
| There has been little consideration of the impact of the noise and pollution from construction traffic to residents.  | N                                      | Noise assessment is provided in ES Volume 2, Chapter 14: Noise (Doc Ref. 5.2)).  The Outline CEMP (Doc Ref. 7.8) and Outline DEMP (Doc Ref. 7.12) include measures to manage environmental impacts from construction and minimise disruption on the local highways.   |



#### Theme 13: Noise

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| There is potential for noise and safety impacts to the residents and schools near these fields. | N                                      | ES Volume 2, Chapter 14: Noise (Doc Ref. 5.2) assesses the potential impacts and confirms there would be no significant effects in relation to noise. |

#### **Theme 14: Ground Conditions**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| Concerned about the stability of the land to support the significant weight of solar panels and associated infrastructure and potential land contamination. | N                                      | Desk studies and subsequent ground investigation works (as described in <b>ES Volume 2</b> , <b>Chapter 11</b> : <b>Land contamination (Doc Ref. 5.2))</b> have confirmed the land is suitable for the siting of this type of infrastructure. |



## **Theme 15: Air Quality**

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| The dirt, dust and mud will cause air pollution likely to affect people and animals health. |  | The <b>Outline CEMP</b> ( <b>Doc Ref. 7.8</b> ) ensures that best practice construction methods are carried out to minimise impacts to existing sensitive receptors and the environment during the construction phase in order to minimise impacts to existing sensitive receptors and the environment in terms of air quality and dust impact. The Applicant does not expect there to be significant air quality impacts as a result of the construction phases and the impacts at nearby sensitive receptors will be considered negligible. |

#### Theme 16: Socio-Economics

| Consultee Feedback  | Change<br>to Project<br>Design?<br>Y/N | Regard had to the Consultee's Feedback  |
|---|--|---|
| The Project would result in impacts to the local economy through loss of local farm jobs reduction in the number of tourists visiting the area, resulting in the closing of local treasured businesses, such as the Walnut Tree pub, reduced house values, resulting in a reduction in local and national spend by village residents. | N                                      | The Applicant has engaged with current landowners and tenants of the land within the Order limits to understand baseline information related to permanent, full-time / part-time and seasonal employment supported by existing uses, total area farmed (by type of farming and product) and yields generated by this land. This information was used to complete an assessment of effects on agricultural land, the agricultural economy and food security. <b>ES Volume 2, Chapter 12: Socio-Economics (Doc Ref. 5.2)</b> includes an assessment of the impacts to the local agri-economy. |