

EAST STOUR SOLAR FARM

Scoping Report

PREPARED ON BEHALF OF



OCTOBER 2021



engena

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INTRODUCTION

- 1 This document, and accompanying figures, form the Scoping Report for a proposed 49.9MW solar farm on land south of the M20, to the west of Sellindge and north-east of Aldington.
- 2 Submitted to Ashford Borough Council under the terms of the EIA Regulations 2017, this Scoping Report introduces the project, describes the proposal in more detail, then

presents the anticipated environmental assessments required for the scale and location of the proposal. This Scoping Report forms the basis of a formal Scoping Request to Ashford Borough Council.

Project Overview

- 3 The proposed project west of Sellindge includes an array of ground-mounted solar panels and ancillary infrastructure including inverter/transformer units, electrical infrastructure, switch gear, substation, and temporary construction compounds. The site location is shown at **Figure S1**.
- 4 The site will additionally comprise a below-ground cable route to a substation cabinet on a proposed Pivot Power battery energy storage site north of the M20 on Church Lane, west of the Sellindge Converter Station. The grid connection will connect from this cabinet under Church Lane to the adjoining National Grid substation. The substation and grid connection are separate to the battery energy storage system.
- 5 It is anticipated that the proposed development would be generating

electricity for a period of forty (40) years following which the site would be decommissioned, unless an application is made for an extension to operations or replacement.

- 6 The proposed solar farm would have a rated export capacity of up to 49.9MW. The panels would be ground-mounted to a maximum height above ground of up to 3.0m.
- 7 It is predicted that the solar farm would have a potential annual average energy yield equivalent to the electricity needs of around 17 000 average Ashford Borough households (based on average domestic consumption per household of 4 110kWh (DBEIS, 2020).
- 8 From the displacement of electricity generated from fossil fuels, the proposed development would offset the emission of a significant quantity of pollutants, particularly carbon dioxide. This reduction in emissions would contribute to the national legislation of zero net carbon emissions by 2050 and international reductions required under the legally binding obligations of the Kyoto Protocol. It also contributes to the reduction of emissions in Ashford

Borough to assist the council in reaching its net zero carbon emissions by 2030 commitment.

Design Iterations and EIA

- 9 The figures, areas and the site layout presented in this report may change during the inherently iterative EIA process, through which benefits from maximising renewable energy generation are balanced with identified potential impacts.

The Applicant

- 10 The Applicant for the proposed development will be EDF Renewables (EDF-R). EDF Renewables is a joint venture between EDF Renewables Group (EDF's global renewable business) and EDF Energy (EDF's UK generation business).
- 11 EDF Renewables operates in more than 20 countries around the world. The company develop, construct and operate wind farms, solar and battery storage projects, and have more than 25 years' experience in delivering renewable energy generation.
- 12 Engena Limited is supporting EDF Renewables with the provision of EIA planning services.



THE PROPOSAL

Introduction

- 13 The proposed development will consist of solar panels that are ground mounted in rows, and ancillary infrastructure including inverter/transformer units, grid connection cabling, a client and substation, welfare and storage cabinets/containers, and a temporary construction compound.

Site Infrastructure

Solar Panels, Frames and Anchors

- 14 The array of ground-mounted solar photovoltaic panels will be located within the overall site area of approximately 102 hectares and have a capacity of up to 49.9MW at the point of connection.
- 15 Space between frames is provided for maintenance access and to minimise shading from neighbouring panels.
- 16 The solar panels will be mounted at a fixed angle of approximately 20 degrees with a maximum height of approximately 3.0m, on panel frames that are fixed to the ground with driven ground anchors. In locations identified as potentially sensitive to ground disturbance, surface mounted ground anchors will be used as necessary.

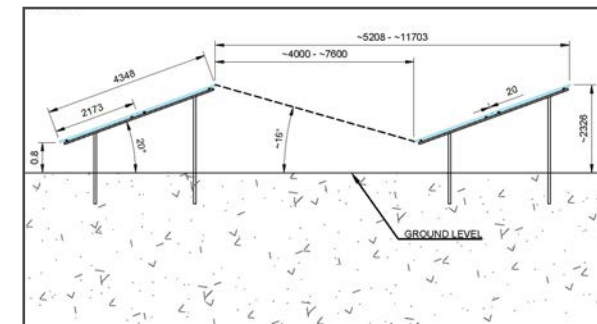


Plate 1 - Typical Array Cross Section

- 17 The array will face close to due south and has been designed to take into account the terrain of the site.

Access Tracks

- 18 To facilitate construction deliveries to the proposed location and to allow ongoing access for maintenance of the complete site through operation, on-site access tracks will be required.
- 19 Existing farm tracks will be used wherever possible and where they are of sufficient load-bearing capacity. New or upgraded track will be semi-permeable, will have a rough crushed stone finish and will consist of approximately 300mm depth of compacted stone over a geo-textile membrane with the finished surface at, or just above, ground level (**Plate 2**). The track will generally have a 4.0m wide running surface.
- 20 Public footpaths will remain open through construction and operation and advanced notifications and safety measures such as banksmen will be deployed, when necessary, during construction.



Plate 2 - Typical Access Track

Inverters and Transformers

- 21 The solar panels generate Direct Current (DC) electricity, which must be converted to electricity with an Alternating Current (AC) before it is exported into the Local Distribution Network. This conversion would be undertaken by a series of distributed inverter/transformer units (circa 17 units distributed across the site). Each inverter has a transformer unit included within the cabinet to convert the generated AC power from the inverters to the connection voltage.
- 22 Each inverter/transformer unit is typically 6.1m long, 2.4m wide and 3.0m tall. Underground electrical cables

connect the panels to the inverters. Communications and power cables link the inverter/transformer units to the client substation (containing metering and protection equipment).



Plate 3 - Typical Combined Inverter/Transformer Unit

Grid Connection

- 23 The connection will be through underground cable to a sub-station cabinet located on the proposed Pivot Power battery energy storage site and then by underground cable onwards into the National Grid substation.
- 24 Cables from the inverters on the southern portion of the site will be buried underground along Church Lane.

Temporary Construction Compound

- 25 For the duration of the construction (and decommissioning) periods, temporary compounds (typically 30m by 40m) will be required to provide secure storage of equipment and construction materials, welfare facilities and office accommodation for site staff. This will have a similar appearance to the access track and will be removed after construction (or decommissioning) is complete.

Ancillary Cabinets and Containers

- 26 Three additional containers/cabinets will contain the security and solar farm control systems, equipment for general maintenance and spare parts should they be needed during the operational phase, and welfare facilities for visiting personnel.

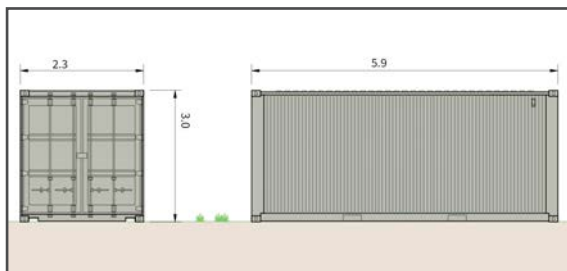


Plate 4 - Typical Storage Container

Security Fence and Lighting

- 27 A perimeter fence and CCTV system comprising inward-facing cameras will be installed to protect the solar panels and cabling from theft. The security fence will be approximately 2.1m tall.
- 28 A deer-style fence comprising metal mesh on wooden posts will include a 150mm gap at its base to enable the passage of small mammals such as hedgehogs. Mammal 'gates' or larger gaps are provided at locations identified by the qualified ecologist to permit the passage of badgers.
- 29 No lighting is proposed within the solar farm. The CCTV cameras operate in infra-red during low light levels.

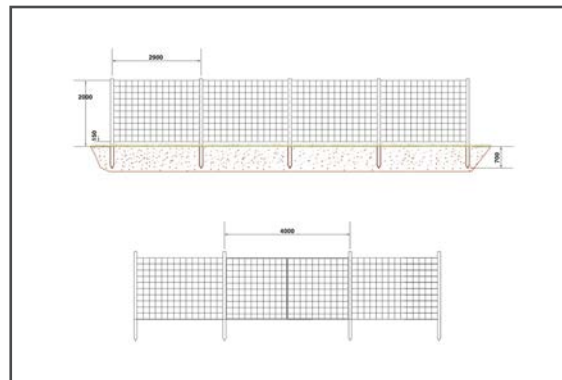


Plate 5 - Typical Wooden Post and Wire Mesh Security Fence

Operational Phase

- 30 The solar panels will be mounted at a fixed angle and will be orientated close to south facing to maximise generation throughout the day and over the year. The solar farm is carefully designed to consider the specific ground conditions and to avoid shading from nearby features such as woods and hedges.
- 31 The site is remotely monitored and operated with the automated system alerting an engineer in case of component or system failure. Regular checks will be undertaken to ensure the panels, inverters, frames and fittings are all in good working order. The panels will be cleaned periodically to ensure maximum generation.
- 32 During normal operations, personnel will visit the site approximately once a month, in a light van or four-wheel drive vehicle.
- 33 The land between the panel rows will be seasonally mown to maintain the meadow planting. The site may also be lightly grazed.



ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

EIA Screening

- 34 The Environmental Impact Assessment (EIA) screening procedure determines whether a proposed project is likely to have significant effects on the environment, thereby requiring EIA.
- 35 A Screening Request was submitted to Ashford Borough Council in July 2021. In accordance with the Town

and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) Ashford Borough Council provided a Screening Opinion on 31st August 2021. The Council deemed that *'when the potential significant effects of the development are considered in relation to the characteristics of the development (particularly the cumulation with other existing development and/or approved development; and the use of natural resources, in particular land, soil, water and biodiversity) and the location of the development in relation to nearby heritage assets, the development is considered to be an EIA development and an EIA is therefore required.'*

EIA Scoping

- 36 Whilst it is not a statutory requirement, EDF-R has also opted to request a formal Scoping Opinion in accordance with Regulation 15 of the EIA Regulations. This provides Ashford Borough Council the opportunity to confirm what it considers to be the principal effects of the development and so the scope of the EIA.

37 Regulation 15(2) outlines the minimum information required within the scoping request:

- (i) a plan sufficient to identify the land;
- (ii) a brief description of the nature and purpose of the development, including its location and technical capacity;
- (iii) an explanation of the likely significant effects of the development on the environment; and
- (iv) such other information or representations as the person making the request may wish to provide or make.

38 This scoping report has been prepared in accordance with Regulation 15 of the EIA Regulations and sets out the anticipated impacts of the proposal, and the necessary topics for the EIA and subsequent Environmental Statement (ES).



PROPOSED ASSESSMENTS AND DOCUMENTATION

Site Design

- 39 Through careful site selection, and an iterative considered approach to site design that aims to mitigate the potential impacts, the developer aims to minimise impacts and maximise generation capacity.
- 40 The scale, design and 'other measures' are a balance between

the maximization of potential benefits and the minimisation of anticipated environmental impacts set against the technical needs of a ground-mounted solar farm development.

- 41 The initial suitability of the landholding for a solar farm plus the initial site design within the boundaries of the landholding, were based on consideration of the following technical and environmental constraints, as guided by National Planning Policy Framework (NPPF, 2021), National Planning Practice Guidance, National Policy Statement for Renewable Energy Infrastructure (EN-3) (DECC, 2011b), and common industry practice:

- Capacity of a site - the site is considered against a number of constraints to determine the land capacity. These considerations include: proximity to dwellings, designated sites, trees and ecological features, Public Rights of Way, utilities infrastructure and aviation interests. For an array of solar panels the panel rows should avoid shading each other, and should avoid shading from surrounding vegetation or built form by allowing a suitable

separation between rows and from such features.

- Road access - there must be adequate access for the delivery vehicles used during construction.
- Electrical connection – it must be technically and economically viable to connect the site to the local electricity distribution system.

- 42 In considering typical industry practices, the additional technical and commercial criteria are important to the successful development of a solar farm:

- Land availability – the landowner must support the development of a renewable energy proposal on their land.
- Existing land use – it is important to work with consideration to the activities on the land to ensure that plant and equipment are positioned to minimise impacts on existing and future planned activities.
- Land quality – an agricultural land classification (ALC) survey of the site will establish the baseline soil environment.

43 Alongside the consideration of all technical, environmental and commercial site selection criteria, the developer takes a landscape and visual impacts-led approach to detailed site design.

Environmental Impact Assessment

44 Subject to the formal Opinion of the Local Planning Authority, it is envisaged that the EIA will assess the following factors to determine anticipated significant impacts as guided by policy and guidance. These topics will be reported within chapters of the Environmental Statement (ES) that will ultimately accompany any planning application.

Pre-Application Public Consultation

45 A comprehensive programme of pre-application consultation with the local community is currently underway. The responses from the consultation will be integrated into the final design and application.

46 As a result of Covid-19 restrictions it has not possible to conduct public events in the traditional way. Instead, EDF-R

resolved to adopt a comprehensive and broad approach to consultation, providing as many avenues as possible for members of the public to engage, in an accessible way.

47 The proposed East Stour Solar Farm was announced on 12th July 2021, and a four-week public consultation period followed in order to provide the local community with enough time to engage in the process.

48 Briefings took place with a number of community representatives prior to the project being announced, in order to ensure that these key stakeholders were in an informed position to comment publicly and field enquiries from local people once the project had been announced.

49 The press release, issued on 12th July was picked up by one local media outlet, who published details of the consultation and the website address for the virtual consultation.

50 An online virtual consultation platform was established, which provided information on all the key features of the project, and an online feedback form. In order to address the issue of accessibility – specifically, reaching

those who cannot access online information – an information leaflet was posted to 2 871 households within between 2km and 4km of the proposed site.

51 Two exhibition webinars were held on 17th and 22nd July 2021. These were online live events that people registered for via the EDF R website or by contacting the communications team. At these online events the East Stour project team provided a presentation and answered questions.

52 Further public consultation events are planned for autumn 2021 prior to submission of the planning application.

53 Comments received during the pre-application consultation period and prior to application submission will be reported in the ES and incorporated into the project design and proposal wherever possible.

Existing Conditions - Agricultural Land Classification

54 A detailed site survey will be undertaken and reported in full within this chapter of the ES, to ascertain the quality of the land within the proposed development boundary.

- ## Traffic and Transport

- | | |
|----|--|
| | transformer buildings and construct bases; |
| | <ul style="list-style-type: none"> • Excavate cable trenches and lay the power and communication cables; • Install the electrical equipment; • Set out the solar panel mounting system and install the solar panels; • Erect the security fencing and CCTV equipment; • Commission the site; and • Carry out reinstatement works and clear the site. |
| 58 | It is normal practice to undertake a number of tasks in parallel to minimize the construction period. |
| 59 | Aggregate for the construction of access track and Redi-mix concrete for the substation and transformer building foundations will need to be delivered to site. Spoil from the excavation of foundations will be reused on site. |
| 60 | Deliveries for the solar farm to the proposed site will be made by standard HGV along Church Lane from the north. |
| 61 | <p>The EIA will consider:</p> <ul style="list-style-type: none"> • The delivery route for standard HGVs; |

- The delivery schedule to minimize disruption;
- Any potential highways modifications that may be required to allow safe, efficient delivery; and
- The impacts on roads and users.

PROPOSED DELIVERY ROUTE

- 8

Hydrology, Hydrogeology & Flood Risk

- 67 The proposed development is located in Flood Zones 1, 2 and 3, with a small section of the site falling under the 'Flood Storage Area' category. In accordance with Paragraph 168 (and Footnote 55) of the NPPF, a Flood Risk Assessment will be undertaken.
- 68 In addition, impacts on Surface Water Drainage and hydrology will be assessed, with consideration of private water sources, public water abstraction and surface water runoff.
- 69 The scope of assessments will be agreed with the local lead flood authority and Environment Agency as appropriate.

Ecology and Ornithology

PROPOSED ASSESSMENT METHODOLOGY

- 70 The developer has commissioned an ecologist to undertake a Preliminary Ecological Appraisal (PEA) to determine ecological interests on the site to assess predicted impacts.
- 71 In accordance with the guidelines produced by the Institute of Ecology and

Environmental Management (IEEM, 2006), the ecological survey work has allowed an ecological evaluation of the proposed site to be undertaken, along with an assessment of potential impacts and their significance.

72 Whilst the aim is for potential mitigation measures to be inherent within the site design wherever possible, where further measures are required the study will lead to the identification of these measures.

73 It is also proposed that, where practical and in line with farm practices and any mitigation and avoidance measures proposed for the development, the potential for further habitat enhancement be considered.

74 All surveys already undertaken have been completed in accordance with current best practice guidance by experienced ecological consultants.

75 The PEA has included a Phase 1 Habitat Survey and Protected Fauna Survey & a basic desk-study exercise. The aim of the Phase 1 Habitat Survey is to provide an initial record of vegetation and wildlife habitat over a large area.

76 Any evidence of protected species on the site and habitats and features on or

adjacent to the site that are suitable for protected species to be present has been recorded. The walkover included an assessment of on-site ponds, including Habitat Suitability Index (HSI) Survey and eDNA sampling of accessible ponds.

77 A wintering bird survey visit was undertaken in winter 2021. A breeding bird surveying was undertaken in Spring/Summer 2021.

78 Mitigation measures will be included for site-wide habitat improvement, such as badger access gates/gaps through fencing as well as a lower fencing line gap of 150mm to facilitate the passage of hedgehogs and other small mammals. Habitat connectivity will be improved with additional planting. It is proposed an overarching Landscape and Ecological Management Plan be agreed with Ashford Borough Council and controlled through planning condition.

79 Current guidance for solar developments is provided by the Natural England TIN101 - 'Solar Parks: Maximising environmental benefits' (2011), and BRE National Solar Centre's 'Biodiversity Guidance for Solar Developments' (2014a).

- 80 The results of all surveys will be formulated into a full impact assessment following the 'Guidelines for Ecological Impact Assessment' (IEEM, 2006).

Cultural Heritage & Historic Environment

PROPOSED ASSESSMENT METHODOLOGY

- 81 In order to establish the potential for the development to impact upon the historic environment, an assessment will be undertaken to ascertain potential direct impacts on the potential archaeology at the development site, and indirect impacts on the setting of listed buildings and scheduled monuments.
- 82 The relevant Statutory Framework, Planning Policy and Guidance includes:
- Ancient Monuments & Archaeological Areas Act, 1979;
 - Planning (Listed Building and Conservation Areas) Act, 1990;
 - **Section 66(1)** states: '*In considering whether to grant*

planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

- **Section 69** of the Act requires local authorities to define as conservation areas any '*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and **Section 72** gives local authorities a general duty to pay special attention '*to the desirability of preserving or enhancing the character or appearance of that area*' in exercising their planning functions. These duties are interpreted as requiring local authorities to consider the settings of buildings within conservation areas and the setting of the conservation area itself.

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage, 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA], 2014 [revised edition]); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA, 2017).

- 83 A phased approach to assessment is proposed. A full Historic Environment Desk-Based Assessment (HEDBA) was undertaken in May 2021 by a qualified archaeological consultant. The assessment will then progress to a Settings Impact Assessment.

- 84 The initial stages of the geophysical survey of the site have already been undertaken, with the remaining works due for completion in autumn 2021. The geophysical survey is being conducted in line with the current best practice guidelines produced by Historic England (David *et al.*, 2008), the Chartered Institute for Archaeologists (CIfA, 2020) and the European Archaeological Council (Schmidt *et al.*, 2015).

Landscape and Visual Assessment

RELEVANT POLICY AND GUIDANCE

- 85 Overall, the Landscape and Visual Impact Assessment (LVIA) will be undertaken in accordance with the Landscape Institute's *Guidelines for Landscape and Visual Impact Assessment* 3rd Edition (GLVIA) and will form one of the chapters of the EIA for the proposed development.

METHODOLOGY

- 86 The focus of the LVIA will be on identifying the potential significant effects that would arise during the construction, operation and decommissioning of the proposed scheme, as well as any potential significant cumulative effects.
- 87 The assessment will involve information review, fieldwork observations and photography, and will be undertaken in the following stages:
- Predicted effects and mitigation – a review of the visual characteristics of the proposed development to identify the aspects with the potential to give rise to visual effects and a description of the

measures incorporated into the design to mitigate these effects.

- Landscape and visual context – a review of the existing landscape and visual baseline to identify landscape character, landscape designations and visual receptors in the study area.
- Viewpoint analysis – to illustrate typical local views and to predict the changes to views as a result of the proposed development from a selection of viewpoints that represent the main visual receptors in the study area.
- Landscape assessment – an assessment of the potential effects of the proposed development on landscape fabric, landscape character and landscape designations in the study area.
- Visual assessment – an assessment of the potential effects of the proposed development on the visual amenity of receptors in the study area.
- Conclusions – a summary of the findings of the landscape and visual assessments.

STUDY AREA

- 88 A 5km radius study area is proposed from the site centre. It is considered that this size of study area would contain all the relevant landscape and visual receptors with the potential to be significantly affected by the proposed development. It is anticipated that significant effects would be contained well within this area and so the main focus of the LVIA would be on landscape and visual receptors within approximately 5km of the site.

CUMULATIVE EFFECTS

- 89 Within a 5km radius there are one operating solar farm and four additional solar projects which were Screened for EIA in 2012-2014.
- 90 The cumulative sites that are within 5km of the proposed site are:
- **Partridge Farm / Sellindge Solar Farm** is an operating 10.6MW scheme located south of the Sellindge Converter Station and adjacent to the proposed site;
 - **Screening Requests 12/0021** for a 1.5MW solar farm at Evegate

Business Centre, c. 400m west (non EIA);

- **Screening Request 13/0014 & 14/0010** for a c. 18MW solar farm at Bank Farm, c. 2km west (non EIA); and
- **Screening Request 13/0021** for a 1.1MW solar farm at Park Farm, c. 2.6km north-east (non EIA).

91 The cumulative impacts of the proposed development with the existing and proposed solar farms within the study area will be assessed, particularly in relation to the operational Partridge Farm / Sellindge Solar Farm.

ZONE OF THEORETICAL VISIBILITY (ZTV) ANALYSIS

- 92 A preliminary ZTV showing worst case visibility was produced for reference during the pre-assessment site visit to identify potential viewpoint locations. This ZTV was submitted with the Screening Request and is repeated at **Figure S3**.
- 93 The ZTV has been produced on a bare-earth basis and does not account for the screening effect of features such as trees, hedgerows and buildings.

PROPOSED VIEWPOINT LOCATIONS

- 94 There are a number of visual and landscape receptors within the study area and these will be represented within the LVIA through visualisations.
- 95 In consultation with the LPA and AONB, a total of ten viewpoints within the study area have been selected, with a further two outside of the study area to represent views from the AONB at these locations. From these viewpoints formal visualisations will be produced and potential impacts assessed.
- 96 The list of proposed viewpoints is provided at **Appendix A - List of Proposed Viewpoints**.

Noise

- 97 Although solar farms are quiet forms of development there is the potential for noise as a result of the associated electrical infrastructure. Mitigation for potential impacts will be inherent within the site design by locating inverters and transformers at the furthest points from receptors where possible.
- 98 A noise assessment will be undertaken. This will involve modelling of the

proposed equipment and site layout with a desk-based assessment.

Glint and Glare

- 99 Glint and glare is a result of receptors seeing the reflection of the sun or its corona, respectively, in the PV panels.
- 100 A desktop assessment will be undertaken (in accordance with the NPPG) informed by the proximity and orientation of the nearest dwellings, highways, railways and airfields.

Socio-Economic Effects

INTRODUCTION, GUIDELINES AND POLICY

- 101 This section of the EIA, and reported in the ES, will consider the socio-economic effects of the proposed solar farm. The issues to be addressed through Environmental Impact Assessment will include:
- Employment associated with the development from a national to local context, including tertiary impacts;
 - Public attitudes: analysis of independent public attitude surveys undertaken across the

country of areas surrounding operating solar energy developments;

- Tourism: analysis of the experience with respect to the effects of solar energy developments on tourism and the potential effects as a result of the development;
- Electricity Production: predicted electricity production from the development, and anticipated energy payback;
- Pollutants and greenhouse gases: the potential positive emissions of polluting gases offset as a result of the operation of the proposed development; and
- Local community impacts: analysis of community impacts including division, cohesion, community benefits and educational resources.

IDENTIFICATION OF LOCAL ISSUES

- 102 Whilst Engena has identified the typical issues that will require assessment within the EIA process (including for the initial stages of the community consultation events), further input from Ashford Borough Council and statutory

consultees with respect to any further local issues pertinent to the proposal will be invaluable to the assessments.

Cumulative Impacts

- 103 The potential for cumulative impacts will be assessed across the assessment disciplines, together with analysis of the potential for cumulative impacts associated with the cumulative solar sites as discussed from **Paragraph 89 on page 11**.

Planning Policy

- 104 All assessments undertaken through the EIA will take account of the national and local planning policies pertinent to both the local area and to renewable energy. These policy documents will include:

- National and Regional Policy:
 - Overarching National Policy Statement for Energy (EN-1) (DECC, 2011);
 - National Policy Statement for Renewable Energy Infrastructure (EN-3) (DECC, 2011); and

- National Planning Policy Framework (NPPF) (MHCLG, 2021).

- National and Regional Guidance:

- National Planning Practice Guidance (MHCLG, online resource);
- BRE National Solar Centre Biodiversity Guidance for Solar Developments (BRE, 2014a);
- Planning Guidance for the Development of Large-Scale Ground Mounted Solar PV Systems (BRE, 2014b); and
- Agricultural Good Practice Guidance for Solar Farms (BRE, 2014c).

- Local Policy:

- Ashford Local Plan 2030 (adopted in 2019); and
- Landscape Character Supplementary Planning Document (SPD) and addendum (Ashford Borough Council, 2011).

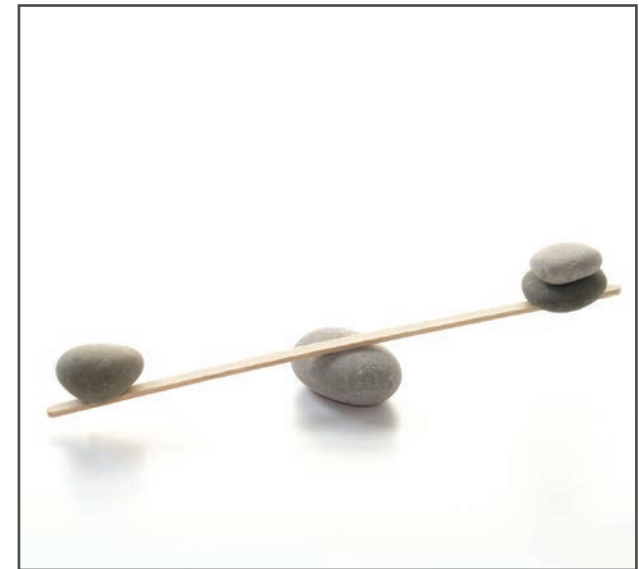
Proposed Format of Environmental Statement and Planning Submission

105 It is proposed that the findings of the Environmental Impact Assessment are presented within an electronic three-volume Environmental Statement (ES) consisting of:

- Volume 1: Non-Technical Summary – summarising the key issues and findings in a format that is easily accessible to a non-technical audience;
- Volume 2: Written Statement – the detailed Environmental Statement, containing the independent specialist assessments, mitigation, anticipated residual impacts and appendices (anticipated chapter list is provided at **Appendix B - Draft ES Chapter List**);
- Volume 3: Figures and Visualisations – an electronic A3 document containing the site layout figures, construction figures, chapter specific figures and photowires, wireframe images and photomontages with a description of how to correctly interpret them.

106 In addition to the three volume ES, the developer will also submit a Design and Access Statement and a Planning Appraisal. Whilst not forming part of the ES, the Planning Appraisal will be a key document within the overall submission summarising the national, regional, county and district policies relevant to the development.

107 In line with the move towards 'e-planning', the developer proposes to submit the ES and associated application documents in online electronic format. A CD version will be made available upon reasonable request.



CONCLUSIONS

108 In accordance with the Schedule 2 class 3(a) criteria of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and direction from Ashford Borough Council through Screening, it is concluded that it is appropriate to undertake an Environmental Impact Assessment (EIA) for the proposed East Stour Solar Farm.

- 109 It is proposed that the Environmental Statement will comprise assessments including landscape and visual, heritage and archaeology, agricultural land classification, flood and surface water, glint and glare, noise, ecology, transport and traffic, and socio-economics. These assessments follow nationally accepted and tested methods and guidelines and will ensure that a thorough, robust application is presented to Ashford Borough Council.
- 110 Officers of Ashford Borough Council are invited to comment on this scope of work to ensure that any future application meets their expectations and requirements.

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APPENDIX A - LIST OF PROPOSED VIEWPOINTS

Viewpoint	Name	NGR		Distance to Site	LCA	Designation	Receptor	Notes
1	Footpath AE432 near Park Wood	607765	138815	0.05km	Mersham Farmlands	None	Walkers and M20 motorists	Winter only views for motorists
2	Footpath AE457 near The Paddock	607660	137345	0.05km	Upper Stour Valley	None	Walkers	
3	Church Lane near Bested House	608125	137740	0.05km	Upper Stour Valley	None	Residents and motorists	
4	Junction of Footpaths AE459 and AE460 near Lower Park Farm	607875	137055	0.3km	Upper Stour Valley	None	Walkers	
5	Harringe Lane by Harringe Bridge	609425	137905	0.7km	Upper Stour Valley	None	Motorists and rail passengers	Cumulative view with existing solar farm
6	Footpath AE477 near Grove Cottage, Aldington	607625	136220	1.0km	Aldington Ridge	Conservation Area	Walkers and residents	
7	Footpath AE474 west of Aldington	607225	136340	1.1km	Aldington Ridge	None	Walkers	
8	Footpath AE485 Saxon Shore Way by Roman Road near Postling Green	607315	135780	1.6km	Aldington Ridge	AONB boundary	Walkers and motorists	
9	PRoW AE299 North Downs Way by Kingsmill Down	610020	142775	4.5km	Stowting : Postling Vale	AONB	Walkers and motorists	
10	Car Park by PRoW HE356 North Downs Way at Farthing Common	613620	140350	5.8km	Stowting : Postling Vale	AONB	Walkers and motorists	
11	PRoW AE143 North Downs Way through Wye Downs Nature Reserve	607910	145170	6.2km	Stowting : Postling Vale	AONB	Walkers	

APPENDIX B - DRAFT ENVIRONMENTAL STATEMENT CHAPTER LIST

- 1 - Introduction
- 2 - Development Rationale
- 3 - Site Selection and Design
- 4 - Existing Conditions (*including Agricultural Land*)
- 5 - Environmental Impact Assessment (*including public consultation*)
- 6 - Development Proposal
- 7 - Construction, Operation and Decommissioning
- 8 - Traffic and Access
- 9 - Hydrology and Flood Risk Assessment
- 10 - Ecology and Ornithology
- 11 - Landscape and Visual Impact Assessment
- 12 - Archaeology and Cultural Heritage
- 13 - Noise
- 14 - Glint and Glare
- 15 - Socio-Economics and Sustainability
- 16 - Avoidance and Mitigation
- 17 - Residual Impacts
- 18 - Glossary and Acronyms



EAST STOUR SOLAR FARM

Scoping Request Figures

PREPARED ON BEHALF OF



OCTOBER 2021

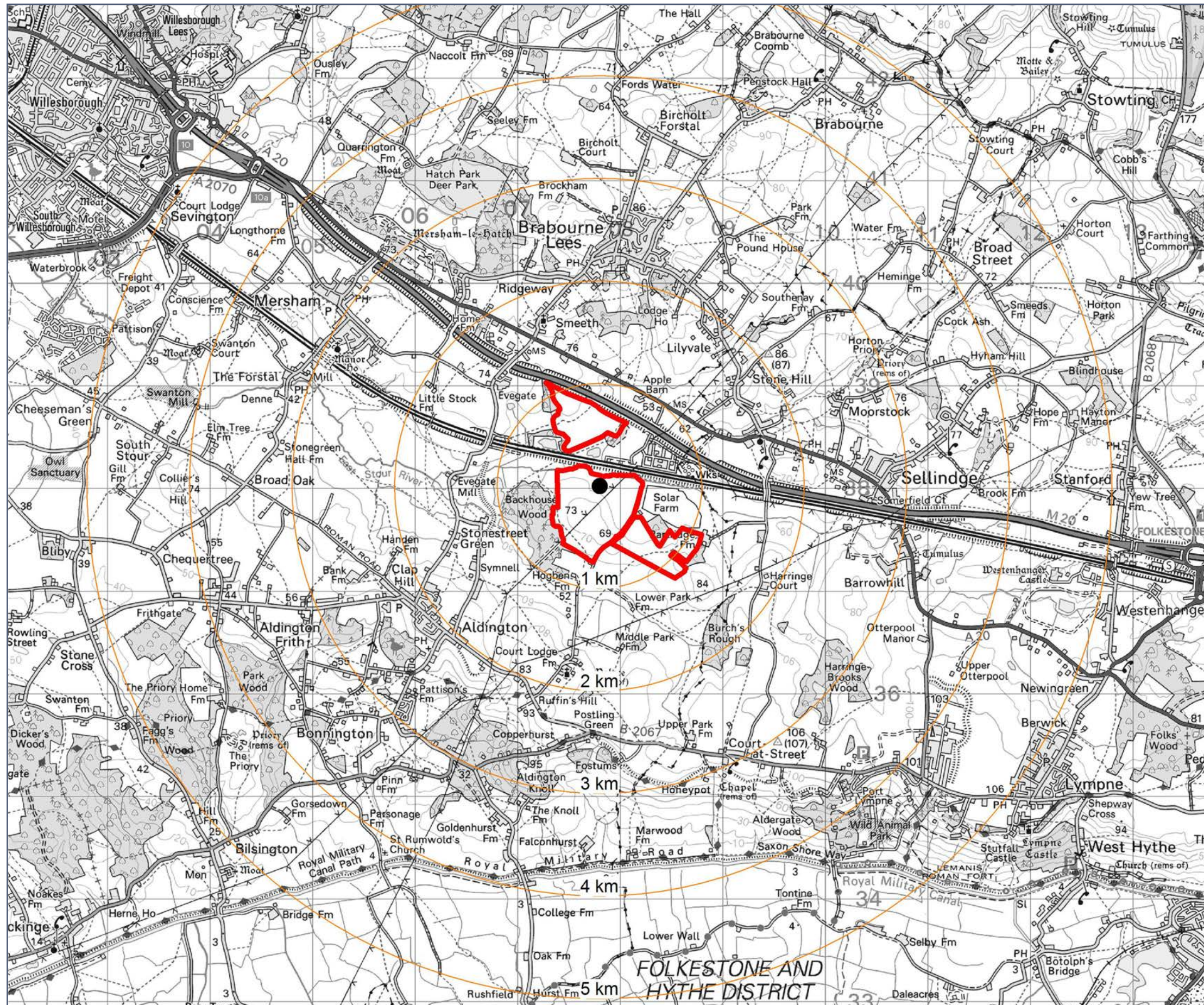


engena

EAST STOUR SOLAR FARM SCOPING REQUEST FIGURES

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Figure S1	Proposed Site Location	1
Figure S2	Bare-Earth ZTV with Proposed Viewpoints	2



EAST STOUR SOLAR FARM

Proposed Site Location

Figure S 1

KEY



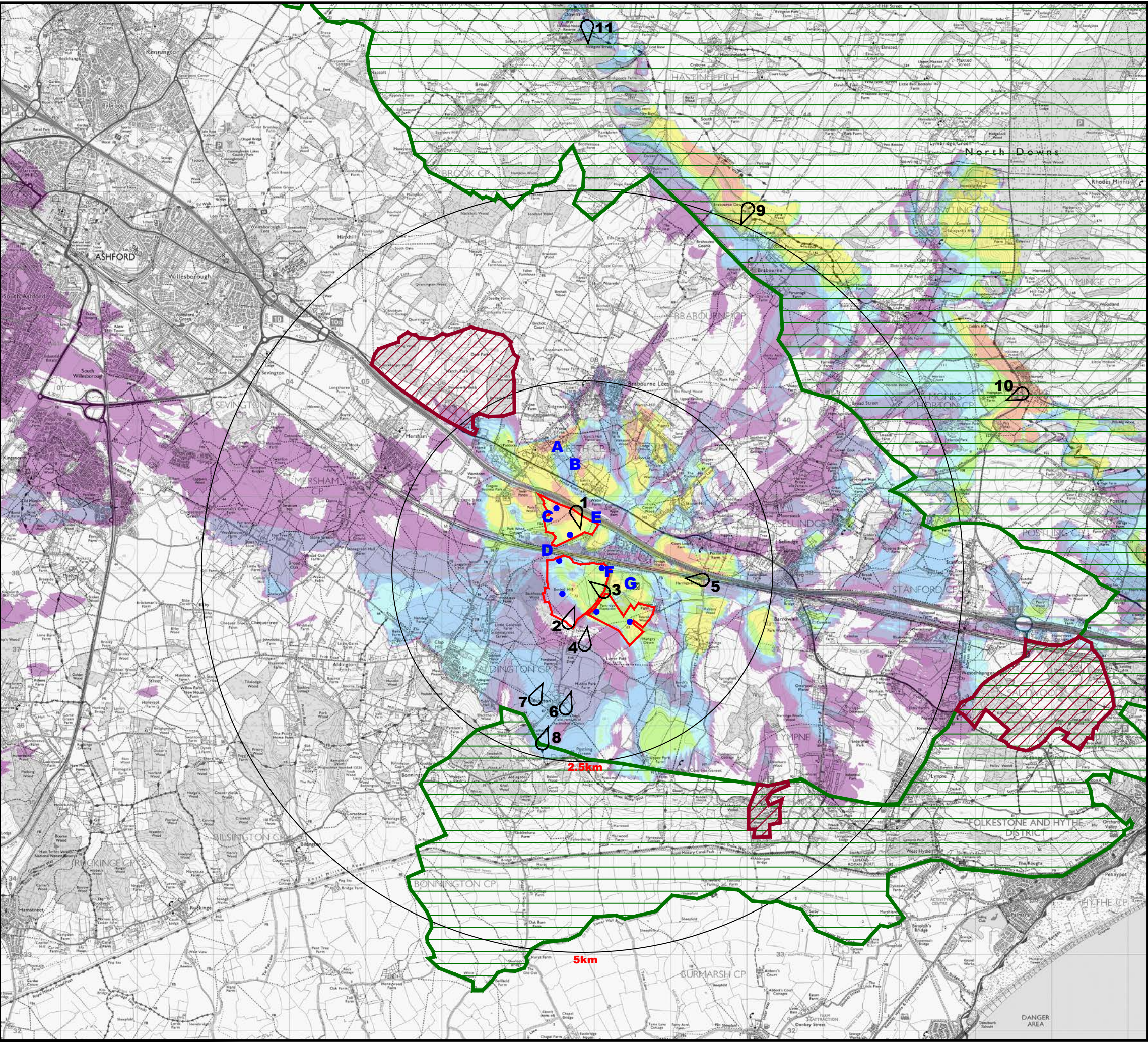
North



Proposed Development Boundary



1km radius from approximate site centre



Project:

East Stour Solar Farm

Approximate overall ownership boundary

Locational marker within proposed development

Approximate location of AONB boundary

Historic Parks and Gardens

Theoretical visibility of East Stour Solar Farm:

1 locational marker visible

2 locational markers visible

3 locational markers visible

4 locational markers visible

5 locational markers visible

6 locational markers visible

7 locational markers visible

Locational marker points:

A

607500, 138850 +3.0m AGL

B

607680, 138500 +3.0m AGL

C

607540, 138160 +3.0m AGL

D

607580, 137730 +3.0m AGL

E

608100, 138060 +3.0m AGL

F

608020, 137500 +3.0m AGL

G

608480, 137350 +3.0m AGL

1

Viewpoint location

Notes:

1.

ZTV, generated 10th May 2021.

2.

Predicted visibility is for observer eye level 2m above ground level.

3.

The analysis does not take into account the screening effects of vegetation, buildings or other surface features.

4.

Created using Ordnance Survey digital 5m terrain data.

5.

Reproduced from Ordnance Survey digital map data © Crown copyright 2021. All rights reserved. Licence number 100053544.

Scale: 1:50,000 @A3

0

1km

2km

3km

Figure:

5km Radius ZTV & Designations

Drawn by:

Checked by:

Date:

BJD

14-09-21

