

**Planning Addendum for Application Reference
P22/O7114/F – Additional Information.**

Land at Varley Farm.

On behalf of RES Ltd.

Date: May 2023 | Pegasus Ref: P22-O915: R005v4_PL



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	20.04.2023	ER	NC	Peer Review
2	04.05.2023	ER	NC/BD	Client Review
3	15.05.2023	ER	NC/BD	Client Review
4	22.05.2023	ER	NC/BD	Final



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Appendix

Appendix 1 – LVIA Addendum

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1. Introduction

- 1.1. This Addendum Note has been prepared to address the comments raised by the Local Planning Authority and those raised by statutory consultees and the general public following the conclusion of the statutory consultation period for Application Reference P22/07114/F.
- 1.2. This proposal is for a solar development (PV) farm on land at Varley Farm, south of Cromhall. This development would have the capacity of up to 25MW of renewable energy. The description of development is **"Construction of a solar farm with all associated works, equipment and necessary infrastructure."**
- 1.3. This report addresses the following matters:
 - Landscape and Visual Impact – Section 2
 - Built Heritage – Section 3
 - Flood Risk and Drainage – Section 4
 - Designing Out Crime – Section 5
 - Biodiversity – Section 6
 - Other Matters – Section 7
 - Response to Public Comments – Section 8

2. Landscape and Visual Impact

- 2.1. This section provides an update to the assessment and to provide further information in response to the feedback from the Council's Landscape Officer as set out in their comments dated 13 January 2023.
- 2.2. This section provides an update to the assessment and to provide further information in response to the feedback from the Council's Landscape Officer as set out in their comments dated 13 January 2023.

Updates to Landscape Strategy

- 2.3. The Landscape Officer requested that additional tree planting be included as part of the landscape proposals, including to serve to help reduce visibility of the proposals from properties to the north and west of the site. RES was happy to accommodate that request (albeit noting that generally speaking solar developments seek to avoid planting new trees where they might lead to overshadowing that could compromise the efficiency of the development).
- 2.4. An updated Landscape Masterplan is included as part of the Addendum to the LVIA at **Appendix 1**. This now includes additional proposed woodland at the northernmost extent of the site, as well as the addition of 58no. trees along the northern and western boundaries and along the public rights of way. It is considered that the addition of this planting will aid in further mitigating any views of the site, particularly to the residential receptors on Talbot's End to the north and properties to the west and south-west.

Production of Detailed Landscape Proposals

- 2.5. The Landscape Officer also requested a Detailed Landscape Proposals plan is provided. RES were also happy to accommodate that request and this plan is included as part of the Addendum to the LVIA at **Appendix 1**.

Updates to LEMP

- 2.6. The Landscape Officer requested minor additions/revisions to the Landscape and Ecological Management Plan (LEMP) which had been prepared as part of the application submission and RES were also happy to accommodate that request. The Updated LEMP is included as part of the Addendum to the LVIA at **Appendix 1**.

Landscape and Visual Impact Assessment (LVIA)

- 2.7. The Landscape Officer requested updates to address various queries (e.g. regarding sensitivity and assessment of LCA 7) and RES were happy to accommodate that request in an Addendum to the LVIA which is included at **Appendix 1**.

Additional LVIA Viewpoints/Visual Assessment

- 2.8. The Landscape Officer requested additional viewpoints/visual assessment to cover the following matters:

- *the effect of the new access route in views from both Talbot Ends and Farleigh Lane*

- *effect on residential receptors along Talbotts End, as this does not seem to have been verified by site analysis with reference to Paras. 5.22–5.23.*
- *effect on residential receptors along B4058, The Green (including the seat and picnic area), and Cowslip Lane (to complement the Glint and Glare assessment – see Section 3.7 below), and where there are gaps between properties also on the National Cycle Route, for example there is an open view towards Viewpoint 10 location and into the site from the B4058 to the immediate north of The Dutch Barn*
- *Viewpoint 4 is not ideal as the view is obstructed by objects in the foreground.*

2.9. The LVIA already included a series of 11 representative viewpoints from key receptors that would have potential for views towards the site. It also included assessment of all relevant visual receptor groups (properties, settlement, footpaths, roads etc). However, RES were happy to provide further written clarification regarding the effects that would be applicable to these locations in the Addendum to the LVIA, which is included at **Appendix 1**. It is not considered however that any further new VP locations are necessary.

Additional Wireline overlays

2.10. The submitted LVIA included wireline and photomontage visualisations from 3no. of the assessment viewpoints (VPs 2, 3 and 9). The Landscape Officer requested additional wireline overlays from 'VPs 3, 10 and 11 together with any other new views from B4058 corridor as discussed above'. RES were happy to accommodate the request for wireline overlays to be produced and have done so for VPs 2, 3, 9, 10 and 11, which are included as part of the Addendum to the LVIA at **Appendix 1**. It is not considered that any further locations for wireline overlay are necessary, nor would any further photomontages be required.

Residential amenity type additional assessment of nearby properties

2.11. The Landscape Officer made references to the findings of the Glint and Glare Assessment in relation to nearby residential properties. The Glint and Glare Assessment has assumed an overly cautious 'worst-case' scenario and that the actual potential for visibility from nearby residential properties would be in line with that set out in the LVIA. RES were happy to provide further written clarification regarding the effects that would be applicable to the nearby residential properties and this is set out in the Addendum to the LVIA (**Appendix 1**). It is not considered however that a full residential amenity type assessment is a necessary or proportionate requirement, given the distance between the site and the nearest residential properties, the vertical scale of the development proposed and the degree of vegetation screening present in the landscape. There is clearly no potential for the effects on properties to be 'overbearing' which is the issue that a residential amenity type assessment seeks to consider.

SUDS pond detail

2.12. The Landscape Officer requested a detailed design of the SuDS pond to ensure that it is sympathetically incorporated into the landscape framework of the scheme. Additional detail regarding the pond was also requested by the Flood Risk Officer and therefore RES were happy to accommodate the request for detailed design of the SuDS pond accordingly. The additional requested detail regarding the design of the SuDS pond is set out in the plan at



Appendix 3 and the Detailed Landscape Proposals plan which are included as part of the Addendum to the LVIA at **Appendix 1**.

Trees north of Talbots End

- 2.13. The Landscape Officer suggested there were trees to the north of Talbots End that could potentially be affected by the new access works which had not been considered in the Arboricultural Impact Assessment (AIA). The trees consultant has reviewed this feedback and advised that the trees adjacent to the access track have been cut back in the past to allow clearance and are unlikely to be affected by the development since there is a 4m wide existing concrete surfaced track leading into the site to prevent soil compaction – these are recorded broadly as Target Notes (TN) in the AIA. There are also 2x hedges recorded which have been cut back for clearance. Adding additional euro-mesh fencing along the edges of the track to prevent access would be sufficient to restrict footfall to that of the existing track.

3. Built Heritage

- 3.1. This section seeks to address the comments that were made in relation to built heritage and conservation dated 10 January 2023.
- 3.2. A Heritage Addendum has been prepared (**Appendix 2**). This note identifies that the revised landscape strategy includes the addition of a new area of woodland planting as well as a further 58no. trees. Further assessment is provided in relation to the likely harm to nearby Listed Buildings. It is concluded that the proposed development will not result in any harm to the heritage significance of Talbot's End House, The Gables and Talebrocke through changes to setting.

4. Flood Risk and Drainage

- 4.1. This section seeks to address the comments that were made by the Lead Local Flood Authority dated 18 January 2023. Each of the matters discussed in the report are discussed in turn below.

Proposed Attenuation Detail

- 4.2. The surface water drainage design aims to maintain the existing site drainage. This is proposed by collecting water from the substation compound via a filter drain to the adjacent proposed retention basin. The basin is a SuDS feature that will store and discharge the water at a controlled rate via another filter drain underneath the access track, that will then outfall into the existing south-western field ditch. The use of filter drains and the basin has been selected to provide a pathway for water to flow in times of high rain-fall whilst also still allowing a portion of the water to naturally infiltrate into the ground during normal operation as is the status quo.
- 4.3. The detailed design of the attenuation feature is provided on Drawing Number P22-0915-PEG-XX-XX-DR-C-0001-P2 (**Appendix 3**).

Treatment of Proposed Access Tracks

- 4.4. The access track section was provided on submitted Drawing O4886-RES-ACC-DR-PT-001 Rev 1 – Figure 6 Internal Access Road Typical Details. In terms of the materials to be used on the on-site access road, there is proposed to be a top layer of Type 1 (40mm to dust crushed stone) and a bottom layer Type 2 (0-20mm graded).

5. Designing Out Crime

- 5.1. This section seeks to address the comments that were made by the Designing Out Crime Officer as dated 25 January 2023. These comments are acknowledged and understood in terms of the general advice that is provided to developers.
- 5.2. RES will be following the necessary national guidance to ensure the security of the future development site and the infrastructure located within the site's boundary. In terms of some of the specific matters that are discussed within this response, we seek to make the comments as follows below.

Fencing

- 5.3. With regard to the type of fencing that is proposed to be installed at the site boundary it is common practice for the fencing as specified for the purpose of this application to be installed to the perimeter of solar proposals. It is considered that this type of fencing can be maintained in a manner to ensure the security of the site whilst not detracting visually from the views of the local area. The level of security provided by the proposed fencing is considered generally acceptable and needs to be balanced with visual considerations. It is considered that if anything more substantial was to be installed this may not be acceptable visually.

CCTV

- 5.4. Figure 13 – Typical CCTV Details (Drawing Number O4886-RES-SEC-DR-PT-003 Rev 1) has been submitted alongside this application providing details of the CCTV that will be installed on the site, amongst other elements, this drawing includes provision for anti-climbing guards as necessary.
- 5.5. Noting the comments that have been made by the Designing Out Crime Officer we can confirm that there will be the inclusion of a Perimeter Intrusion Detection System (PIDS) on the fencing to support the CCTV system as is good practice. Furthermore, RES can confirm that the CCTV system to be installed on the site will be capable of recording clear images that will meet the standards as set out in the Home Office Publication 28/09 CCTV Operational Requirement Manual 2009 as well as the UK Police Requirement for Digital CCTV Systems 09/05.
- 5.6. As such, it is considered that the scheme meets the relevant national standards and can be maintained in a manner that that will ensure the security of the scheme across the lifetime of the development.

6. Biodiversity

- 6.1. We were pleased to note that your Officer in her response dated 17 January 2023 had no objection to the scheme and accepted the results provided within the relevant reports. With regards to the details that were requested prior to the determination of the application we can update as follows:

Great Crested Newts

It is acknowledged that the submitted report identified that a District License application will be submitted for the proposed development. These works will be completed and submitted for the license.

Mammals

- 6.2. It is acknowledged that there has been a request to demonstrate that the proposed security fencing will not isolate mammals from continued use of the site. Figure 10 – Perimeter Deer Fence & Typical Detail (Drawing Number 04886-RES-SEC-DR-PT-002) provides the detail of the fencing to be installed at the perimeter of the site. This drawing identifies that there is a mammal access provision at ground level (approx. 300mm high x 200mm wide). Our ecologist engaged with the scheme has confirmed that this is sufficient space to allow for the movement of mammals within the site following throughout the lifetime of the scheme.

7. Other Matters

Highways and Access

- 7.1. We welcome the comments from your Highways Officers with regards to the Construction Traffic Management Plan as uploaded on 17 January 2023. It is noted that a query was raised regarding the need for abnormal loads. It has been confirmed that there will be a requirement for an abnormal load delivery during the construction period – Figure 16 Swept Path Analysis Abnormal Loads (Drawing Number 04886-RES-ACC-DR-PT-003). It is clear on this drawing that abnormal loads can be accommodated on the proposed construction access route.
- 7.2. In response to comments with regards to the proposed access arrangements, the submitted Construction Traffic Management Plan outlines the proposed routing for construction traffic using Farleigh Lane, adjacent land owner land and Talbots End. It should be noted however, that following the construction period, operational visits and maintenance vehicles will either utilise Talbots End or Farleigh Lane in its entirety without requiring the access track bypass. These visits will be on an occasional basis at an anticipated level of 15 LGV visits per year. The small number of maintenance trips has been accepted by the Highways Officer and there is no objection to the scheme on this basis.

Decommissioning

- 7.3. The proposed scheme is seeking permission for a 40 year consent, after which the scheme will be decommissioned and all infrastructure removed from the site. As detailed within the Planning Statement, solar parks can be easily and economically decommissioned and removed from the site at the end of their life (40 years) with the site returned to its original form, in this instance agricultural land though the proposed landscaping may be retained.
- 7.4. There are several aspects involved with the decommissioning phase. The main activities comprise:
- Removal of PV panels with them taken away for recycling
 - Removal of PV support. With no supporting concrete foundations, these can be easily mechanically abstracted from the ground.
 - Removal of inverters with cranes. The prefabrication concrete slab upon which they are supported can be lifted or broken up and removed.
 - Removal of cable and ancillary structures.
 - Removal of fencing and any ancillary associated equipment.
- 7.5. In order to ensure that the decommissioning of the site is secured, our client team would be happy to accept an appropriate worded condition as has been attached to other adjacent and recent planning consents:

No later than three months before the cessation of the development a Decommissioning Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include the timing for decommissioning of the solar farm, along with the measures, and a timetable for their completion (to be completed within 12 months from cessation of the export of energy to the grid), to secure the removal of the solar farm equipment and all associated road, equipment and structures in accordance with the Decommissioning Method Statement.

Reason

In Order to ensure that the approved development does not remain in situ beyond the projected lifetime of the equipment so installed in the interests of the visual amenity and character of the surrounding landscape and to accord with Policy CS3 and CS5 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

Loss of Agricultural Land

- 7.6. It is acknowledged within the submission documents that there will be a loss of agricultural land as a result of this development. The design of the scheme has been informed by the initial constraints analysis which resulted in a reduction of the proportion of Grade 3a land included within the development. The supporting Agricultural Land Classification report as completed by Dr Davis concludes that the majority of the remainder of the land is Grade 3b which does not constitute best and most versatile agricultural land.



- 7.7. The project has been designed in such a way that just less than 6% of the land is physically occupied by solar infrastructure. Whilst the development will remove the land from arable agricultural production, this will not preclude its use for grazing of smaller animal, grass cutting for conservation nor establishment of biodiversity or pollinating area for the duration of the scheme. Due to the reversible nature of the scheme, this is not considered to be a permanent loss of agricultural land.
- 7.8. The location of the scheme is determined based upon proximity to an available and viable grid connection. As detailed at Section 6 of the Planning Statement, there is increasing case law on this topic. In a recent Appeal (APP/B3030/W/21/3279533) the Inspector acknowledged in the context of the scheme presented that, aside from the presence of electricity substation, the proposal would not result in the permanent loss of agricultural land and that one of the elements of site selection is the availability of the grid connection. In the case if this scheme, it is not considered that the introduction of solar arrays on this land will degrade that land so that it is not able to be used for agricultural purposes following the decommissioning of the site.
- 7.9. As concluded within the wider application submission, it is considered that whilst the proposal will result in the temporary loss of a small portion of BMV land, when considered against the other significant benefits associated with the development, the planning balance makes the harm acceptable in planning terms.

Climate Change

- 7.10. We have noted comments raised by the Climate and Nature Emergency Team dated 26 January 2023. We welcome the support from your colleagues in the ambition to contribute to local and national carbon reduction targets.

Further Conditions

- 7.11. It is acknowledged that the Environment Agency in their response dated 19 January 2023, recommended a number of conditions be attached to any future planning consent. We welcome their support for the scheme and are happy to accept the conditions as suggested.

8. Response to Public Comments

- 8.1. Over the course of the application process, in the application has received 123 public comments of which 14 stated support and 103 raised objections.
- 8.2. The below table provides a breakdown of the key topic areas raised and the response to each point.

Concern	Percentage Response	Applicant Response
Landscape and Visual Impact of Development		
<p>The scheme will be highly visible from residential receptors and will have a detrimental impact on the area.</p>	<p>46%</p>	<p>The application is supported by a Landscape Visual Impact Assessment. This identified that there may be some visibility of parts of the proposed development from certain residential properties in the surrounding area, the closest of which is over 200m from the site, with the extent of that visibility reducing with increasing distance from the site. However, the majority of residential properties within the surrounding area would not have views of the proposed development due to the orientation of the properties in relation to other nearby built form, and vegetative cover within the site and around it.</p> <p>The properties identified to have the potential for views of the scheme were Varley Farm, Faith Cottage, The Gables & Brew House, Talebrocke, and Heathend Farm. None of the identified residential properties would gain any views of the proposed scheme from their ground floor windows or curtilage. The proposed scheme is also unlikely to be seen in its entirety and views from the upper floors would be limited to specific small parts of the site only, rather than its full extent.</p> <p>At year 1 following construction, for all but one property, a low magnitude of change in the view and a moderate effect was identified. Heathend Farm was noted to experience a medium magnitude of change and a major effect. Once mitigation planting had established these effects were noted to be further reduced with effects on Heathend Farm being no greater than moderate.</p> <p>As noted in Section 2, following comments made by the landscape officer, additional proposed</p>

		<p>woodland has been provided at the northernmost extent of the site as well as the addition of 58no. trees along the northern and western boundaries and along the public rights of way. It is considered that the addition of this planting will aid in further mitigating any views of the site, particularly to the residential receptors on Talbot's End. The maintenance and management of the proposed planting and boundary treatments will be secured via an appropriately worded condition. It is important to note that all landscape mitigation proposed will be in situ for the lifetime of the development and will remain as a feature of the landscape following the decommissioning of the scheme.</p>
<p>Cumulative impact of the scheme in relation to other permitted schemes within the vicinity of the site.</p>	<p>41%</p>	<p>It is acknowledged that there are other solar developments approved within the vicinity of the development site. Within the pre-application advice received it was detailed and confirmed by the applicant's subsequent desktop studies that the approved scheme at Newlands Farm, located to the south of the site, is the only relevant scheme for the purpose of cumulative assessment. The cumulative assessment of this scheme is assessed within the submitted LVIA at Section 6. It is concluded that the proposed development would result in a minor adverse effect. It is however assumed that there may be some extremely limited intervisibility in winter views. In their response the Landscape Officer also confirmed that any sequential views from Cowslip Lane between the schemes will be intermittent and filtered by intervening field vegetation.</p>
<p>Implications on the users and experience of the Public Right of Way (PRoW) / Industrialisation of views.</p>	<p>13%</p>	<p>As detailed within the submitted documentation, the proposed development maintains the existing PRoWs within the site. It is acknowledged that the character of these footpaths would change from routes passing through open countryside to passing through a solar farm with infrastructure visible from the route, softened by mitigation planting. This is discussed in greater detail at Section 5 of the submitted LVIA report.</p> <p>The proposed Landscape Masterplan details the proposed methods of enclosing these routes as part of the scheme. There will be a minimum of 12m between the PRoW and solar infrastructure</p>

		<p>to create green corridors within the site. It is therefore considered that once the proposed planting has established and matured, views of the solar farm will become limited.</p> <p>As noted in Section 2, following comments made by the landscape officer, additional proposed woodland has been provided at the northernmost extent of the site as well as the addition of 58no. trees along the northern and western boundaries and along the public rights of way. It is considered that the addition of this planting will aid in further mitigating any views of the site.</p> <p>The proposals for the PRowS and their maintenance are detailed within the submitted revised Landscape Ecological Management Plan (LEMP).</p>
Ecological Impacts of Development		
<p>Impacts of the development on existing biodiversity within the site. Whether any enhancement will be proposed</p>	<p>48%</p>	<p>As discussed at Section 6, we were pleased to note that your Ecology Officer in her response dated 17 January 2023 had no objection to the scheme and accepted the results provided within the relevant reports.</p> <p>It is established that, as well as other mitigation on the site in the way of onsite species specific measures, the site can also achieve a net gain in habitats of 14.61% and hedgerows of 19.94%. In terms of the ability for the passage of mammals, the proposed fencing has been designed to allow for this to continue following the implementation of the scheme, through the mammal access provision at ground level (approx. 300mm high x 200mm wide).. These enhancements are detailed within the Landscape Mitigation Strategy Plan and Ecological Enhancement Plan. Furthermore, the details of the habitat creation and ongoing management are detailed in the submitted Landscape Ecological Management Plan (LEMP). These enhancements include but are not limited to:</p> <ul style="list-style-type: none"> • Grassland under and around the solar arrays sown with wildflower species and will be managed through low intensity grazing. • Enhancement of 3 existing ponds on site and creation of new pond adjacent to the Public Right of Way (PROW)

		<ul style="list-style-type: none"> Proposed implementation of bat boxes, barn owl box, kestrel box and habitat piles. Addition of over 1000 metres of new native hedgerow as the addition of 58no. trees. <p>Any extension of existing gaps in the hedgerows within the development as detailed on the infrastructure layout will be for the purposes of construction only.</p>
<p>Query to the extent of badger activity within the site and the impacts that the development would have on their relocation within the wider local area.</p>		<p>The submitted Ecological Appraisal provides the results of all of the specific species surveys that were undertaken on the site prior to the submission of a formal application. It is understood that a number of concerns have been raised in relation to existence of badger setts within the area. It is confirmed that aside from a track located to the south of Talbots End (adjacent to our access track) no other evidence of badger presence was found during the surveys. Furthermore, it is concluded that the fields provide poor foraging for badgers but that there could be optimal habitat to house setts and for foraging within grassland and hedgerows. This has been accepted by the Council's Ecologist.</p>
Highways and Transport Impacts		
<p>Proposed construction access is dangerous with limited visibility</p>	<p>49%</p>	<p>The application is supported by a Construction Traffic Management Plan (CTMP). As detailed within Section 7, the Highways Officer has confirmed that they in agree with the principles contained within this document and have no objections to the access arrangements. As requested, it can also be demonstrated that abnormal loads can be accommodated on this route.</p> <p>Whilst it is appreciated that there will be an inevitable level of disruption during the construction phase of the development, and necessary measures will be implemented to lessen this as far as possible for local residents. These measures are detailed in the construction traffic management plan and can be conditioned for further detail in a Construction Management Plan prior to the commencement of works on site. Once operational there will only be occasional visits (anticipated at 15 per year) for maintenance purposes only.</p> <p>RES has made a commitment to Cromhall Road Safety Group towards the purchase of a</p>
<p>Increased traffic within the village/ risk of accidents</p>		

		SafeSpeed™ Camera System to be used in combination with the Cromhall Community Speed Watch team. The system, if implemented, would address the ongoing issues caused by speeding traffic through the village, and would improve road safety for all residents and visitors.
Loss of Agricultural Land and Food Security		
There will be a loss of best and most versatile agricultural land.	45%	As discussed in Section 7, the majority of the land has been classified as Grade 3b which does not constitute best and most versatile agricultural land.
Agricultural land should be retained for food security/ Farming land as a resource is something that should be retained		It is acknowledged that there will be a small loss of agricultural land as a result of this development. The project has been designed in such a way that just less than 6% of the land is physically occupied by solar infrastructure. Furthermore, the development has been designed as a dual agri-solar development where sheep grazing is retained alongside clean renewable energy generation.
Why has there not been a focus of brownfield/industrial land for this development	10%	<p>As detailed within the submitted Planning Statement (Section 5), National Planning Practice Guidance relating to large scale solar states that land not in agricultural use or is previously developed is prioritised. The relevant Brownfield Land Register has been consulted for land within the search area and it was concluded that there were no parcels of land within the search area of a size that were suitable to accommodate the development.</p> <p>Solar Energy UK estimates that there is around 250,000 hectares of south-facing rooftop space in the UK. This means that whilst there is significant potential for commercial and industrial rooftop solar systems, and this is something that is being held as a requirement in new build schemes, this is not sufficient to deliver the national net zero ambitions.</p> <p>Solar Energy UK provided a UK Briefing in March 2022¹ that outlines that solar farms can also help regenerate soil quality and so ensure the continued availability of high-quality agricultural</p>

¹ <https://solarenergyuk.org/wp-content/uploads/2022/03/Briefing-Fact-Checker-1.pdf>

		<p>acreage. At the time of writing their report all solar farms in the UK accounted for 0.08% of total land use. By comparison, the total land used by the UK's golf courses is 0.5% and airports 0.2%. If the Government meets its target of increasing solar capacity, ground mounted solar would cover around 0.3% of the UK's land surface.</p> <p>The proposed solar development would not pose a threat to food security. One of the biggest risk to food security is climate change. This is evident from the reporting of the impacts of drought on harvest of staple crops including potatoes, carrots and onions.</p>
Other Material Matters		
Increase of flood risk on site.	9%	These matters are discussed within Section 7.
Concerns about the workings of decommissioning and whether infrastructure will be removed from site.	16%	
Concern relating to noise increase.	15%	<p>The application is supported by Noise Impact Assessment. Fixed noise limits have been proposed that can be controlled by a suitably worded condition. With these limits in place it is not considered that the scheme will have negative implications on the nearest residential receptors.</p> <p>The only noise source from a solar farm would be from the inverter during daytime hours only.</p> <p>During the iterative solar design, the inverter at the north was repositioned further away from residential property to minimize potential noise disturbance.</p>

9. Summary and Conclusion

- 9.1. As discussed within the Planning Statement the development supports the UK Government's intention to move to a low carbon economy, which represents a substantial benefit. The impacts of the proposal have been shown to be acceptable and, where necessary mitigation measures have been set out to reduce potential impacts of the proposed development.
- 9.2. RES have worked hard to address the comments made by both statutory consultees and local residents. Where possible changes have been made and additional information supplied to address comments and suggestions provided.
- 9.3. The significant benefits associated with this proposal, primarily through the generation of renewable energy to provide low carbon electricity and a valuable contribution towards meeting the challenging obligations of the Government regarding renewable energy generation, and also in the form of economic investment and ecological and landscape enhancements, are factors which weigh heavily in favour of this development.
- 9.4. Paragraph 38 of the National Planning Policy Framework (NPPF) encourages local planning authorities to work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. We are pleased that we have been able to establish this working relationship with officers and provide the responses required overcome the concerns that have been raised.
- 9.5. This addendum note identifies the additional works that have been undertaken and the manner in which the scheme has been designed to represent a sustainable form of development address all material planning considerations.



Appendix 1 – LVIA Addendum



Appendix 2 – Heritage Addendum



Appendix 3 – SUDs Pond

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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