

THREE OAKS RENEWABLE ENERGY PARK

Pre-Application Advice Request

PREPARED ON BEHALF OF



JULY 2021



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INTRODUCTION

1 This document forms the request for Pre-Application Advice from East Riding of Yorkshire Council for a solar array and Battery Energy Storage System (BESS) which forms the Three Oaks Renewable Energy Park. The potential development is located on farmland to the north/north-west of Haisthorpe and north-east of the hamlet of Thornholme, as shown at **Plate 1 on page 9**.

- 2 This Pre-Application Advice request:
- introduces the project;
 - provides the legislative background of the decision making framework;
 - outlines the National Policy Framework that is relevant to the proposal;
 - describes the site location;
 - describes the potential development in more detail; and
 - presents a preliminary Design and Access Statement.

3 Inherent mitigation through design and anticipated assessments are highlighted in **blue text**.

Project Overview

4 The proposed project, north of Haisthorpe, includes an array of ground-mounted solar panels and ancillary infrastructure including inverters (mounted behind the panels), transformer units, electrical infrastructure, switch gear and substation, and temporary construction compound. In addition, a Battery Energy Storage System (BESS) would be included within the project.

5 It is anticipated that the proposed development would be generating electricity for a period of forty (40) years.

6 The potential solar farm would have an installed capacity of up to 49.9MW. The panels would be ground-mounted to a maximum height above ground of up to 3m.

7 At this early design stage it is predicted that the solar farm would have a potential annual yield of approximately 47 100MWh (based on the average solar irradiation figure for the site as

taken from the European Commission, Photovoltaic Geographical Information System (European Commission, 2021).

8 In terms of household electricity usage this would be sufficient to offset the equivalent annual electricity needs of c. 12 400 (to 3 Significant Figures) East Riding of Yorkshire homes, based on an average domestic consumption per household of 3 794kWh (DBEIS, 2020).

9 From the displacement of electricity generated using fossil fuels, the proposed development would offset the emission of a significant quantity of pollutants, particularly carbon dioxide, into the atmosphere. This reduction in emissions would contribute to the national legislation of zero net carbon emissions by 2050 and international reductions required under the latest legally binding obligations agreed since Paris 2015 (COP21). It also contributes to the reduction of emissions in East Riding of Yorkshire, thereby addressing the Council's declared Climate Emergency.

10 Electricity generated using a solar system varies throughout daytime hours according to changes in irradiance (or light levels). To compliment this

generation, a Battery Energy Storage System (BESS) is proposed.

11 The battery serves a number of purposes, including stabilising the generation as well as operating independently of the solar farm to provide energy during times of peak demand or system frequency instability.

12 The BESS would be rated at up to 80MWh and would therefore be capable of providing a 40MW output over a 2 hour period.

The Applicant

13 The Applicant for the proposed development will be Ridge Clean Energy.

14 Ridge Clean Energy is a UK-based clean energy company which originally formed as RidgeWind in 2003. The team develop, construct and operate clean energy projects including solar, wind and battery storage.

15 Engena Limited is an independent planning consultancy with development experience in the renewable energy industry dating back to the late 1990's. The company specialises in project planning, development management

and environmental assessment. Engena is supporting Ridge Clean Energy with the provision of planning services.

Legislative Context

16 Sections 14 and 15 of the Planning Act 2008 describe the circumstances in which the construction or extension of a generating station constitutes a Nationally Significant Infrastructure Project (NSIP).

17 NSIP projects are examined on behalf of the relevant Secretary of State by the Planning Inspectorate. In the case of energy projects, the decision on whether to award a Development Consent Order is made by the Secretary of State for BEIS, who would also award a generating licence through Section 36 of the Electricity Act 1989.

18 A generating station is considered as an NSIP if:

- it is in England;
- it does not generate electricity from wind;
- it is not an offshore generating station; and

- its capacity is more than 50MW.
- 19 The Infrastructure Planning (Electricity Storage Facilities) Order 2020 (SI 2020 No. 1218) came into force on 2nd December 2020 (BEIS, 2020).
- 20 This amends Section 15 of the Planning Act 2008 with the following additional sub-section 3C which states that *'to the extent that an exempt electricity storage facility forms part of a generating station (or is intended to do so, when the generating station is constructed or extended), any capacity provided by the facility is disregarded for the purposes of determining whether the generating station is within subsection (2), (3), (3A) or (3B).'*
- 21 In other words, a Battery Energy Storage System whether on its own, or as part of a generating station proposal is not determined under the NSIPs process. Instead it should be considered by the Local Planning Authority through the Town and Country Planning Acts.
- 22 As the solar farm will be rated at 49.9MW, it also should be considered at local level.

Development Rationale

- 23 The planning application will provide a detailed development rationale through analysis of supporting climate policy at both national and local level.
- 24 In addition, the accompanying Planning Statement will consider the policy context, in particular the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance as well as the East Riding Local Plan 2016.
- 25 Section 14 of the NPPF clearly states that the planning system should support the transition to a low carbon future, and support renewable energy and low carbon infrastructure (Paragraph 154). It is also clear that the national need to implement renewable and low carbon energy projects as part of a programme to combat climate change is a material consideration in the determination of proposals such as this.
- 26 The Climate Change Act 2008 originally set a legal duty on the Secretary of State to ensure that greenhouse gas emissions are 80% lower than 1990 levels by 2050.

- 27 On 27th June 2019, the Government formally amended the target within the Climate Change Act as follows:
*'It is the duty of the Secretary of State to ensure that the net UK carbon account for the year 2050 is at least **100%** lower than the 1990 baseline.'*
- 28 The United Kingdom was the first major economy to legislate for net zero emissions.
- 29 In order to achieve the target set by the Climate Change Act, the Climate Change Committee recommend a series of interim targets to Government, alongside recommended pathways to achieve them. The 6th Carbon Budget requires a 78% cut in carbon emissions by 2035. The Government confirmed on 19th April 2021 that this target would be formally adopted.
- 30 Net Zero requires the electrification of both heating and transport. At the domestic level this means a wholesale shift to heat pumps and electric vehicles, and therefore an increased electricity demand. To reduce carbon emissions, this demand needs to be met through the utilisation of low-carbon energy sources.

31 A key message from the Climate Change Committee is that the transition to a low-carbon electricity system brings new challenges in grid management due to higher levels of intermittent and variable renewable generation (such as wind and solar), less flexible generation technologies such as nuclear, and higher demand from other sectors (e.g. electrification of heat and electric vehicles).

32 The Committee are clear that:

*'These system challenges include the need for back-up firm capacity for wind and solar generation, the risk of excess generation at times of low demand, and the need for additional infrastructure to transmit power generated in more remote locations. Managing this transition at lowest cost will require investment in flexible gas-fired generating capacity alongside expansion of international interconnection, flexible demand response and **electricity storage**' (CCC, 2015).*

33 This increased and urgent need for energy storage is a key way to manage a deeply de-carbonised UK power system and to enable generation to be

provided by intermittent renewables while maintaining security of supply.

34 In terms of national need, it is clear that in order to meet net zero targets, there is an urgent need to deliver sites such as the Three Oaks Renewable Energy Park.

Site Location

35 The potential area for development totals approximately 62ha (153acres). The village of Haisthorpe is c. 300m to the south/south-east and the hamlet of Thornholme is c. 1km to the south-west of the proposal. The A614 runs in an east-west direction to the south of the proposed site. The Woldgate Roman Road is to the north of the site.

36 The eastern boundary of the site follows the West Back Side road heading north from Haisthorpe. The nearest residential dwellings and farm buildings along West Back Side are located approximately 125m south/south-east of the proposed site. The western boundary of the site follows a minor road (USRN: 45908633) which heads north from Thornholme.

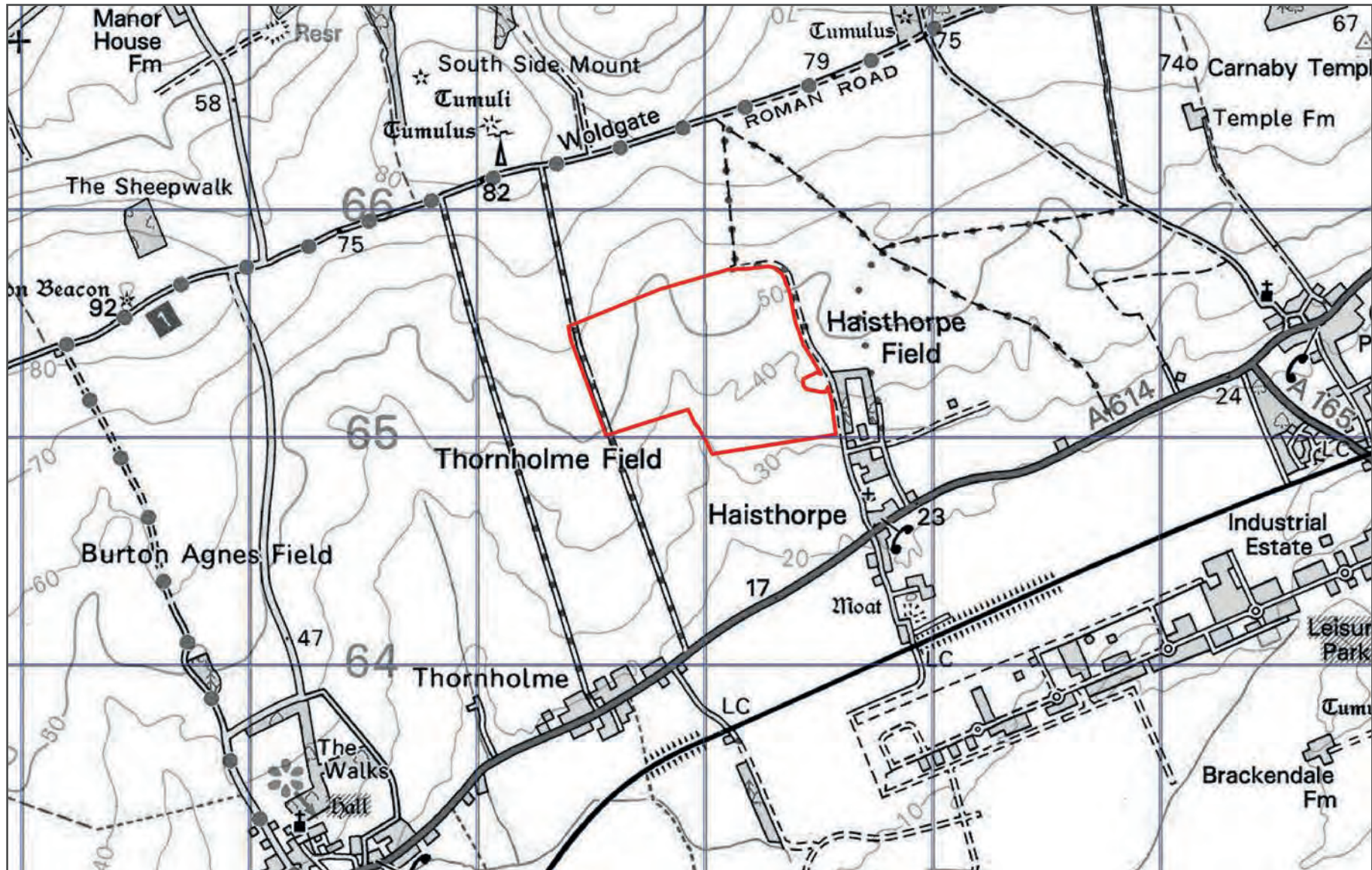
37 The site lies across two Parish Councils: Carnaby Parish on the eastern half

of the site, and the Parish of Burton Agnes on the western section. A map showing the location of the site is at **Plate 1 on page 9**.

38 Two 66kV overhead lines cross the site, which have enough spare connection capacity to accommodate the development. This was a significant factor in the site selection of the project.

39 In addition, site visits have shown that the site is well screened from outside views.

PRE-APPLICATION ADVICE REQUEST



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Plate 1 - Potential Area for Solar Farm and Battery Energy Storage System

THREE OAKS RENEWABLE ENERGY PARK



Plate 2 - View WSW from Woldgate 512719, 466637



Plate 4 - Looking SE across site from Eastern Green Lane 511298, 465964



Plate 6 - View NW from West Back Side, Haisthorpe 512672, 464747



Plate 3 - Looking SE from Bridleway at South Side Mount 510632, 466334



Plate 5 - Looking NE from Western Green Lane 511416, 464037



Plate 7 - looking ESE from junction at Woldgate and Rudston Road 509915, 466581

Existing Conditions

- 40 The site is predominantly arable farmland comprising of medium sized fields across a southward-sloping terrain.
- 41 There are a number of infrastructure features existing in the landscape around the potential solar farm and BESS site. These include:
 - two local distribution 66kV overhead lines (on wooden poles), owned by Northern Powergrid: one crosses the site in an east-west direction across the southern half of the site; and the other follows the northern boundary of the site;
 - the A614 (main road) to the south;
 - West Back Side road travels alongside the eastern site boundary;
 - Woldgate Roman Road to the north;
 - road opposite Dunning Croft, Thornholme (USRN: 45908633) to the west; and
 - working farms with associated machinery.
- 42 There are no National Grid or Oil and Pipeline Agency identified assets below the site.

- 43 At present, the site is regularly traversed by agricultural vehicles for the daily farming operations.
- 44 A selection of photos are provided in **Plate 2 to 7 on page 8** to show the typical conditions at the potential site.
- 45 Views of the site are partially screened from roads by existing field boundary vegetation and topography. Prior to mitigation planting, views from some neighbouring properties and public rights of way will be considered.
- 46 **Assessment of potential visibility of the potential development, with the aid of detailed ZTV models and further site investigation, will take place.**

Agricultural Land Classification

- 47 Following WWII, the Government undertook an Agricultural Land Classification (ALC) exercise across England in order to identify the Best and Most Versatile (BMV) agricultural land resource to meet unknown future needs.
- 48 The ALC system concentrates on factors that are outside of the farmer's control (climate, gradient, stone content, soil depth and clay content) and avoids factors that are influenced

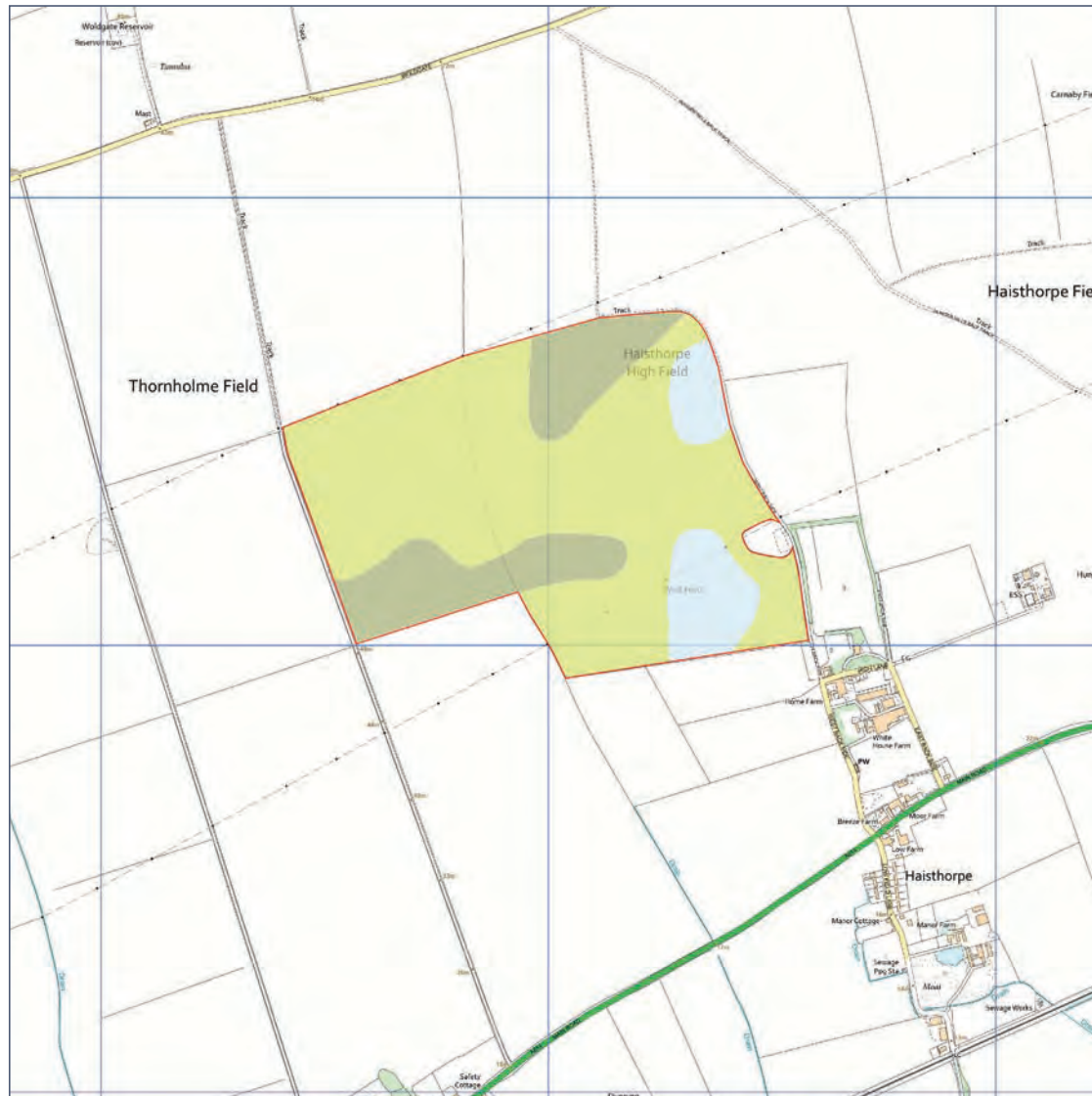
by land management such as fertility and organic matter.

- 49 A detailed ALC survey was undertaken in March 2021 to assess the quality of the land at the proposed site. Results show that Grade 3b land covers the majority of the site. Grade 3a land is found on the higher ground to the north of the site and in a band in the south-west. Two smaller pockets of Grade 2 land can be found on the eastern side of the landholding, however their Grade 2 use is limited by the adjacent Grade 3b land. The ALC grade distribution for the site is illustrated in **Plate 14 on page 12**.

- 50 **The findings of the site specific soil survey would be presented. In addition, assessments to determine the impact of solar development upon the site soils would be included, in particular considering the temporary nature of the scheme and the agricultural land benefits that it can bring.**

Flood risk






- 51 The Environment Agency Flood Map for Planning shows that the majority of the proposed site is within Flood Zone 1. Flood Zone 1 is defined as an area with a low probability of flooding, where



THREE OAKS RENEWABLE ENERGY PARK

Agricultural Land Classification
Grade Distribution

KEY

-  North
-  Site Boundary
-  Grade 2
-  Grade 3a
-  Grade 3b

NOTES

ALC Grade	Area	Percentage
Site Boundary	64.8ha	100.0%
Grade 2	6.9ha	10.6%
Grade 3a	12.8ha	19.8%
Grade 3b	45.1ha	69.6%

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Plate 14 - Agricultural Land Classification Grade Distribution Plan

the annual probability of flooding from river or sea is less than 0.1%.

- 52 **Although the site falls within an area of low probability of flooding, as the potential development area is over 1ha a flood risk assessment and surface water drainage plan would be prepared should an application progress.**

Public Rights of Way (PROW)

- 53 There are no public footpaths crossing the site. Two restricted byways follow the eastern and western boundaries of the site, along West Back Side and the unnamed road opposite Dunning Croft, Thornholme (USRN: 45908633), respectively. These PROWs are bordered by hedgerows on both sides, providing good screening.
- 54 Additional PROWs, predominantly footpaths, are located in the wider area. The Blackpool to Bridlington (Aerospace Way) long distance route follows the Woldgate Roman Road, to the north of the site.
- 55 **The detailed site design will consider impacts on Public Rights of Way. These will be assessed within the Landscape and Visual Impact Assessment.**

Designations

- 56 There are no historic, ecological or landscape designations in the potential site area.
- 57 Within 2km of the land area under consideration there are:
- Boynton Willow Garth Site of Special Scientific Interests (SSSI), a wet woodland area c. 1.7km to the north-east;
 - 6 Scheduled Monuments - Sands Wood round barrow (c. 1.2km NNE), South Side Mount round barrow (c. 1.2km NW), Earthwork on the Sheepwalk (c. 1.6km NW), Settlement site at Boynton Hall (c. 1.9km N), Low Caythorpe deserted medieval village, manorial complex and fishponds (c. 1.9km N), and Rudston Beacon and round barrows (c. 1.9km NW); and
 - 5 Listed Buildings, comprising no Grade I assets, 1 grade II* asset (Church of St John the Baptist, c. 2km E) and 4 grade II assets. The nearest listed building to the potential site is Haisthorpe Hall (Grade II), which is approximately 120m to the south-east of the site but is well screened by surrounding woodland.

- 58 There are no Areas of Outstanding Natural Beauty (AONB); National Nature Reserves; National Parks; Ramsar sites; Special Areas of Conservation (SAC); Special Protection Areas (SPA); Local Nature Reserves; World Heritage Sites; Registered Battlefields or Green Belt within 2km of the potential site area.

Ecology

- 59 Baseline ecology surveys commenced in Autumn 2019. These have considered habitats, wintering birds and breeding birds, and includes for a preliminary ecological appraisal which incorporates a phase 1 habitats survey.
- 60 To date the site presents as a typical arable farming habitat, with no significant species of concern.
- 61 **The detailed site design will consider inherent mitigation measures including the standoff from field drains and hedgerows, and the potential for habitat enhancement to achieve a biodiversity net gain and landscape enhancements in accordance with the key characteristics of the landscape type. These will be assessed within the Landscape and Visual Assessment and Ecology assessments as appropriate.**

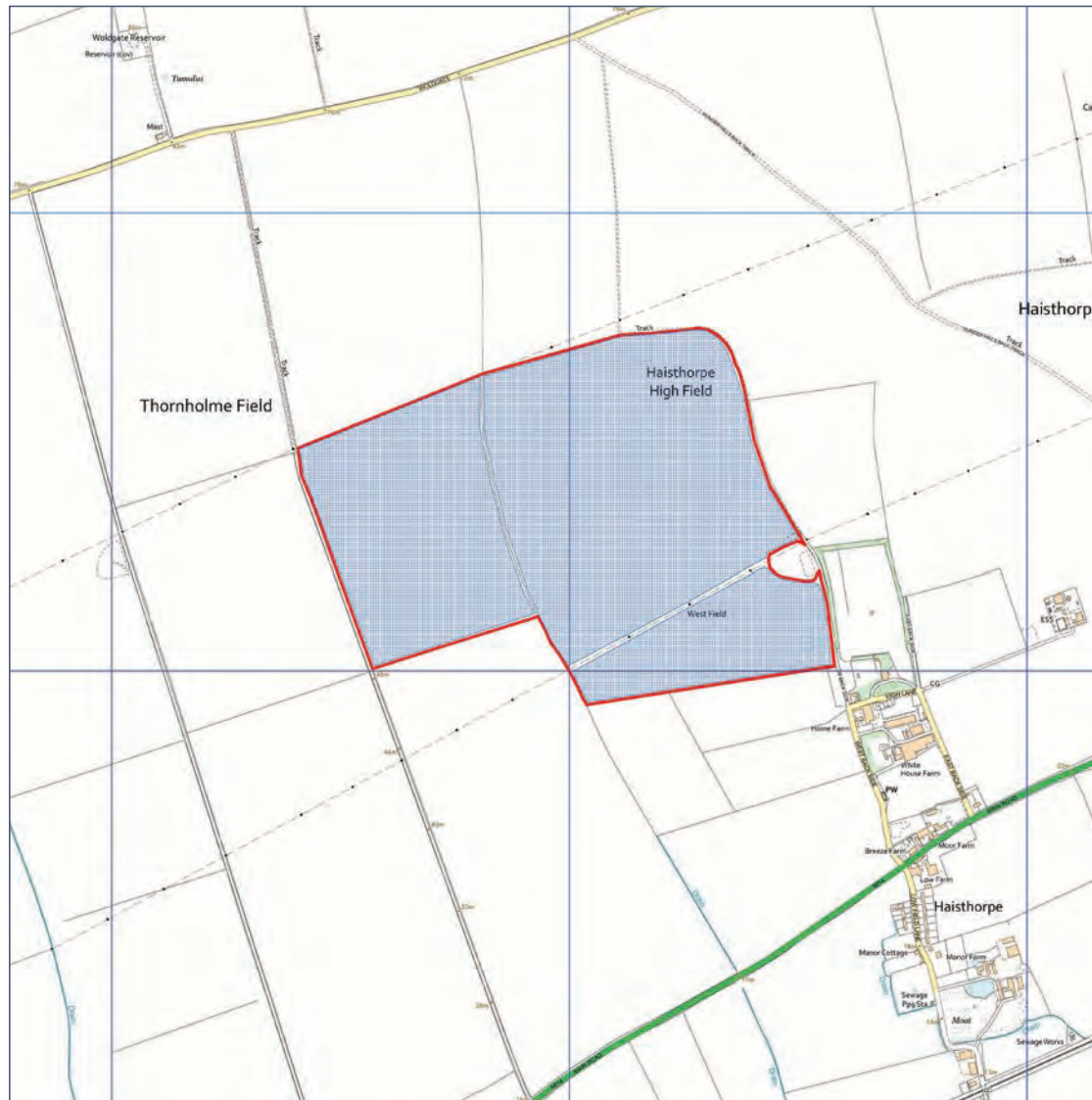
Concept Layout

62 Prior to formal site design, a concept layout which accounts for site constraints is shown in **Plate 8 on page 15**.

63 The constraints that inform the site design are described within **Table 1**.

Table 1 - *Site Constraints and Considerations*

Constraint	Comments
Landowner Boundaries	An initial set back of 5m has been applied from all boundaries, 10m from tall hedgerows to avoid shading
Northern Powergrid Conductors	For 66kV overhead lines, Northern Powergrid require a minimum clearance of 6m. Appropriate avoidance corridors will be included in the layout following discussion with Northern Powergrid
Flood Zones	As the scheme is greater than 1ha, then a Flood Risk Assessment will be required. The Environment Agency will be consulted during the preparation of the Flood Risk Assessment and surface water drainage design
Public Rights of Way	A 5m stand off will be assumed from the restricted byways along the eastern and western boundaries. The LVIA will assess the potential effect on users of the rights of way and establish if planting mitigation is required
Dwellings	The nearest non-involved dwellings are located to the south-east of the proposed site, along West Back Side and High Lane. Haisthorpe Hall is the nearest of all at approximately 120m, but is completely enclosed by surrounding woodland vegetation. The LVIA will assess the potential effect on residential receptors and establish if planting mitigation is required



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THREE OAKS RENEWABLE ENERGY PARK Conceptual Solar Layout

KEY



North



Solar Area

Potential Solar Area c. 61.9 ha

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THE PROPOSAL

Introduction

64 The proposed development would consist of solar panels that are ground mounted in rows, and ancillary infrastructure including inverters mounted behind the panels, transformers and a temporary construction compound. In addition, a Battery Energy Storage System would be located near to the Point of Connection, which will be to one of the 66kV overhead lines.

Site Infrastructure

Solar Panels, Frames and Anchors

65 An area of approximately 62ha (153 acres) is available to contain the array of ground-mounted solar photovoltaic panels, which would have an installed capacity of up to 49.9MW. A typical solar panel array is shown in **Plate 9**.

66 The solar panels would be mounted on a frame and have a maximum height to panel top of up to 3m. The panel frames are fixed to the ground

with ground anchors, or if necessary surface mounted feet.

67 Space between frames is provided for maintenance access and to avoid shading from neighbouring panels.



Plate 9 - Typical Solar Array

Access Tracks

68 Existing farm tracks and field entrances would be utilised and upgraded where necessary to allow access to individual segments of the solar array.

69 Where sections of new, upgraded or widened access track are required this would have the appearance of typical vernacular farm tracks with a crushed stone running surface (**Plate 10**), this

would be allowed to grass over in time. The running surface (likely 4m wide) is laid over a stone sub-surface which itself is typically constructed upon a geotextile membrane.

70 Access to the site is discussed from **Paragraph 139 on page 24**.



Plate 10 - Typical New Site Access Track

Inverters and Transformers

71 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 string inverter units

located behind the panels, and mounted onto the frame.

- 72 The panels and inverters are connected via cabling which is mounted onto the panel frames (**Plate 11**) or suspended behind the panels. Communications and power cables link the inverters to the transformer.



Plate 11 - Typical string-inverter units

- 73 The transformer (**Plate 12**) steps the generation voltage up to the connection voltage of the Local Electricity Distribution Network. From here, a connection would be made to the network via the site substation. This contains switchgear, isolation and metering equipment.



Plate 12 - Typical Transformer equipment

Temporary Construction Compound

- 74 For the duration of the construction (and decommissioning) period, a temporary compound would be required to provide secure storage of equipment and construction materials, welfare facilities and office accommodation for site staff. It is typical for a development of this scale that multiple rest areas are set up across the site to allow teams to work in parallel through the construction period.

Security Fence

- 75 A perimeter fence and CCTV system comprising inward-facing cameras would likely be installed to protect the solar panels and cabling from theft. The BESS would also be enclosed with security fencing. A typical fence is shown at **Plate 13**.
- 76 No lighting is proposed within the solar farm. The CCTV cameras operate in infra-red mode at night time, which is not visible to the naked eye.



Plate 13 - Typical Security Fence



Battery Energy Storage System

- 77 The BESS will comprise up to 36 containerised battery modules, each rated at 2.325MWh. Rated at approximately 80MWh, the BESS would be able to provide a continuous 40MW output over a 2 hour period.
- 78 Each battery module is supported by three 800kW Power Conversion System (PCS) units. These convert the Direct Current (DC) electricity of the battery to the Alternating Current (AC) electricity of the power network - and vice-versa whilst charging.
- 79 Battery modules are typically spaced between 1m to 5m apart, depending

upon the configuration of the support systems such as the PCS units and transformers. PCS units are normally located between each battery module pair.

80 A 33kV transformer serves two battery modules. This steps the system voltage up (or down) appropriately. Buildings housing switchgear and metering equipment are also located within the BESS compound.

81 Each battery module contains a temperature monitoring system that will shut down the module if a battery overheats. In the unlikely event of a system fire, a fire suppressant system ensures that the fire is self contained within the module, and is quickly extinguished.

Operational Phase

82 The site would be remotely monitored and operated with the automated system alerting an engineer in case of component or system issue. Regular checks would be undertaken to ensure the panels, inverters, frames and fittings are all in good working order. The panels would be cleaned periodically to ensure maximum production.

83 During normal operations, personnel would visit the site approximately once a month, in a light van or four-wheel drive vehicle.

84 It is anticipated that the proposed development would be operating for a period of forty (40) years.

RIDGE CLEAN ENERGY COMMUNITY HUB

85 RCE believes communities should share the progress and advantages of a renewably-powered future. The company takes an innovative approach to development, with sensitivity and collaboration at the heart of their work.

86 Many of RCE's team have worked in the renewable energy sector since 2003, gaining valuable experience in working with local communities and engaging with local and national government to bring about inward investment and public good.

87 RCE's mission is centred on net zero beginning within the local community, with a core part of their work being the creation of local initiatives that will have an enduring, positive impact.

88 RCE works with local groups and leaders to identify community needs and opportunities for support. Their focus centres on addressing local needs at a local level, as well as encouraging a community in its path to net zero.



89 A key objective of the Three Oaks Renewable Energy Park proposal will be to engage community voices who will guide their efforts to bring meaningful impact for the local area. Such a project could include the provision of electric minibuses for school and community transport; the enhancement and re-purpose of a community building to support local groups and initiatives; electric vehicle charging points; or any other tangible, environmentally-positive development that aids a local need.

90 This aspect of their mission is called the Community Hub, for which you can find more information at:

www.ridgecleanenergy.com.

91 Whilst consulting on the Three Oaks Renewable Energy Park proposal, RCE will run consultations on the Community Hub. Indeed, initial conversations have already started to ensure they have a comprehensive understanding of how the project can help the community.

PRELIMINARY DESIGN AND ACCESS STATEMENT

92 The following Design and Access Statement is provided to explain the Three Oaks Renewable Energy Park location and anticipated design process. It is produced in accordance with Planning Practice Guidance 'Making an Application' (DCLG, 2014). As recommended by The Commission for Architecture and the Built Environment (CABE) publication 'Design and Access Statements - how to write, read and use them' (CABE, 2006), this statement concentrates on seven Key Design Issues, and answers a set of Key Questions for each one, based upon the 'Assessment Crib Sheet' contained within the CABE guide.

93 In 2010, the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010 (SI 2010/567) was superseded by the Town and Country Planning (Development Management Procedure) (England) Order 2010, SI 2010 No. 2184, which introduced 'context' to be discussed with respect to the development as a whole, rather than with respect to the

sub-components discussed by the CABE guide.

94 Questions shown in square brackets are not considered relevant to the solar farm and BESS development.

The Process

Have the physical characteristics of the scheme been informed by a rigorous process which should include assessment of the site's full context (physical, social and economic characteristics and relevant planning policies); involvement; evaluation; and design?

95 Within the boundaries of the landholding the site design will be based on technical and environmental constraints and best practice.

96 Technical factors include:

- available landholding, existing use and land quality;
- available grid connection capacity;
- access;
- location of Public Rights of Way; and
- glint and glare effects.

97 Environmental factors include:

- proximity to designated sites;
- proximity to settlements;
- flood risk;
- landscape character and site visibility; and
- proximity to existing ecological features.

98 An initial visual appraisal will be undertaken by way of a site visit to identify the areas of least visibility. This will inform the initial site design.

99 An environmental assessment phase will be undertaken by specialist consultants, and in consultation with statutory consultees such as East Riding of Yorkshire Highways, the County Archaeologist and the Environment Agency.

100 The site design will be refined in response to findings of environmental assessments. East Riding of Yorkshire Council will be consulted throughout.

101 Public consultation will be key to the proposed development and feedback will be incorporated into the site design where appropriate.

- 102 If effects can be adequately minimised avoided or mitigated the site design will be finalised and a planning application submitted.
- 103 The planning policy context of the development will be described in full in a separate Planning Statement to accompany any future application.

Use

What are the buildings and spaces used for?

Would the application help to create an appropriate mix of uses in the area?

Would different uses work together well, or would they causes unacceptable annoyance?

- 104 The proposal is for infrastructure to allow for the generation, storage and export of renewable electricity. The development would be limited to a solar array, BESS and those other elements required for their construction, operation and maintenance, as described from **Paragraph 64 on page 16**.
- 105 The land is currently in agricultural use for arable crops. It is anticipated that the land between the panels will

be sowed with a wild flower seed mix, thereby providing biodiversity benefits. Grazing could take place between the rows of solar panels, and there would also be other biodiversity measures as part of an environmental management plan.

- 106 As described in **Paragraph 43 on page 11**, a detailed site specific soils and Agricultural Land Classification (ALC) mapping survey has been undertaken to assess the acceptability of the proposal in terms of soil quality and agriculture and for quantifying the value of resting land from intensive production. The findings of the survey will be reported in full within any future planning application.

Amount

The planning application will say how much development is being applied for. Why is this the appropriate amount?

Is the density appropriate?

- 107 The available landholding is approximately 62ha (153 acres). The majority of the site will be used to host the solar panels and associated infrastructure. However, not all of this area will be covered with panels:

approximately half will be over-sailed by panels, and only a small proportion of this area will penetrate the ground by the frame legs and fence posts. A small proportion of the site (approx 1ha) will be used to accommodate the BESS. The exact location for the BESS will be determined during the detailed site design phase.

- 108 In total the solar array would have an installed capacity of up to 49.9MW.
- 109 The energy storage system would have an installed capacity of approximately 80MWh to allow for 40MW export over a 2 hour period.
- 110 The proposed operational lifetime of the project is 40 years, following which the solar farm and BESS would be decommissioned, unless a fresh planning permission was granted for its retention.

Layout

How will the buildings and public and private spaces be arranged on the site, and what is the relationship between them and the buildings and spaces around the site?...

- 111 The suitability of the landholding for a solar farm and BESS and the initial

site design, within the boundaries of the landholding, will be based on consideration of technical and environmental constraints as guided by Planning Practice Guidance and industry best practice:

- the rows of solar panels will be arranged east to west on the site and south facing to maximise energy generation;
- existing site tracks will be used where available, and new access tracks will follow field boundaries as far as possible. This means that site tracks will generally be obscured from view by field boundary vegetation;
- inverters will be mounted on the back of the solar panel frames so that visible infrastructure is kept to a minimum;
- the transformers will be containerised and dispersed amongst the rows of solar panels rather than being grouped in one area to minimise their potential prominence;
- appropriate separation will be incorporated in to the layout to

minimise impacts for users of the PROW.

112 Existing hedgerows will be maintained or enhanced, and a planting scheme will be designed to minimise potential views from neighbouring dwellings.

113 There are no public spaces within the proposed development.

[Will public spaces be practical, safe, overlooked and inclusive?]

[Will private spaces be adaptable, secure and inviting?]

Do all spaces have a purpose?

114 The elements of the potential development would be limited to those which are necessary for the generation, storage and export of renewable electricity, or for the access to and maintenance of the solar farm and BESS.

115 The key determinant for the use of space on the site is the height and angle of the solar panels. It is currently anticipated that the solar panels would be mounted at an angle of around 20 to 25 degrees with a maximum height of up to 3m. This arrangement requires a space between panel rows of approximately 4.1m to avoid

shading. Space between the panel rows would typically be set to a mix of grass and wild flowers for the purpose of enhancing biodiversity.

116 The BESS comprises 18 battery module containers. Each battery module is spaced approximately 1m to 5m apart (depending upon the configuration of the support systems such as the PCS units and transformers), with PCS units located between each battery module pair. Access tracks between the modules allow for installation and replacement with a crane.

117 The design process will be iterative, with adjustments to the site layout made as assessments progress. The panel angles, height and spacing may therefore change.

Scale

The statement should explain and justify:

the height, width and length of buildings;

the size of spaces in relation to each other and their surroundings; and

[the size of parts of a buildings or its details]

The statement should provide clear evidence that the planned scale has been influenced by the existing character of the local area or, where relevant, opportunities to improve that character.

118 Modern ground-mounted solar farms range from approximately 5MW to over 50MW rated capacity.

119 This solar array has been proposed with an installed capacity of up to 49.9MW to maximise available generation from the unconstrained site area.

120 The accompanying battery energy storage system would have a rated capacity of up to 80MWh.

121 The spacing of the solar farm and battery system relative to its surroundings will be driven by consideration of various constraints such as landholdings, proximity to dwellings, existing infrastructure and trees and hedgerows. The aim of incorporating separation from such features is to minimise potential environmental impacts and maximise output.

Will the buildings sit comfortably with their surroundings?

[Will they, and parts like doors and windows, be of a comfortable scale for people?]

122 Solar farms by nature have a large footprint but the whole area is not covered with panels as space is left in between to avoid panel-panel shading, for access, ancillary equipment and also perimeter fencing.

123 The panels are mounted with a maximum height of up to 3m. It is proposed to grass / seed the areas between the panels and seasonally graze or mow.

124 The individual battery module containers are approximately 9.6m (l) x 2.0m (w) x 2.6m (h).

125 It is expected that the external finish of the 'buildings' included with the proposal (transformers, substation and battery module containers) will be agreed with the Local Planning Authority prior to construction commencing.

Landscaping

How open spaces will be treated to enhance and protect the character of a place.

126 Landscape and land use will be considered throughout the project development.

127 During the assessment phase it is anticipated that a landscaping scheme will be developed to: provide screening of views to the development if necessary; and enhance the biodiversity of the site. Landscaping is expected to include measures such as species-rich wild flower and grass margins; hedge planting; and tree planting.

Appearance

The statement should explain and justify the appearance of buildings and spaces, and show how they relate to their surroundings. It should cover: architecture, materials, [decoration], lighting, colour and texture.

128 The appearance of a solar array is largely functional, with materials primarily chosen for their weight, strength and practicality.

129 The BESS will be housed within steel shipping containers.

130 By their nature, the operating surface of the PV panels and so the active face of the array will be a deep metallic blue.

The intention of the solar panels is to absorb light and so they will have a non-reflective surface, minimising glint/glare. The framing system is typically self-coloured aluminium and typically only visible from below or behind the panels.

- 131 The appearance of the different elements typically forming a solar farm is discussed from **Paragraph 64 on page 16.**

How will the development visually relate to its surroundings?

Will it look attractive?

- 132 The solar farm and BESS compound would have a wooden post and wire perimeter fence similar in appearance to standard deer fencing. This type of fencing is chosen to be less intrusive and more rural in character than other types of fencing. Field gates will be used at the site entrance(s) to blend with the local vernacular.

- 133 Visual representations of the proposed development in the landscape will be provided to accompany the planning application.

Context

A design and access statement should demonstrate the steps taken to appraise the context of the proposed development. It is important that an applicant should understand the context in which their proposal will sit, and use this understanding to draw up the application.

- 134 A brief description of the site's physical context is provided from **Paragraph 40 on page 11.**

- 135 In terms of social and economic context, the effects of climate change are now being experienced at all levels – global, national, regional and local. Similarly the socio-economic impacts of the proposal will also have effects at the global, national regional and local level.

- 136 Consultation with the Local Planning Authority, including for EIA Screening, and members of the public will be undertaken during the pre-planning assessment phase of the potential development.

- 137 The potential for a solar farm and BESS at the proposed site is being investigated in the context of the A614

main road to the south and the existing overhead electricity lines on wooden poles crossing the site.

- 138 Further feasibility assessment and a detailed site design process will be followed to determine if the site is suitable against the environmental, technical and social constraints. The planning policy context of the development will also be considered during this process.

Access

The design and access statement will need to cover two potential aspects of access vehicle and transport links, and [inclusive access...]

Will the place be safe and easy for everyone to move around?

Will it make the most of the surrounding movement network?

- 139 Delivery vehicles would use the motorway and A-road network as far as possible. It is expected that construction deliveries to the site would access the local road network from the A614 main road.

- 140 **Consultation with East Riding of Yorkshire Highways will be**

undertaken to further assess the access route for construction deliveries.

141 The proposed site could be accessed via the existing field entrances on either West Back Side (on the east) or the minor road opposite Dunning Croft, Thornholme (USRN: 45908633) (on the west). A final decision would be made following a more detailed traffic and transport assessment.

142 Existing farm tracks, field entrances and breaks in hedgerows will be used for the internal site track design to minimise potential environmental impact.

143 There will be no public access to the proposed site, although access along the restricted byways bounding the site will be maintained. Construction personnel will be required to adhere to health and safety procedures, as set out in a Construction Traffic Management Plan to be agreed with the Local Planning Authority prior to construction.

Has the applicant clearly described their policy approach and consultation process, whether carried out or planned?

144 This pre-submission consultation with the Local Planning Authority will be followed by a formal EIA Screening Request.

145 Prior to submission of a planning application, a public consultation exercise will be undertaken. The scope of this consultation will be discussed with East Riding of Yorkshire Council.

DEVELOPMENT PROCESS - NEXT STEPS

- 146 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, following consideration of the pre-application advice received, the Applicant, Ridge Clean Energy, will submit a request for the LPA to provide a Screening Opinion.
- 147 To assist with this process, a Screening Request report would be submitted including an indicative site layout and further details of the proposed development.
- 148 Depending upon the outcome of the Screening process, the Applicant will then consult the LPA to agree the appropriate scope for the planning assessments. If the proposal was deemed to be EIA development, this would be through the formal Scoping Request procedure as stated in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 149 In both EIA and non-EIA circumstances, assessments of the proposed site

would be undertaken and in any case are expected to include a:

- **Preliminary Ecological Assessment (PEA), including a Phase 1 Habitat Survey, and additional protected species surveys (where identified);**
- **Soil quality and Agricultural Land Classification Assessment;**
- **Surface Water Drainage Assessment and management strategy;**
- **Landscape and Visual Assessment;**
- **Traffic and Transport;**
- **Noise;**
- **Cultural Heritage Assessment; and**
- **Glint and Glare Assessment.**

150 During the site assessment phase, a public consultation exercise will be undertaken. The scope of this consultation will be discussed with East Riding of Yorkshire Council.

151 Upon reaching a final site design the environmental assessments will be collated into an Environmental Report or Environmental Statement, depending

upon whether the development is EIA or non-EIA. A planning application would then be submitted to East Riding of Yorkshire Council.

REFERENCES

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Statutory Instrument, 2020, The Infrastructure Planning (Electricity Storage Facilities) Order 2020, HMSO, UK.

Statutory Instrument, 2010, Town and Country Planning (Development Management Procedure) (England) Order 2010, SI 2010 No. 2184, HMSO, UK.



County Hall, Beverley, East Riding Of Yorkshire, HU17 9BA Telephone 01482 393939
www.eastriding.gov.uk
Stephen Hunt Head of Planning and Development Management

Mr John Fairlie
Engena Ltd, The Old Stables Bosmere Hall
Suffolk
IP6 8LL

Your ref: 1921644
Our ref: 21/10896/STPREP
Enquiries to: Mr Tom Booth-Robinson
E-mail: thomas.booth-
robinson@eastriding.gov.uk
Telephone: (01482) 393867
Date: 20 July 2021

Dear Sirs

TOWN & COUNTRY PLANNING ACT 1990

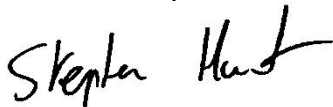
Proposal:	Installation of a ground mounted solar array, battery energy storage system, substation, access tracks, security fence, CCTV, temporary construction compound, cabling and associated infrastructure.
Location:	Old Chalk Pit West Back Side Haisthorpe East Riding Of Yorkshire
Applicant:	Mr Richard Barker
Application Type:	Major Pre-Application Enquiry

I acknowledge receipt of your submissions in respect of the above matter which I received on 9 July 2021 and which has been deemed to be valid from 9 July 2021 has been allocated to Mr Tom Booth-Robinson.

The case officer will now consider the submission, if further information is required they will contact you, if not they will respond in due course.

Should you have any queries regarding this letter, please contact the named officer on the telephone number or email address at the top of the letter quoting our reference number, which is also shown at the top of this letter.

Yours faithfully



Stephen Hunt MRTPI
Head of Planning and Development Management

Alan Menzies
Director of Planning and Economic Regeneration

The application should be accompanied by sufficient ecological information to enable the Council to assess the impacts of the development on biodiversity, prior to the application being determined. As such it will be necessary for the applicant to demonstrate that the proposals are in compliance with the under mentioned legislation, planning policies and guidance.

- The Conservation of Habitats and Species Regulations 2017 (as amended).
- The Wildlife and Countryside Act 1981 (as amended).
- The Natural Environment and Rural Communities Act 2006
- The Countryside and Right of Ways Act 2000.
- The Protection of Badgers Act 1992.
- National Planning Policy Framework (NPPF) 2019
- Government Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within The Planning System
- Biodiversity policies of the East Riding Local Plan Strategy Document.
- UK Post-2010 Biodiversity Framework (Revised Implementation Plan (2018 – 2020)
- The East Riding of Yorkshire Biodiversity Action Plan (ERYBAP)
- Section G of the Part Two Checklist of the ERYC Planning Application Requirements & Validation Checklist July 2013.

Nationally Designated Sites

Boynton Willow Garth Site of Special Scientific Interest (SSSI)

The application site is in close proximity to the Boynton Willow Garth Site of Special Scientific Interest (SSSI). SSSIs are protected by law to preserve their special wildlife or geology. The applicant must consider how the development proposal will affect the nearby SSSIs. Sufficient information must be provided to display the full ecological impact of the development as well as show progression through the mitigation hierarchy (i.e. avoidance, mitigation, compensation) for each negative impact likely to occur.

UK BAP Priority Habitats*

UK Biodiversity Action Plan (UK BAP) priority habitats cover a wide range of semi-natural habitat types, and were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan.

Haisthorpe Hall immediately to the east of the application site has UK BAP Priority Habitat - Deciduous Woodland, though not within the site boundary all considerations within the application should be made as to not adversely affect this habitat

Locally Designated Sites

Local Wildlife Sites

Several designated Local Wildlife Sites (LWS) lies within 2km of the application; 'Rudston South, is a Verge Nature Reserve (VNR) located 1300m northwest of the application site is designated for its verge habitat, 'Thorpe Hall Grassland' LWS located 1700m north of the application site is designated for its grassland habitat, 'Thorpe Estate' LWS located 1750m north of the application site is designated for its grassland, woodland and parkland habitat,

LWSs are sites with 'substantive nature conservation value'. They are defined areas, identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species.

Collectively they play a critical role in the conservation of the UK's natural heritage by providing essential wildlife refuges in their own right and by acting as stepping stones, corridors and buffer zones to link and protect other site networks and the open spaces of our towns and countryside.

In determining planning applications the presence of an LWS is a 'material consideration' and ought to be borne in mind during the application process with regards to potential damage or disturbance.

There is also a candidate Local Wildlife Site (cLWS) which lies 1900m to the north of the application site; The Gypsy Race cLWS.

cLWSs are historic or newly put forward sites with potential 'substantive nature conservation value'. They are defined areas, identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species. Collectively they play a critical role in the conservation of the UK's natural heritage by providing essential wildlife refuges in their own right and by acting as stepping stones, corridors and buffer zones to link and protect other site networks and the open spaces of our towns and countryside.

Protected Species

Section 59 of the Pre-Application Advice Request (Engena Limited July 2021) – indicates that baseline ecology surveys commenced in Autumn 2019. These have considered habitats, wintering birds and breeding birds, and includes for a preliminary ecological appraisal which incorporates a phase 1 habitats survey. As the application moves forward there will be a requirement from the Nature Conservation Team to inspect and review these documents in order to make an informed appraisal of the application's impacts to biodiversity.

Construction Environmental Management Plan

A construction environmental management plan (CEMP: Biodiversity) should be prepared by the applicant. The purpose of the CEMP will be to ensure that adverse environmental effects of development activities are mitigated see BS 42020:2013 (section 10, Implementation of development: biodiversity on construction sites). The CEMP can be provided at different stages of the planning process. Ideally it will be submitted as part of the planning application for approval by the local planning authority prior to determination of the application. Otherwise it will be necessary to impose a pre-commencement condition to secure the CEMP, which will need to be discharged before development begins. The CEMP should be compiled by a suitably qualified ecologist, include a timetable for implementation and a detailed plan. The scheme should provide full details of all ecological mitigation and management measures along with a programme for implementation.

Ecological Enhancements

Solar Farms, managed in a biodiversity sympathetic manner may enhance an area's nature conservation value as found in 'The Effects of Solar Farms on Local Biodiversity: A Comparative Study by Hannah Montag, Dr Guy Parker & Tom Clarkson'. 2016...

"by providing diverse meadow habitat, solar farms will contribute a mosaic of habitat types which is important foraging habitat for a wide range of species, especially in a farmed landscape. This is likely to benefit species which occur in a wide range of habitats such as bumblebees as well as species requiring diverse landscapes such as hares. A mosaic habitat will also benefit specific bird species, with a low sward height benefitting some species and a longer sward benefitting others."

The proposals will provide an opportunity to implement beneficial measures such as habitat creation that will safeguard habitats for wildlife, with the aim of providing a net gain in biodiversity in accordance with the principles of the NPPF. This is also reflected in section 127 of the Pre-Application Advice Request (Engena Limited July 2021). Consequently, a Biodiversity Enhancement and Management Plan (BEMP) should be submitted in support of the application. We would recommend that the biodiversity enhancements should be selected to fit the physical attributes of the site and should tie in with existing habitats and species of value on and around the site. The BEMP should be designed with specific reference to the principles laid out in the following current guidance: BRE (2014) Biodiversity Guidance for Solar Developments. Eds G E Parker and L Greene. Details of management, maintenance and long term monitoring must be provided. Any landscape planting or any compensatory planting to mitigate for a loss of hedgerow, trees or shrubs within the site should be composed from native species and species known to be of value for the attraction of wildlife.

Hedgerows

It will be necessary for the applicant to mitigate the impact of any hedgerow or tree loss by providing compensatory habitat at loss ratio of at least 1:1 to ensure no net loss of habitat on the site. Appropriate mitigation should be incorporated into the design of the development. We recommend the following species mix, bespoke to the Yorkshire Wolds National Character Area (no. 27), when gapping or creating additional hedgerow:-

Hawthorn	<i>Crataegus monogyna</i>	30%
Blackthorn	<i>Prunus spinosa</i>	30%
Hazel	<i>Corylus avellana</i>	15%
Field Maple	<i>Acer campestre</i>	10%
Dogwood	<i>Cornus sanguinea</i>	5%
Crab Apple	<i>Malus sylvestris</i>	5%
Buckthorn	<i>Rhamnus cathartica</i>	5%

Nb. The above mentioned species list could be incorporated into the hedgerow enhancements proposals mentioned in section 112 of the Pre-Application Advice Request (Engena Limited July 2021)

Nesting Birds

The proposals may involve the removal of vegetation, and clearly appropriate measures will need to be implemented for the avoidance of impacts on nesting birds (breaches of the Wildlife and Countryside Act 1981 (as amended)). Impacts on nesting birds can best be avoided by vegetation removal outside of the bird nesting period (March to August inclusive). The Council would expect the developer to ensure such matters are appropriately addressed in any application that may be submitted. If it is not possible to avoid affecting nesting birds the applicant should include an appropriate and robust mitigation strategy with a survey report. Embedded mitigation measures should be incorporated into the scheme design. The applicant should provide sufficient information for mitigation measures to be implemented effectively.

Lighting

The design and operation of lighting should avoid light pollution in any identified “sensitive” areas, ensuring that they remain sufficiently dark for nocturnal species.

If you require any further information or clarification please do not hesitate to contact me via email, mike.newton@eastriding.gov.uk

MAN

Links to guidance referenced above

Building Research Establishment's 'Biodiversity Guidance for Solar Developments, 2014' pdf, can be found at the following website: -

<https://www.bre.co.uk/filelibrary/nsc/Documents%20Library/NSC%20Publications/National-Solar-Centre--Biodiversity-Guidance-for-Solar-Developments--2014-.pdf>

Guidance Note 8: Bats and Artificial Lighting in the UK (Institution of Lighting Professionals & Bat Conservation Trust, 2018), can be found at the following website: -

<https://cieem.net/resource/bats-and-artificial-lighting-in-the-uk/>

*The '[UK Post-2010 Biodiversity Framework](#)', published in July 2012, succeeded the UK BAP. However, the UK BAP lists of priority species and habitats remain an important and valuable reference source. All of the species and habitats named here continued to feature in the [UK Post-2010 Biodiversity Framework](#)'s UKBAP-UK List Priority Habitats Species-V1.4-2010

MEMORANDUM

To: Tom Booth-Robinson, Planning & Development Control,
Beverley **Date:** 28th July 2021

From: Jon Tait, Environmental Control Officer, Public Protection, Goole **Tel:** x6207

Proposal Installation of a ground mounted solar array, battery energy storage system, substation, access tracks, security fence, CCTV, temporary construction compound, cabling and associated infrastructure
Location Old Chalk Pit West Back Side Haisthorpe East Riding Of Yorkshire
Case Ref 21/10896/STPREP

ENVIRONMENTAL CONTROL SPECIALIST

Thank you for consulting me on the above application.

This response only considers local air quality and land contamination. Other comments from Public Protection will be provided separately.

I have reviewed the information submitted by the applicant and I have the following comments to make.

LOCAL AIR QUALITY

No comments

LAND CONTAMINATION

The applicant should be mindful of the former landfill site located at the Old Chalk Pit adjacent to the eastern edge of the proposed site. Records held by the council suggest that the waste used at this landfill was largely inert and comprised non-hazardous construction waste, demolition waste and soil. However, the applicant should consider the possibility that non-inert household and domestic waste may have been fly tipped at the site whilst the void was still there. It is likely that the council will impose a watching brief condition at full application stage so that any contamination encountered during the development can be addressed.

If you require any additional information, please contact me

Regards

Jon Tait



EAST RIDING

O F Y O R K S H I R E C O U N C I L

PLANNING & DEVELOPMENT MANAGEMENT
STRATEGIC DEVELOPMENT MANAGEMENT

HIGHWAYS CONSULTATION RESPONSE

To:- DC Case Officer
Development Management

App Ref:- 21/10896/STPREP

From:- Highway Management
Strategic Development
Management (JH)

Tel:- 01482 393754

Response Date:- 17th August 2021

Installation of a ground mounted solar array, battery energy storage system, substation, access tracks, security fence, CCTV, temporary construction compound, cabling and associated infrastructure at Old Chalk Pit, West Back Side, Haisthorpe, East Riding Of Yorkshire.

The applicant is Ridge Clean Energy Ltd

Highway Summary

The application relates to the installation of a ground mounted solar array, battery energy storage system, substation, access tracks, security fence, CCTV, temporary construction compound, cabling and associated infrastructure at Old Chalk Pit, West Back Side, Haisthorpe.

Supporting information, including a “Pre-application Advice Request” report and the drawing “Conceptual Solar Layout” have been provided which introduce the proposals and give an indication of the potential access to the site.

It is stated that “it is expected that construction deliveries to the site would access the local road network from the A614 main road” and that “consultation with East Riding of Yorkshire Highways will be undertaken to further assess the access route for construction deliveries.” It is stated that “the proposed site could be accessed via the existing field entrances on either West Back Side (on the east) or the minor road opposite Dunning Croft, Thornholme (USRN: 45908633) (on the west)” and that “a final decision would be made following a more detailed traffic and transport assessment.”

Early consultation with the Council's Streetscene Services (Highways) Team is recommended as the local roads, in terms of layout and construction, are not suitable for high numbers of large and heavy construction vehicles and improvements to the local highway network will be required, including widening at the junction(s) with the A614, to ensure safe access and egress to and from the A614, and other localised widening works to facilitate two way vehicle movements together with appropriate highway surfacing and strengthening works.

At this stage no indication of the type and amount of vehicle movements for the construction of the facilities have been provided although as stated above a Traffic and Transport Assessment will be carried out and this should be included with any future application.

Highway Development Management (HDM) are aware that the majority of vehicle movements will be during the construction phase and that once the plant is operational traffic to the site will be not be significant although this will need to be clarified in any future application. Construction vehicle movements will also be present when the solar farm is decommissioned, although it is indicated the design life is 40 years.

As the majority of the traffic movements associated with the proposed scheme relate to construction traffic a Construction Traffic Management Plan (CTMP) must be supplied with any future application, as referred to in paragraph 143 of the supporting statement. This should include details of the proposed route for construction vehicles, including abnormal load movements, to and from the site. It must demonstrate that the public highway along the route is suitable in terms of its layout and construction and it should include vehicle swept paths. Also, it should identify any mitigation works required along the route and at the site access(es) to safely and practically facilitate these vehicle movements.

To further ensure the CTMP is acceptable to HDM and Streetscene Services (Highways) in addition to the information referred to above it should contain the following information requested in the CTMP condition, i.e. it shall include details of construction vehicle and abnormal loads routing, management of junctions to and crossings of the public highway and other rights of way, schedule of timing of movements, details of escorts for abnormal loads (if any), temporary warning signing, and banksman/escort details, arrangements for dealing with monitoring, damage to the highway, urgent repairs to the highway construction and rectification of any defects at the end of delivery operations on the highway.


It is expected, due to the type and amount of construction traffic, together with the construction and layout of the existing local roads, including the junctions with the A614, that the CTMP will need to include a dilapidation survey. The extent of this survey, together with any specific requirements relating to the survey, must be agreed with the Council's Streetscene Services (Highways) Section. The dilapidation survey must be undertaken prior to the commencement of the construction phase to determine the condition of the existing highway and any damage caused during the construction phase must be made good to the satisfaction of the Highway Authority."

If the construction works involve abnormal load movements the applicant should contact the Council's Abnormal Load Section and the CTMP should reflect these movements.

A Construction Method Statement, or similar, will be required and shall include details of the areas on site designated for loading and unloading, the storage materials, heavy duty plant and equipment, including vehicle and car parking facilities for construction site operatives and visitors.

To conclude, HDM have concerns about the suitability of the local highway infrastructure, in its current layout and construction, to facilitate the construction traffic. Therefore, any application must demonstrate that the proposals do not have an adverse effect on the safety of road users and the capacity of the highway network and will not have a detrimental impact on the condition of the highway infrastructure. As stated previously, the applicant and / or agent is advised to liaise with the Council's Streetscene Services (Highways) Area Engineer as early as possible to discuss the proposals and the impact on the highway network including vehicle routing and the mitigation works required on the public highway.

Highway Development Management (JH)
Strategic Development Management

From: Thomas Robinson thomas.booth-robinson@eastriding.gov.uk 
Subject: Fw: 21/10896/STPREP - Installation of a ground mounted solar array etc, Old Chalk Pit, West Back Side, Haisthorpe
Date: 2 March 2022 at 07:41
To: John Fairlie john.f@engena.co.uk

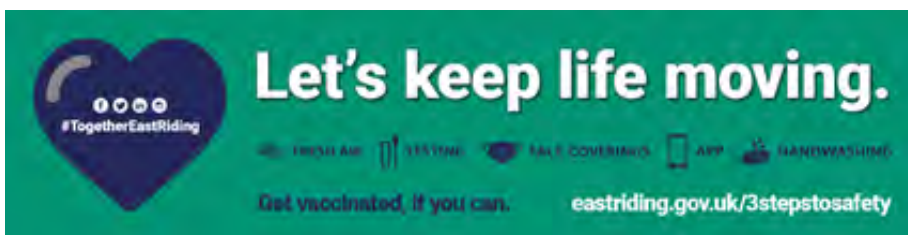
TR

John,

Please see the comments below from Conservation.

Kind regards

Thomas Booth-Robinson (MPLAN)
Principal Planning Officer (Strategic Team)
Tel: 07813725231 - (01482) 393840
Web: www.eastriding.gov.uk
Twitter: www.twitter.com/East_Riding
Facebook: www.facebook.com/eastridingcouncil



Your East Riding... where everyone matters

Please note: You may receive emails from me outside normal working hours. I do not expect you to either read or respond to these outside of your working hours unless you choose to do so. Work life balance is important!

From: Steve Devey <Stephen.Devey@eastriding.gov.uk>
Sent: 01 March 2022 18:26
To: Planning <planning@eastriding.gov.uk>
Cc: Thomas Robinson <thomas.booth-robinson@eastriding.gov.uk>
Subject: 21/10896/STPREP - Installation of a ground mounted solar array etc, Old Chalk Pit, West Back Side, Haisthorpe

Please could you put the Building Conservation comments below on the file.

Tom, sorry for the delay on this one.

Thanks Steve

21/10896/STPREP - Installation of a ground mounted solar array etc, Old Chalk Pit, West Back Side, Haisthorpe

In accordance with Sections 16 (2), 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I have considered whether this proposal affects any listed buildings, the setting of any nearby listed buildings or

any Conservation Area. Special regard should be paid to the desirability of preserving the buildings or their settings or any features of special architectural or historic interest which they possess and special attention paid to the desirability of preserving or enhancing the character or appearance of any Conservation Area.

Paragraph 195 of the National Planning Policy Framework (2021) sets a duty to identify and assess the significance of heritage assets and assess the impact of proposals on them and is reinforced by Paragraph 197. Paragraph 199 advises great weight should be given to conservation of assets in making development decisions. Such harm is then detailed in paragraphs 200 to 202. Paragraph 202 states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

There are two listed buildings in Haisthorpe. Haisthorpe Hall (grade II) is located adjacent to the site to the south east and Manor Farm is located at the opposite end of the village to the South of the A614 (Main Road). To the south west is Manor Farm, Thornholme, (Grade II). Further to the south west is the Conservation Area of Burton Agnes which contains a range of nationally important Grade I listed buildings and a Scheduled Ancient Monument, (SAM) as well as a number of Grade II listed buildings. There are also a number of listed building of all grades in the villages of Boynton, (including the Grade 1 listed Hall and Church) and Rudston, (including the Grade 1 listed church and monolith) and Grade 1 and Grade II listed buildings at Thorpe Hall and SAMs at Low Caythorpe along the B1253. The latter are the other side of the ridge to the north of the site along which the Woldgate Roman road runs. There are also SAMs to the south of Rudston, north west of the site and further listed buildings to the east in Carnaby (including the Grade II* church) and at Carnaby Temple.

Any heritage statement included with an application needs to itemise these historic assets and assess the impact on them from the proposal, including any intervisibility between them.

In my opinion the most important of these will be:-

1. The relationship with Haisthorpe Hall which stands immediately to the south east of the site and is surrounded by trees within its landscaped setting.
2. The relationship with and views outward from Burton Agnes Hall which was built with its dominating views across the landscape in mind.

Notwithstanding these two key elements, a full heritage assessment is needed of the surrounding heritage assets.

The height of any equipment and the screening effect of any existing vegetation will be important. Height should be kept to a minimum and it is important trees and hedges are retained and new planting used to screen the site.

Stephen Devey
Principal Conservation Officer

Tel: (01482) 393710 or 07703 763757
Web: www.eastriding.gov.uk
Twitter: www.twitter.com/East_Riding
Facebook: www.facebook.com/eastridingcouncil



**Don't be the link.
Stop the spread.
Save lives.**

eastriding.gov.uk/3stepstosafety

Stay at home if

- You have symptoms
- You are awaiting a test result
- You have tested positive for COVID-19 or
- You have been told to self-isolate by NHS Test and Trace or the council

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From: Thomas Robinson thomas.booth-robinson@eastriding.gov.uk 
Subject: Fw: Three Oaks Renewable Energy Park - 21/10896/STPREP
Date: 1 February 2022 at 08:00
To: John Fairlie john.f@engena.co.uk
Cc: Planning planning@eastriding.gov.uk

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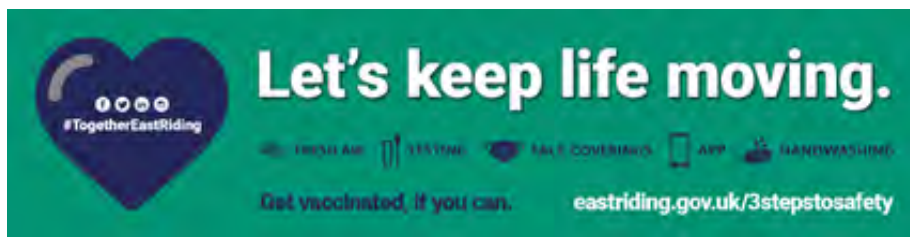
John,

Thank you for the email.

I have reviewed the suggested view points and consider them to be entirely sensible for this assessment.

Hope this helps

Thomas Booth-Robinson (MPLAN)
Principal Planning Officer (Strategic Team)
Tel: 07813725231 - (01482) 393840
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From: John Fairlie <john.f@engena.co.uk>
Sent: 31 January 2022 20:19
To: Thomas Robinson <thomas.booth-robinson@eastriding.gov.uk>
Subject: Three Oaks Renewable Energy Park

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Dear Tom

I hope all is well.

Appreciate it has been a while since the Screening Opinion back in November.

We have made good progress with the assessments, and our landscape architect has derived a set of viewpoints to accompany her assessment.

Please find attached a list of viewpoints, and a set of figures showing the location of these viewpoints on top of the ZTV and OS 1:25 000 mapping.

It would be most appreciated if you could take a look, and let us know if you are happy with these viewpoints as the basis of the Landscape and Visual Assessment.

With thanks again for your help

All the best

John

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Director

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Three Oaks
Viewpo...res.pdf

Three Oaks Renewable Energy Park

Preliminary Viewpoint Locations

No	Viewpoint	NGR	Parish	Landscape Character Area	Visual Receptors
A	West Back Side, Halsthorpe	512609, 464914	Carnaby	13D: North Wolds Plateau Farmland	Residents Walkers, cyclists, equestrians Motorists (minor road)
B	A614	512376, 464346	Carnaby/Burton Agnes	13D: North Wolds Plateau Farmland / 19C: North Holderness Open Farmland	Motorists (A road)
C	Woldgate (at entrance to PRow)	511268, 466176	Burton Agnes	13D: North Wolds Plateau Farmland	Walkers, cyclists, equestrians Motorists (minor road)

Three Oaks Renewable Energy Park

Preliminary Viewpoint Locations

No	Viewpoint	NGR	Parish	Landscape Character Area	Visual Receptors
A	West Back Side, Haisthorpe	512609, 464914	Carnaby	13D: North Wolds Plateau Farmland	Residents Walkers, cyclists, equestrians Motorists (minor road)
B	A614	512376, 464346	Carnaby/Burton Agnes	13D: North Wolds Plateau Farmland / 19C: North Holderness Open Farmland	Motorists (A road)
C	Woldgate (at entrance to PRoW)	511268, 466176	Burton Agnes	13D: North Wolds Plateau Farmland	Walkers, cyclists, equestrians Motorists (minor road)
D	PRoW off Woldgate	512099, 466072	Carnaby	13D: North Wolds Plateau Farmland	Walkers, cyclists, equestrians
E	Back Lane, Burton Agnes	510525, 463651	Burton Agnes	13D: North Wolds Plateau Farmland	Motorists (minor road)
F	Bridleway near Carnaby Temple	514116, 466648	Carnaby	15A: Gypsy Race Corridor Rudston to Bridlington	Walkers, cyclists, equestrians
G	A1038 (at entrance to layby near Fraisthorpe Wind Farm)	515154, 462854	Barmston	19C: North Holderness Open Farmland / 20C: Bridlington to Hornsea Coast	Motorists (A road)

THREE OAKS RENEWABLE ENERGY PARK

Screening Request

PREPARED ON BEHALF OF



OCTOBER 2021



engena

THREE OAKS RENEWABLE ENERGY PARK SCREENING REQUEST

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SCREENING REQUEST



EXECUTIVE SUMMARY

- i This document, and accompanying figures, form the Screening Request for a solar array and Battery Energy Storage System (BESS) on farmland to the north/north-west of Haisthorpe and north-east of Thornholme. This constitutes a request for a formal Screening Opinion from East Riding of Yorkshire Council under the terms of the EIA Regulations 2017.
- ii The area under investigation comprises approximately 162 acres (65ha). The proposed solar array will have an installed capacity of up to 36MW (determined by the sum of the inverter AC ratings). The BESS would be rated at up to 50MWh and would therefore be capable of providing a 25MW output over a 2 hour period.
- iii The Screening Request confirms that the proposal is Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, the requirement for EIA needs to be tested through Screening against a set of criteria (listed at Schedule 3) to determine the likelihood of significant environmental effects.
- iv The Screening process is presented through a flow diagram (**Plate 6 on page 8**), adapted from National Planning Practice Guidance (NPPG), and the potential impacts are considered against the Schedule 3 assessment criteria from **Paragraph 38 on page 7**.
- v The screening process determines the proposed development is located outside of any 'sensitive' areas and the initial ZTVs show that the potential for significant visual effects is limited.
- vi It is concluded that an **Environmental Impact Assessment (EIA) would not be required**.
- vii To inform a future planning application, it is proposed that detailed reports on environmental and technical impacts (including landscape, heritage, hydrology and ecology) will accompany the planning application. These assessments follow nationally accepted and tested guidelines and ensure that a thorough, robust application is presented to East Riding of Yorkshire Council.
- viii Alongside the provision of a Screening Opinion, Council Officers are invited to comment on this scope of work to ensure that the submitted application meets their expectations.

INTRODUCTION

1 This document, and accompanying figures, form the Screening Request for a solar array and Battery Energy Storage System (BESS), which form the Three Oaks Renewable Energy Park. The proposal is located on farmland to the north/north-west of Haisthorpe and north-east of Thornholme. The proposed location of the site is shown in **Figure SC1**.

2 This submission constitutes a request for a formal Screening Opinion from East Riding of Yorkshire Council under the terms of the EIA Regulations 2017.

3 This Screening Request:

- introduces the project;
- describes the proposal in more detail; and
- presents the formal prescribed screening process to determine whether or not an EIA is required.

Project Overview

4 The proposed project, north-east of Thornholme, includes:

- an array of ground-mounted solar panels and ancillary infrastructure including inverters (mounted behind the panels), transformer units, electrical infrastructure, switch gear and substation, and temporary construction compounds; and
- a Battery Energy Storage System (BESS) including battery units mounted on skids, power conversion and transformer units;

5 It is anticipated that the proposed development would be generating electricity for a period of forty (40) years.

6 The proposed solar farm would have an installed AC capacity of up to 36MW (determined by the sum of the inverter AC ratings). The panels would be ground-mounted to a maximum height above ground of approximately 3.0m angled at around 20-25 degrees facing south.

7 The BESS would be rated at up to 50MWh and would therefore be capable of providing a 25MW output over a 2 hour period.

8 It is currently estimated prior to layout optimisation that the solar farm will be

sufficient to offset the equivalent annual electricity needs approximately 8 960 East Riding of Yorkshire homes (based on average domestic consumption per household of 3 794kWh (DBEIS, 2020)).

9 From the displacement of electricity generated using fossil fuels, the proposed development would offset the emission of a significant quantity of pollutants, particularly carbon dioxide, into the atmosphere. This reduction in emissions would contribute to the national legislation of zero net carbon emissions by 2050 and international reductions required under the latest legally binding obligations agreed since Paris 2015 (COP21). It also contributes to the reduction of emissions in East Riding of Yorkshire, thereby addressing the Council's declared Climate Emergency.

10 Electricity generated using a solar system varies throughout daytime hours according to changes in irradiance (or light levels). The BESS will therefore complement this generation.

11 The battery serves a number of purposes, including stabilising the generation as well as operating independently of the solar farm

to provide energy during times of peak demand or system frequency instability.

The Applicant

- 12 The Applicant for the proposed development will be Ridge Clean Energy.
- 13 Ridge Clean Energy is a UK-based clean energy company which originally formed as RidgeWind in 2003. The team develop, construct and operate clean energy projects including solar, wind and battery storage.
- 14 Engena Limited is an independent planning consultancy with over 1GW of development experience in the renewable energy industry, specialising in project planning, development management and Environmental Impact Assessment (EIA). Engena is supporting Ridge Clean Energy with the provision of planning services.



THE PROPOSAL

Introduction

- 15 The proposed development will consist of solar panels that are ground mounted in rows, and ancillary infrastructure including inverters, transformers, grid connection cabling, a substation cabinet and a temporary construction compound. In addition, a Battery Energy Storage System will be located near the Point of Connection, which will be to one of the 66kV overhead lines. The indicative development boundary is shown in **Figure SC2**.

Site Infrastructure

Solar Panels, Frames and Anchors

- 16 The array of ground-mounted solar photovoltaic panels would have an installed capacity of up to 36MW. A typical solar farm array is shown in **Plate 1**.
- 17 Space between frames is provided for maintenance, access and to avoid shading from neighbouring panels.



Plate 1 - Typical Solar Array

- 18 The solar panels will be mounted at a fixed angle of approximately 20 to 25 degrees with a maximum height of up to 3.0m, on panel frames that are fixed to the ground with ground anchors or, if necessary, surface mounted feet.

Access

- 19 The proposed development will be accessed from the local road network from the A614 main road, using existing field entrances and farm tracks. These access points and tracks already take agricultural vehicles. Advanced notifications and safety measures such as banksmen will be deployed, when necessary during construction, to minimise impacts on the Public Rights of Way (PROWs) adjacent to the site.
- 20 Existing farm tracks, field entrances and breaks in hedgerows will be used for the internal site track design to minimise potential environmental impact.
- 21 Where sections of new, upgraded or widened access track are required this will have the appearance of typical vernacular farm tracks with a crushed stone running surface (**Plate 2 on page 4**), grassed over in time. The running surface (4m wide) is laid over a stone sub-surface which itself is typically constructed upon a geotextile membrane.



Plate 2 - Typical New Site Access Track

Inverters and Transformers

- 22 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 string inverter units located behind the panels, and mounted onto the frame.
- 23 The panels and inverters are connected via cabling which is mounted onto the panel frames (**Plate 3**) or suspended behind the panels. Underground communications and power cables

link the panel arrays to the inverter/transformer units and substation.

- 24 The transformer (**Plate 4**) steps the generation voltage up to the connection voltage of the Local Electricity Distribution Network. From here, a connection would be made to the network via the site substation. This contains a further transformer, switchgear, isolation and metering equipment.



Plate 3 - Typical String Inverter Unit



Plate 4 - Typical Transformer Equipment

Temporary Construction Compound

- 25 For the duration of the construction (and decommissioning) periods, a temporary compound (typically 30m by 40m) will be required to provide secure storage of equipment and construction materials, welfare facilities and office accommodation for construction staff. It is typical for a development of this scale that multiple rest areas are set up across the site to allow teams to work in parallel through the construction period.

Security Fence

- 26 A perimeter fence and CCTV system comprising inward-facing cameras will likely be installed to protect the solar panels and cabling from theft. The BESS will also be enclosed with security fencing. The security fence will be up to approximately 2.1m tall (**Plate 5**). Where appropriate, the fencing will be accompanied by native hedgerow planting.
- 27 No operational lighting is proposed within the solar farm. The CCTV cameras operate in infra-red mode at night time, which is not visible to the naked eye.



Plate 5 - Typical Security Fence



Battery Energy Storage System

- 28 The BESS will occupy an area of approximately 1.0ha.
- 29 There are various battery technologies available, each having their own arrangement of battery modules, power conversion systems, and transformers.
- 30 The proposed BESS would comprise approximately 24 containerised battery modules. Rated at approximately 50MWh, the BESS would be able to provide a continuous 25MW output over a 2 hour period.
- 31 Each battery module is supported by three 800kW Power Conversion System (PCS) units. These convert the

Direct Current (DC) electricity of the battery to the Alternating Current (AC) electricity of the power network - and vice-versa whilst charging.

32 Battery modules are typically spaced between 1m to 5m apart, depending upon the configuration of the support systems such as the PCS units and transformers. PCS units are normally located between each battery module pair.

33 A 33kV transformer generally serves two battery modules. This steps the system voltage up (or down) appropriately. Buildings housing switchgear and metering equipment are also located within the BESS compound.

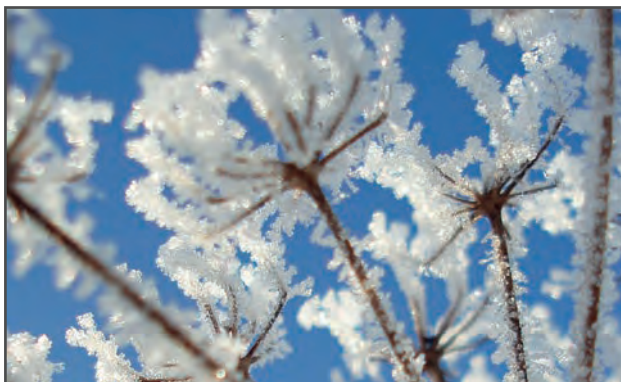
34 Each battery module contains a temperature monitoring system that will shut down the module if a battery overheats. In the unlikely event of a system fire, a fire suppressant system ensures that the fire is self contained within the module, and is quickly extinguished.

Operational Phase

35 The site is remotely monitored and operated with the automated system alerting an engineer in case of component or system issues. Monthly maintenance visits in a light van or four-wheel drive vehicle will ensure the panels, inverters, frames, fencing and fittings are all in good working order. The panels will be cleaned periodically to ensure maximum production.

36 Wildflower meadow and hedge planting will be managed in accordance with an agreed Landscape and Environmental Management Plan.

37 It is anticipated that the proposed development will be operating for a period of forty (40) years.



THE SCREENING PROCESS

- 38 Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) implemented European Council Directive No. 2011/92/EU, the intent of the Directive being to ensure that, in consenting a development, an authority is able to reach a decision in knowledge of any likely significant effects on the environment in terms of the Regulations.
- 39 For certain types of major development (listed in Schedule 1) the regulations stipulate a mandatory requirement for an Environmental Impact Assessment to accompany an application.
- 40 For other types of development (as listed in Schedule 2) the requirement for EIA will need to be tested through Screening against a set of criteria (listed at Schedule 3) to determine the likelihood of significant environmental effects.
- 41 Schedule 2 developments in, or partially in, sensitive areas (even if falling below the 'exclusion thresholds and criteria') will also need to go through the Screening process.
- 42 Other types of development not listed in Schedule 2, or developments that fall below the exclusion thresholds and criteria, would not usually require further Screening or a formal Environmental Impact Assessment to be undertaken.
- 43 If the project is listed under Schedule 2 of the EIA Regulations, and exceeds relevant thresholds, then the Local Planning Authority must determine whether significant effects are likely and therefore if EIA is required.
- 44 Solar energy and battery storage developments are not listed under Schedule 1 and are not explicitly listed under Schedule 2. However, Class 3(a) lists the following as Schedule 2 development:
- 45 *'(a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)'; where 'the area of the development exceeds 0.5 hectare.'*
- 46 A formal Screening Process is set out within the EIA Regulations to determine whether or not an EIA is appropriate. The online Planning Policy Guidance (PPG) (from Paragraph: 017 Reference ID: 4-017-20170728) sets out guidance to the Regulations for developers and Authorities on EIA and their application, including that of the Screening Process.
- 46 The following flow diagram, **Plate 6**, is adapted from a diagram included within the PPG (Paragraph: 030 Reference ID: 4-030-20170728) and includes the exclusion thresholds and criteria from Schedules 2 and 3 to the EIA Regulations. This presents the methodology followed in the document for determining if an EIA is required, highlighted in purple.

Determining if EIA is Required

- 47 Having established that the type of development proposed requires further assessment as to whether significant

THREE OAKS RENEWABLE ENERGY PARK

effects are likely, the initial question posed when considering whether an EIA is required is:

'Is the development to be located within a sensitive area?' (PPG, Reference ID: 4-030-20170728)

48 The proposed development is not within a National Park, AONB, Ramsar, SAC, SPA, World Heritage Site, SSSI, or Scheduled Monument. As such, the Three Oaks Renewable Energy Park is not located in a sensitive area.

49 The next question posed by the NPPG, when a development is not located in a sensitive area is:

'Does it meet any of the relevant thresholds and/or criteria in column two of Schedule 2?'

50 Schedule 2 of the EIA Regulations lists different types of development and, for each type, defines the specific thresholds at which the development proposal requires an EIA.

51 The proposed development for a solar farm and BESS falls under *'Item 3 Energy Industry'* in column 1 of the table at Schedule 2. There is no specific class for solar energy or battery storage, and is considered to fall within the general classification - *part (a) Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)*.

52 Column 2 of the Schedule 2 table, for type 3(a) development states the applicable threshold as *'The area of the development exceeds 0.5 hectare'*.

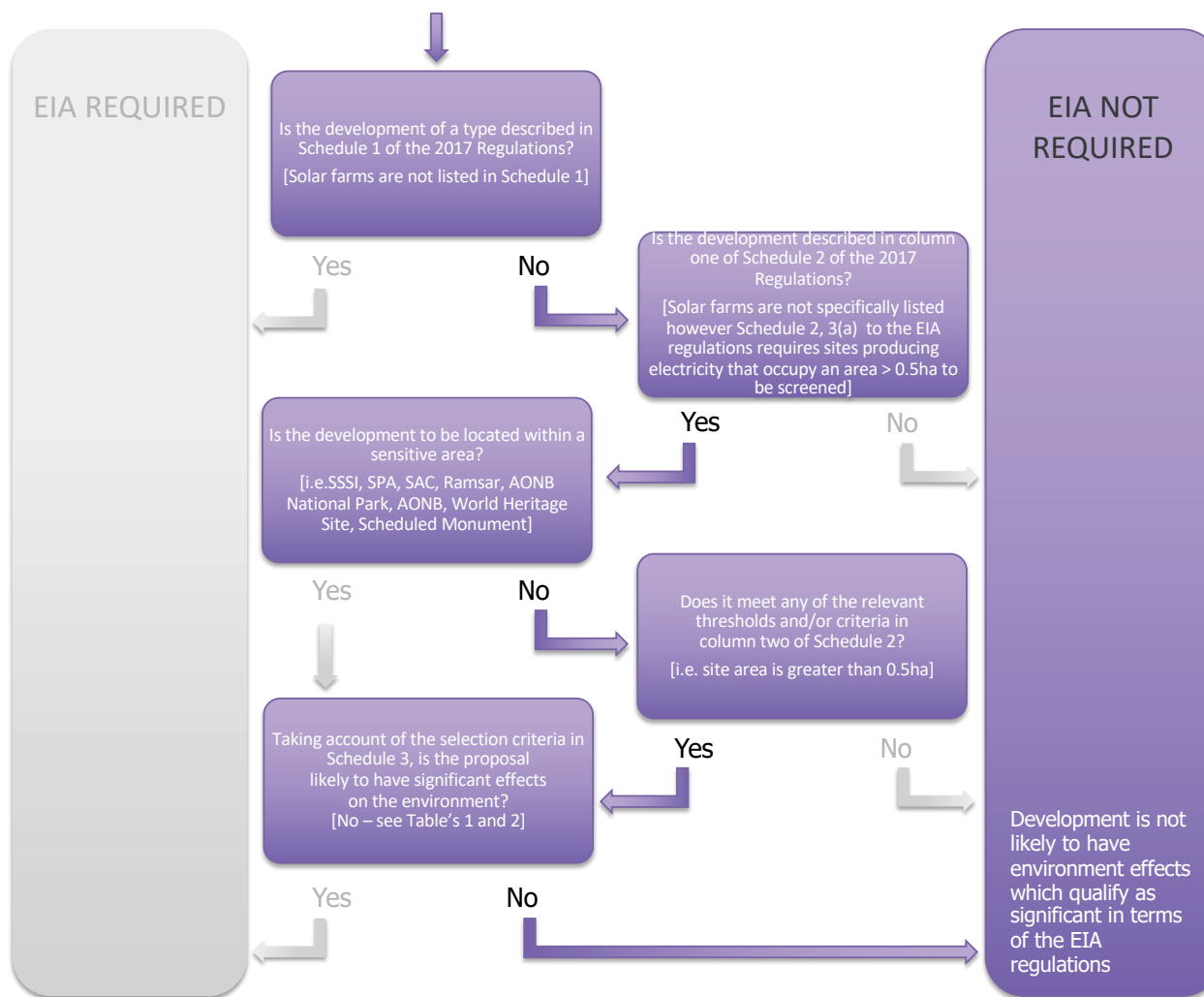


Plate 6 - PPG Methodology for Determining if an EIA is Required - Solar Developments (also applicable to Battery Energy Storage Systems)

53 The potential site area is around 162 acres (65ha). Based, solely on this criteria, this scale of development has the *potential* to require an EIA.

54 The final step in determining whether EIA is required for a proposed development is:

'Taking account of the selection criteria in Schedule 3, is the proposal likely to have significant effects on the environment?'

55 In order to answer this question, Engena has considered each criteria of Schedule 3 against the proposed development. This assessment is provided in **Table 1 on page 11**.

56 Schedule 3 also requires the Planning Authority to consider the types and characteristics of the potential impact. **Table 2 on page 14** considers this section of the Schedule, cross-referenced against the potential impacts (a to g) identified, and the possibility of effectively reducing impacts (h).

57 The Annex (NPPG Reference ID: 4-057-2070720), for item 3 - *Energy Industry (a) Industrial installations for the production of electricity, steam and hot water*, states that the key issues to

consider are the '*Level of emissions to air, arrangements for the transport of fuel and any visual impact*'. There are no emissions to air associated with the development of a solar farm or BESS, nor any requirements to transport fuel to the site. **Table 2 on page 14**, therefore considers potential visual impacts against the Schedule 3 criteria. The limits of potential visibility are set out from **Paragraph 60**.

58 It should also be borne in mind that Screening is used to determine whether a proposed project is likely to have significant effects in terms of the EIA Regulations on the environment (Paragraph: 017 Reference ID: 4-017-20170728), and only a very small proportion of Schedule 2 development proposals will require an EIA (Paragraph: 018 Reference ID: 4-018-20170728).

59 In conclusion to the internal screening exercise that Engena has performed following the 2017 EIA Regulations and PPG, it is considered that the proposed Three Oaks Renewable Energy Park **would not require an Environmental Impact Assessment**.

Zone of Theoretical Visibility

60 In order to inform the initial assessment of potential landscape impacts, as referred to in **Table 2 on page 14**, an initial Zone of Theoretical Visibility (ZTV) map has been produced (**Figure SC3**). An indicative panel height of 3.0m has been used at this stage. The ZTV has been reported to a radius of approximately 5.0km from the site centre.

61 The analysis was produced using Ordnance Survey Digital Terrain Data on a 5m grid. The predicted visibility is for panels with a maximum highpoint of 3.0m and an observer eye level of 1.8m above ground level (AGL).

62 This bare-earth analysis does not take into account the screening effects of vegetation, buildings or other surface features. It should therefore be considered as worst case. Given the relatively low height of the panels, the screening effects of existing trees and hedgerows will considerably reduce the ZTV.

63 It should be noted that the indicative ZTV provided at this stage is based on four target points within the potential area of solar panels. These are marked

- as black dots on the ZTV, with at least one located in each field. As the site layout is refined through environmental assessments, a more detailed ZTV model will be created.
- 64 The ZTV at **Figure SC3** shows that on a bare-earth basis there is no visibility of the proposed solar array for approximately 69% of the study area.
- 65 The majority of the site (4 markers) is potentially visible (on a bare earth basis) across 17.9% of the ZTV. This is generally limited to within the site boundary, extending out towards the south and south-east.
- 66 Three quarters of the site may be visible across 3.1% of the study area; half of the site across 3.7%; and up to a quarter is potentially visible across 6.2% of the study area.
- 67 Of interest, due to the topography of the surrounding area, the ZTV demonstrates that there will be no bare-earth views of the site from the north.
- 68 It is likely that the screening effects of woodland and hedgerows will considerably reduce this potential worst case visibility.
- 69 The visibility predicted by the ZTVs will be tested on the ground to ascertain the effect of field boundary vegetation and other screening features in reality. Findings of the ZTV verification will be represented through visualisations produced from a series of viewpoints to be agreed with the Council.
- 70 Overall the ZTV demonstrates that the potential for significant effects is limited and visibility will be greatly reduced once built form (e.g. Haisthorpe, Carnaby Industrial Estate) and natural screening from trees and hedgerows are taken into account.
- 71 A full assessment of landscape and visual impact will be undertaken to accompany any future planning application.

SCREENING REQUEST

Table 1 - Schedule 3 Selection Criteria for Screening Schedule 2 Development

Selection Criteria	Comment
Characteristics of development	
Size and Design	Ground mounted solar array and BESS occupying an area of approximately 65ha (162 acres) area. The panels will be fixed in a south-facing plane at an approximate tilt of 20-25 degrees.
Cumulation with other existing development and/or approved	There are no known operational or proposed solar farms within 5km of the proposed site boundary. Fraisthorpe Wind Farm is located approximately 4.1km SE of the site. However, given the low level of the panels, intervisibility between the two sites will be limited by vegetation and built form. No likely significant cumulative effects are anticipated.
Use of natural resources	The solar farm will generate electricity from sunlight, whilst the BESS will store electricity produced by the solar farm or imported from the electricity network. The proposed layout will be designed such that no natural features will require removal. No likely significant effects anticipated.
The production of waste	There will be no waste produced during operation of the site. No likely significant effects anticipated.
Pollution and nuisances	There are no emissions associated with the operation of the proposal. Potential noise impacts from electrical equipment are likely to be low. No likely significant effects anticipated.
Risk of major accidents	The developer will install established and fully certified technology. Under CDM, the HSE will be notified at the appropriate time. No likely significant effects anticipated.
Risks to human health	There is no evidence to suggest that there are potential risks to human health from solar farms or BESS facilities. No likely significant effects anticipated.

THREE OAKS RENEWABLE ENERGY PARK

Selection Criteria	Comment
Location of Development	
The environmental sensitivity of geographical areas likely to be affected by development must have regard to:	
Existing and approved land use	<p>The site is currently agricultural land of mixed grade. Its geology comprises freely draining loamy soils.</p> <p>A detailed ALC survey was undertaken in March 2021 to assess the quality of the land at the proposed site. Results show that Grade 3b land covers the majority of the site. Grade 3a land is found on the higher ground to the north of the site and in a band in the south-west. Two smaller pockets of Grade 2 land can be found on the eastern side of the landholding, but their use is limited by the adjacent Grade 3b land.</p>
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	<p style="text-align: center;">The area proposed for the solar array can still be used for grazing during the solar farm operational period.</p> <p style="text-align: center;">Existing biodiversity will be conserved and enhanced through appropriate separation distances incorporated into the site design, and landscape and ecological enhancement measures provided as part of the design, such as native hedging bordering the perimeter.</p> <p style="text-align: center;">There is sufficient solar irradiance for a viable project.</p>
The absorption capacity of the natural environment	<p style="text-align: center;">There are no environmental designations on the site.</p> <p style="text-align: center;">The following designations can be found within approximately 2km of the site boundary:</p> <ul style="list-style-type: none"> • Boynton Willow Garth Site of Special Scientific Interest (SSSI); • Sands Wood round barrow (Scheduled Monument); • South Side Mount round barrow (Scheduled Monument); • Earthwork on the Sheepwalk (Scheduled Monument); • Settlement site at Boynton Hall (Scheduled Monument); • Low Caythorpe deserted medieval village, manorial complex and fishponds (Scheduled Monument); • Rudston Beacon and round barrows (Scheduled Monument); • Church of St John the Baptist (GII*); and • 4 GII Listed Buildings.

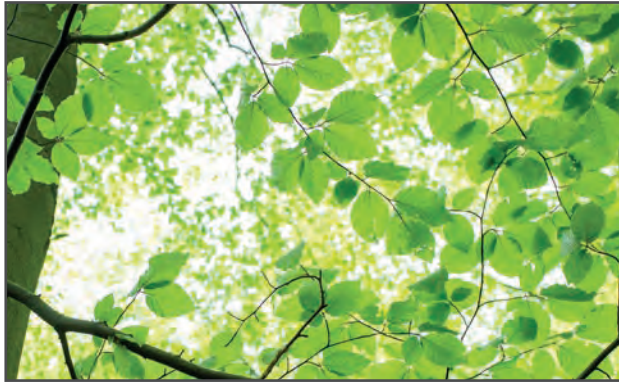
SCREENING REQUEST

Selection Criteria	Comment
Location of Development	
The absorption capacity of the natural environment (Continued)	The nearest listed building to the potential site is Haisthorpe Hall (Grade II), which is approximately 120m to the south-east of the site boundary but is well screened by surrounding woodland and built form. Within the confines of the topography and taking account of screening from field boundaries and intervening vegetation, the proposed development is not expected to conflict with the purposes of these designations.

THREE OAKS RENEWABLE ENERGY PARK

Table 2 - Schedule 3 - Characteristics of Potential Impact

Schedule 3 Criteria		Landscape impacts
a	Magnitude and spacial extent of	The indicative bare-earth Zone of Theoretical Visibility, Figure SC3 , shows limited visibility from the nearest settlements and transport routes. There will be no views of any part of the scheme across approximately 69% of the study area. The potential for a full view of the site only occurs across 17.9% of the ZTV. Due to topography, there are no bare-earth views available from the north of the site. The predicted visibility based on the preliminary site area does not take into account the screening effects of buildings or vegetation. Potential visibility of the proposed development will therefore be greatly reduced.
b	Nature of	Impact on landscape character and visual amenity.
c	Transboundary nature of	Impacts limited to extent of site.
d	Intensity and complexity of	Impacts limited to extent of site.
e	Probability of	Low, due to existing screening around site and panel height. Potential impacts will be assessed within the full LVIA, which will include viewpoint analysis.
f	Onset, duration, frequency and reversibility of	Impacts limited to operational period. Landscape impacts are fully reversible as the solar farm and BESS will be removed at the end of their operational life.
g	Cumulation of	Low, due to screening from existing vegetation and topography, and proposed mitigation planting. Potential cumulative impacts will be assessed within the full LVIA, which will include viewpoint analysis.
h	Possibility of effectively reducing the impact	Where impacts are identified, strategic planting may assist with reducing or eliminating the effects.



PROPOSED APPLICATION PROCESS, ASSESSMENTS AND DOCUMENTATION

72 On the basis that East Riding of Yorkshire Council concur with this report and advise as an outcome of the Screening Process that an EIA is not required, it is proposed that detailed reports on environmental and technical impacts will accompany the planning application to ensure that the Council has sufficient information to determine the application.

73 It is envisaged that a number of assessments will be undertaken as identified in **Table 3 on page 16**,

in accordance with the associated present best practice and relevant guidance including:

- National Planning Policy Framework (NPPF), MHCLG, 2021;
- National Policy Statements: EN-1 (Overarching Statement) and EN-3 (Renewable Energy Infrastructure), DECC, 2011;
- National Planning Practice Guidance, MHCLG (as updated online); and
- Town and Country Planning (England and Wales) Regulations, The Stationery Office, 2011.

74 The assessments will be submitted with the planning application, together with: a description of the proposal; a Design and Access Statement; and a full and complete Planning Statement that will describe the planning context at the national and local level, as well as appraising the development's compliance with the Development Plan. Figures referenced within the application documents (including visualisations) will be presented as part of the application.

THREE OAKS RENEWABLE ENERGY PARK

Table 3 - Scope of Work and Guidance

Topic	Scope	Guidance
Ecology	<p>Desk-based assessment with consideration of potential effects on legally protected/BAP species and a Phase I Habitat survey.</p> <p>Targeted ecological surveys if identified as necessary from the Phase 1 Survey.</p>	<p>Guidelines for Ecological Assessment (IEEM, 2006)</p> <p>Handbook for Phase 1 Habitat Survey (JNCC, 2003)</p> <p>Disturbance and Protected Species: Understanding and Applying the Law in England and Wales - A View from Natural England and the Countryside Council for Wales (Natural England, 2008)</p> <p>Protection of Badgers Act 1992 (as amended): Interpretation of 'Disturbance' in relation to badgers occupying a sett, Guidance Note (Natural England, 2009)</p>
Landscape and Visual	<p>5km study area with representative viewpoints selected in consultation with the Council.</p> <p>Assessment of direct and indirect impacts on the LCT and LCAs within the study area.</p>	<p>Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA) (Landscape Institute and IEMA, 2013)</p> <p>Landscape Character Assessment – Guidance for England and Scotland (Swanwick and LUC, 2002, produced on behalf of the Countryside Agency and SNH)</p>
Heritage	<p>Heritage assessment that would address the potential direct physical impacts upon heritage assets of archaeological interest, together with any predicted effects upon the setting and significance of Scheduled Monuments, Listed Buildings and Conservation Areas within the vicinity.</p>	<p>NPPF (2021)</p> <p>Management of Recording Projects in the Historic Environment: MORPHE (English Heritage, 2006)</p> <p>Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition], 2014)</p> <p>Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA, 2017)</p>
Traffic, Transport and Access	<p>Desk-based assessment of predicted construction traffic and access route.</p>	<p>Guidelines for the Assessment of Road Traffic (IEA, 1993)</p> <p>Design Manual for Roads and Bridges (Highways Agency, 1995)</p>

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Topic	Scope	Guidance
Glint and Glare	Desk-based assessment of predicted operational stage impacts upon residents, users of highways, railways and aviation interests.	NPPG (online) Planning Guidance for The Development of Large-Scale Ground Mounted Solar PV Systems (BRE, 2013) Interim CAA Guidance – Solar Photovoltaic Systems (CAA, 2010) US Federal Aviation Administration Policy (2010)
Noise	Desk-based assessment of predicted construction noise and noise during operation.	NPPF (2021) NPPG (online) Noise Policy Statement for England (2010)
Flood Risk and Surface Water Drainage	As the site is over 1ha, a Flood Risk Assessment will be undertaken - noting the majority of the site lies within Flood Zone 1. Surface Water Drainage Assessment and Management Plan to be prepared considering the site terrain and placement of permeable and impermeable infrastructure, SuDS and climate change.	NPPF (2021) NPPG (online)
Socio-Economic Effects (including for Pre-Application Consultation)	Electrical production, emissions offset and energy balance. Pre-application consultation with the local community.	NPPG (online)
Planning Statement	Planning Statement considering the legislative and planning framework, testing the findings of the assessments, and drawing in other matters relevant to land use planning and which are material to the consideration and determination of the proposal.	NPPF (2021) NPPG (online) Local Development Plan



follow nationally accepted and tested methods and guidelines and will ensure that a thorough, robust application is presented to East Riding of Yorkshire Council.

- 77 Alongside the requested provision of a Screening Opinion, Officers of East Riding of Yorkshire Council are invited to comment further on this scope of work to ensure that any future application meets requirements.

CONCLUSIONS

- 75 Following an initial assessment of the proposed Three Oaks Renewable Energy Park against the Schedule 3 criteria of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, it is concluded that **an Environmental Impact Assessment (EIA) would not be required.**
- 76 It is proposed that detailed reports on environmental and technical impacts (including landscape, heritage, ecology, traffic, transport and access, noise, flood risk and socio-economics) will accompany the planning application. These assessments

REFERENCES

Act of Parliament, 2017, Town and Country Planning (Environmental Impact Assessment) Regulations: Statutory Instrument 2017 no. 571, HMSO, UK.

Department for Business, Enterprise and Industrial Strategy (DBEIS), 2020, Sub-National Electricity Consumption Statistics, retrieved from: <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics> [Accessed 29/09/21].

Department of Energy and Climate Change, 2011a, Overarching National Policy Statement for Energy (EN-1), HMSO, UK.

Department of Energy and Climate Change, 2011b, National Policy Statement for Renewable Energy Infrastructure (EN-3), HMSO, UK.

Ministry of Housing Communities and Local Government, 2021, National Planning Practice Guidance, Environmental Impact Assessment, Screening Flowchart, retrieved from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630686/eia-flow1.pdf [Accessed 29/09/21].

Ministry of Housing, Communities and Local Government, 2021, National Planning Policy Framework, HMSO, UK.



THREE OAKS RENEWABLE ENERGY PARK

Screening Request Figures

PREPARED ON BEHALF OF



OCTOBER 2021



engena

THREE OAKS RENEWABLE ENERGY PARK SCREENING REQUEST FIGURES

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THREE OAKS RENEWABLE ENERGY PARK

Site Location

Figure SC 1

KEY



North



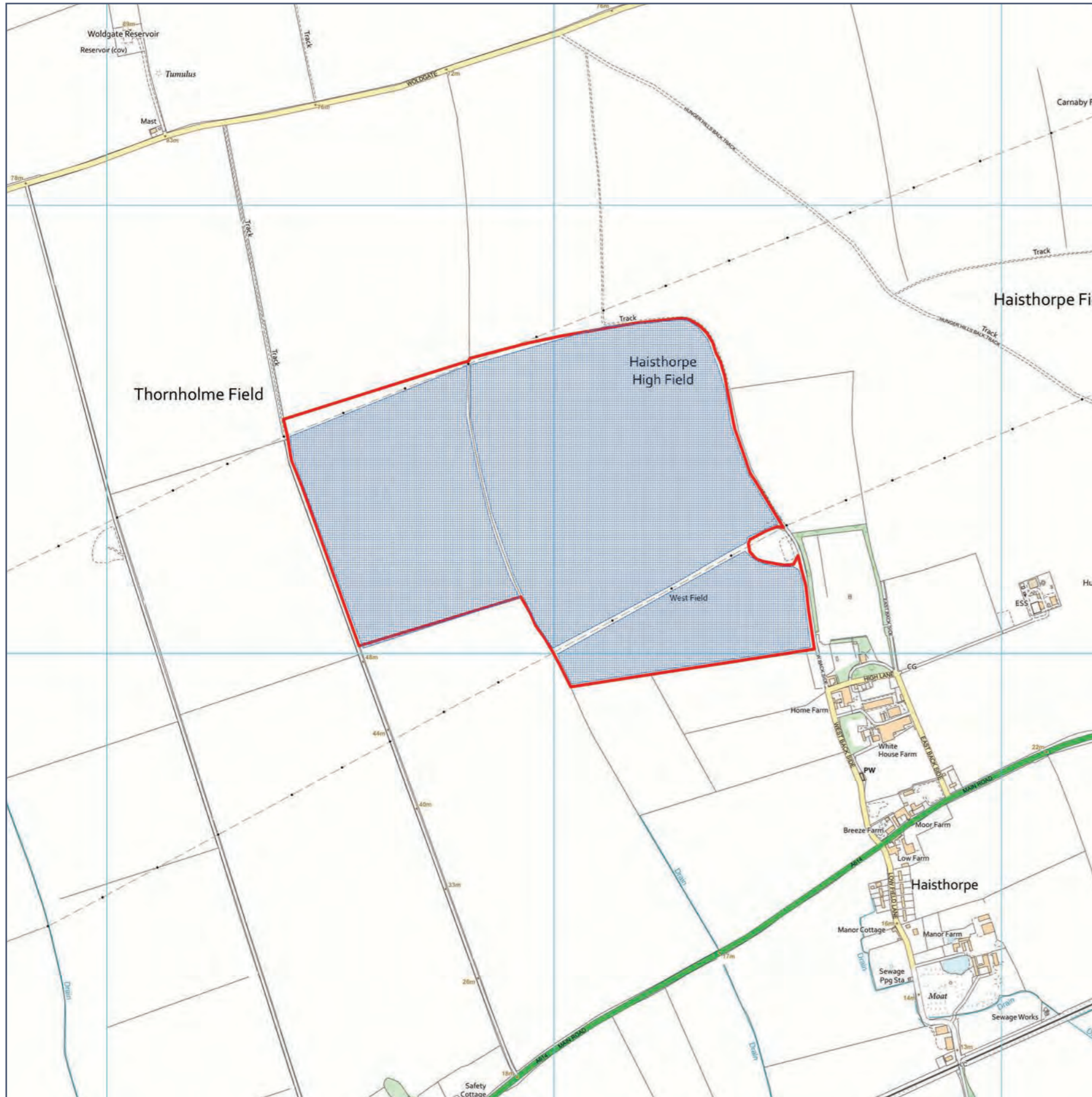
Development Boundary

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THREE OAKS RENEWABLE ENERGY PARK

Initial Concept Layout

Figure SC 2

KEY

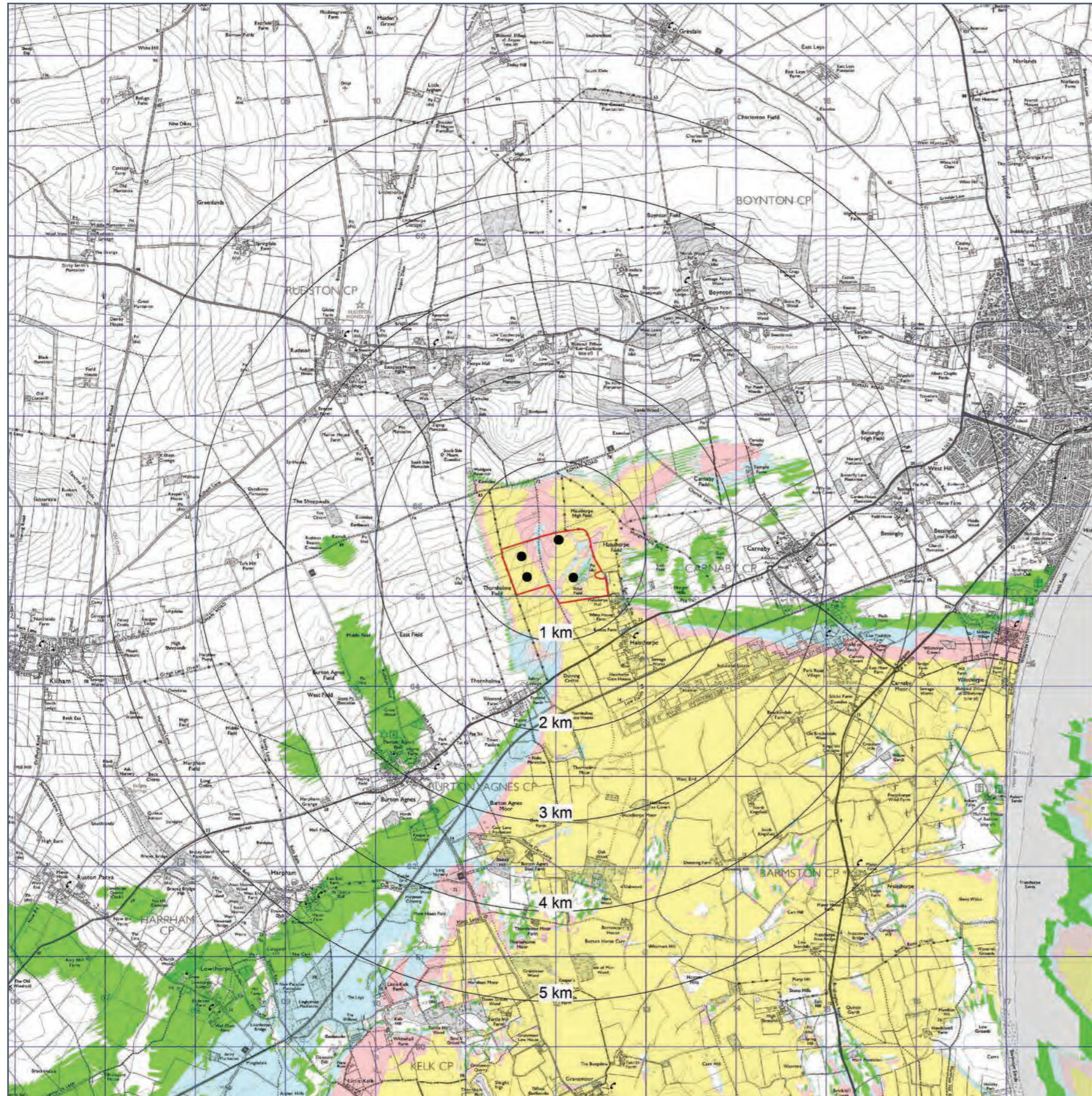
-  North
-  Development Boundary
-  Solar Area

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THREE OAKS RENEWABLE ENERGY PARK

Bare-Earth Zone of Theoretical Visibility (ZTV) for 3.0m Panels

Figure SC 3

KEY

-  North
-  Indicative Development Boundary
-  Locational Marker Targets
-  Theoretical Visibility of 1 locational marker (6.2% of ZTV)
-  Theoretical Visibility of 2 locational markers (3.7% of ZTV)
-  Theoretical Visibility of 3 locational markers (3.1% of ZTV)
-  Theoretical Visibility of 4 locational markers (17.9% of ZTV)

NOTES

- 1 - The analysis was undertaken on a bare earth basis and does not take into account the screening effects of vegetation, buildings or other surface features.
- 2 - Predicted visibility is for observer eye level 1.8m above ground level.
- 3 - Created using Ordnance Survey 5m digital terrain data.
- 4 - Theoretical visibility percentages based upon 5km radius from site centre.
- 5 - 69.1% of study area will have no theoretical view of the site.

PREPARED ON BEHALF OF



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Enquiries to: Thomas Booth-Robinson
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Tel. Direct: 07813725231
Date: 17th November 2021

Dear John Fairlie

Screening Opinion for Environmental Impact Assessment (EIA)

Installation of a ground mounted solar array, battery energy storage system, substation, access tracks, security fence, CCTV, temporary construction compound, cabling and associated infrastructure

At: Old Chalk Pit, West Back Side, Haisthorpe

I refer to your email dated 6th October 2021. I am writing to provide you with a screening opinion of the Local Planning Authority (LPA) under S.5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 for the above proposal (see attached).

Given its understanding of the site environment and the development proposal at the time of writing, the LPA considers that the development proposal would not comprise EIA development.

Yours Sincerely



James Chatfield
Development Management Team Leader -Strategic

Enc.

SCREENING OPINION

FOR ENVIRONMENTAL IMPACT ASSESSMENT (EIA):

Installation of a ground mounted solar array, battery energy storage system, substation, access tracks, security fence, CCTV, temporary construction compound, cabling and associated infrastructure

At: Old Chalk Pit, West Back Side, Haisthorpe

Introduction

The purpose of this document is to provide a Screening Opinion on the need for an EIA in relation to the above development proposal. It therefore provides an outline of relevant legislation and guidance, as well as the Local Planning Authority's (LPA's) interpretation and application of this legislation and guidance in the case concerned.

Relevant Legislation and Guidance

The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 require the submission of an Environmental Statement (ES) with applications for planning permission for "EIA development".

The 2017 Regulations differentiate two types of EIA development - Schedule 1 and Schedule 2. Schedule 1 development (and changes/extensions thereto) is EIA development and therefore requires an EIA. Schedule 2 development (and changes/extensions thereto) is only EIA development if - **in the opinion of the LPA** - it is likely to have significant effects on the environment by virtue of factors such as size, nature or location.

In seeking to determine whether the Schedule 2 development comprises EIA development, the LPA is required by the Regulations to take into account the criteria as set out in Schedule 3 (i.e. selection criteria for screening Schedule 2 development):

1. Characteristics of development (e.g. size, cumulation, use of natural resources, waste production, pollution and nuisances, risk of accidents);
2. Location of development (i.e. environmental sensitivity with regard to existing land use, relative abundance and regenerative capacity of natural resources in area, absorption capacity of the natural environment - and in particular areas such as wetlands, coastal zones, nature resources, densely populated areas etc);
3. Characteristics of the potential impact (i.e. the potential significant effects of development in relation to the extent, magnitude, complexity, probability, duration, frequency and reversibility of the impact concerned).

Statutory Guidance

The National Planning Practice Guidance (NPPG) provides guidance to LPA's on the interpretation and implementation of the 2017 Regulations.

In order to help LPA's determine the need for EIA of a development proposal, the NPPG (Paragraph 030) provides a flow chart with five tests ("the fivefold test") as follows:-

1. Is the development type listed in Schedule 1?
2. Is the development type listed in column one of Schedule 2?
3. If it is Schedule 2 development, is it located in a sensitive area?
4. If it is Schedule 2 development, but is not in a sensitive area, does it meet any of the relevant thresholds and/or criteria in column two of Schedule 2?
5. If it is Schedule 2 development (and is **either** in a sensitive area **or** meets one of the relevant thresholds and criteria in Schedule 3), is it likely to have significant effects on the environment?

The NPPG includes at paragraph 058 an Annex on Indicative Screening Thresholds, to aid the LPA in assessing whether a project is likely to have significant environmental effects. The table also gives an indication of the types of impact that are most likely to be significant for particular types of development.

Application of Legislation and Guidance to the Development Project

Applying the "fivefold test" to the development project set out above, it can be concluded that:

- a. The development is not a Schedule 1 development.
- b. The development is a Schedule 2 development because it falls into the category defined in Class 3 (A) industrial installations for the production of electricity, steam and hot water.
- c. The site is not located in a sensitive area as defined within the 2017 Regulations.
- d. The development exceeds the schedule 2 criteria and thresholds (the area of the development 31 ha is more than the 0.5 ha threshold).
- e. The proposed development would not give rise to significant effects on the environment within the meaning of the 2017 Regulations and the associated guidance. Please see below for the Local Planning Authority's reasons.

Discussion

Taking into account the selection criteria at Schedule 3 of the 2017 Regulations and the advice at Paragraph 58 of the NPPG, the Screening Opinion of the LPA is that the proposals do not comprise EIA development.

The development relates to the installation of solar panels on existing agricultural land. The area of the proposed works would be around 65 hectares in area and therefore in excess of the 0.5ha threshold for section 3(a) of schedule 2 development. It is envisaged the proposal would produce approximately 36 MW of electricity annually, which would be directed back into the National Grid, via a connection point at the battery storage of the development. The PPG is clear the indicative criteria and thresholds is a thermal output of more than 50MW (this proposal is below this threshold). Key issues to consider are emissions to air, arrangements for the transportation of fuel and any visual impact.

A Screening Report, submitted with this EIA Screening Opinion Request, includes consideration of the developments environmental effects. This includes size and design, culmination with other developments, use of natural resources, production of waste, pollution and nuisances, risk of major accidents and risk to human health amongst other things. In considering the points raised, it is likely that the proposals effects would be limited to the local area and the impacts mitigated against.

The site does not lie within a sensitive area as defined in part 2(1) of the Regulations. Any future application will be submitted with a full ecological report. It is, however, anticipated – due to its nature – the proposed development could be undertaken without significant impacts on the environment. There are also no Local Wildlife Sites (LWS) within 1 km, with the site known as Rudston South located 1.3km to the north-west of the proposal site. In any event,

With references to selective criteria in Schedule 3, development characteristics (size, design, cumulative, use of natural resources, production of waste, pollution, nuisances, risk of major accidents and risks to human health) are limited and a significant effect is not likely; in terms of location the environmental sensitivity of the geographical areas to be affected by the development are again limited and a significant effect is not likely; and finally the proposal will not have a transfrontier impact; the magnitude, spatial extent, nature, transboundary, intensity, complexity, cumulative and complexity of the impact as well as the onset, probability, duration, reversibility and frequency would also be limited and a significant effect is not likely.

With this in mind the Screening Opinion of the Local Planning Authority (LPA) is that although the development would compromise works which meet the applicable threshold and criteria in column 2 it does not compromise EIA development as it would not have the potential to have significant adverse impact on the environment within the meaning of the 2017 Regulations.

Taking into account the selection criteria at Schedule 3 of the 2017 Regulations and the advice at Paragraph 018 of the NPPG, the Screening Opinion of the LPA is that the proposed development does not comprise EIA development. Therefore an Environmental Statement does not need to be submitted.

Thomas Booth-Robinson

Principal Development Management Officer

East Riding of Yorkshire Council