

CLEVE HILL SOLAR PARK

Consultation Report: Appendices 21-33

November 2018

Document Reference: 5.1.1 Section 37(7) of the Planning Act 2008

www.clevehillsolar.com



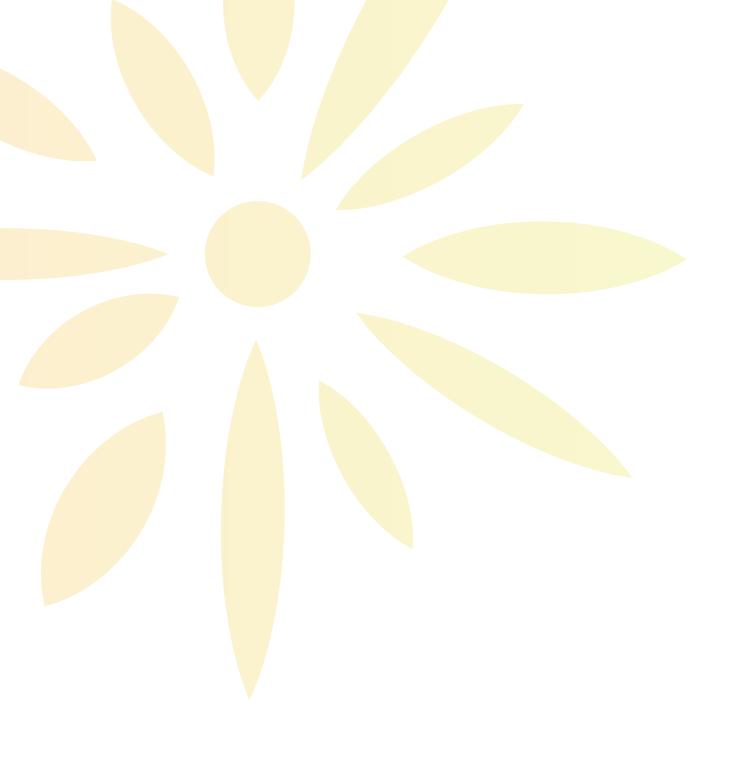


Consultation Report

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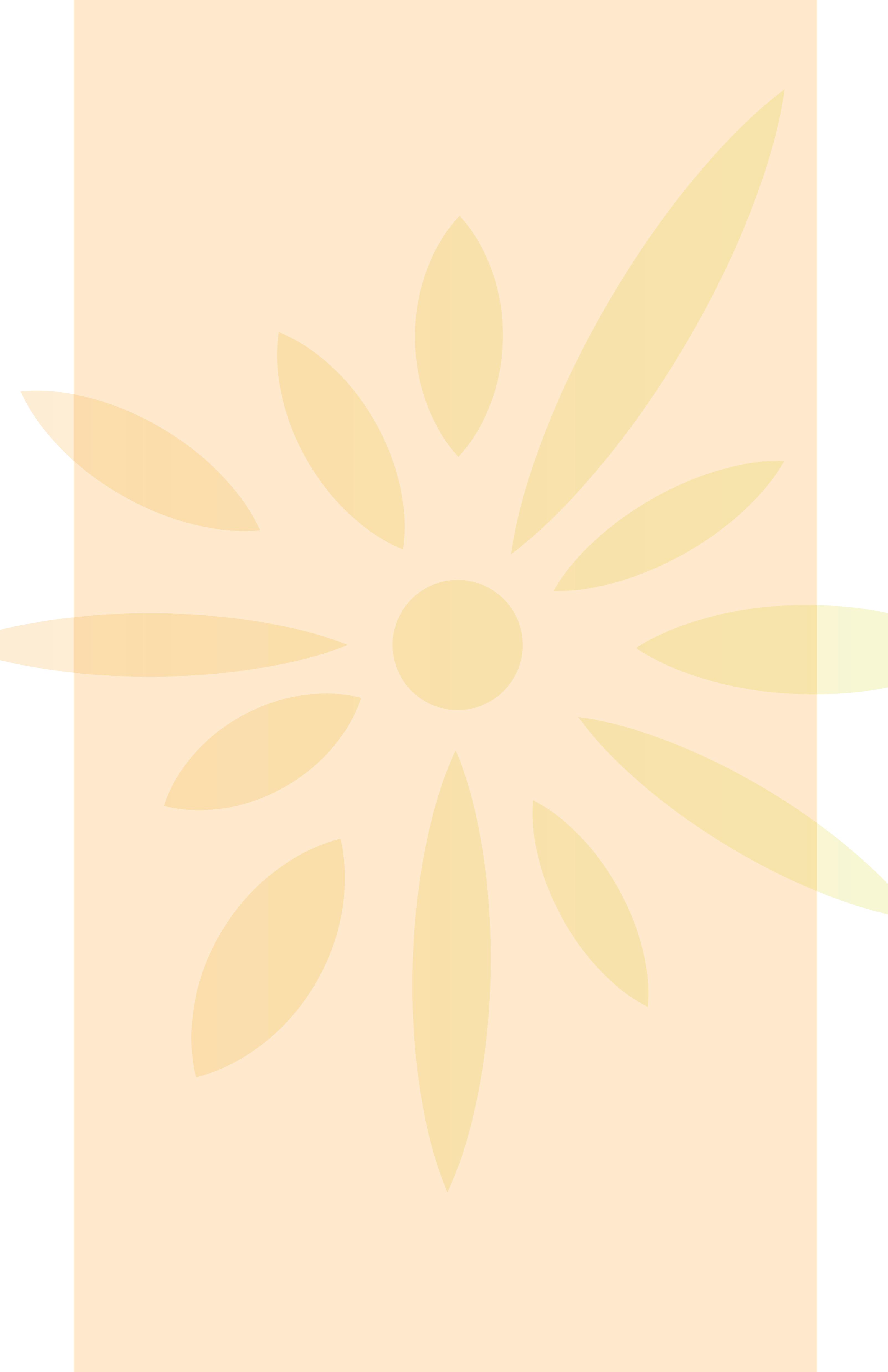


Consultation Report

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Welcome to Our Consultation Event



Who We Are

Cleve Hill Solar Park Ltd is a joint venture between two solar industry specialists – Hive Energy and Wirsol Energy.



- Founded in 2010, Hive Energy is based in Hampshire.
- Hive has established itself as the second largest developer of solar parks in the UK.
- In the past 5 years, Hive has developed over 26 sites in the UK.



- Wirsol Energy is a highly experienced solar park developer, constructor and operator across the UK and beyond.
- Wirsol has built and operated 24 solar parks across the UK.
- Wirsol has strong experience in using world-class components and implementing rigorous construction, operation and maintenance processes.



Our Vision for Cleve Hill Solar Park

Our ambition is to deliver a scheme that helps to address national and local electricity needs by generating renewable and clean energy without the need for government subsidies.

Cleve Hill Solar Park could be among the lowest cost generator of energy in the UK. At over 350 megawatts (MW), Cleve Hill Solar Park could provide enough affordable and clean electricity to power over 110,000 homes.

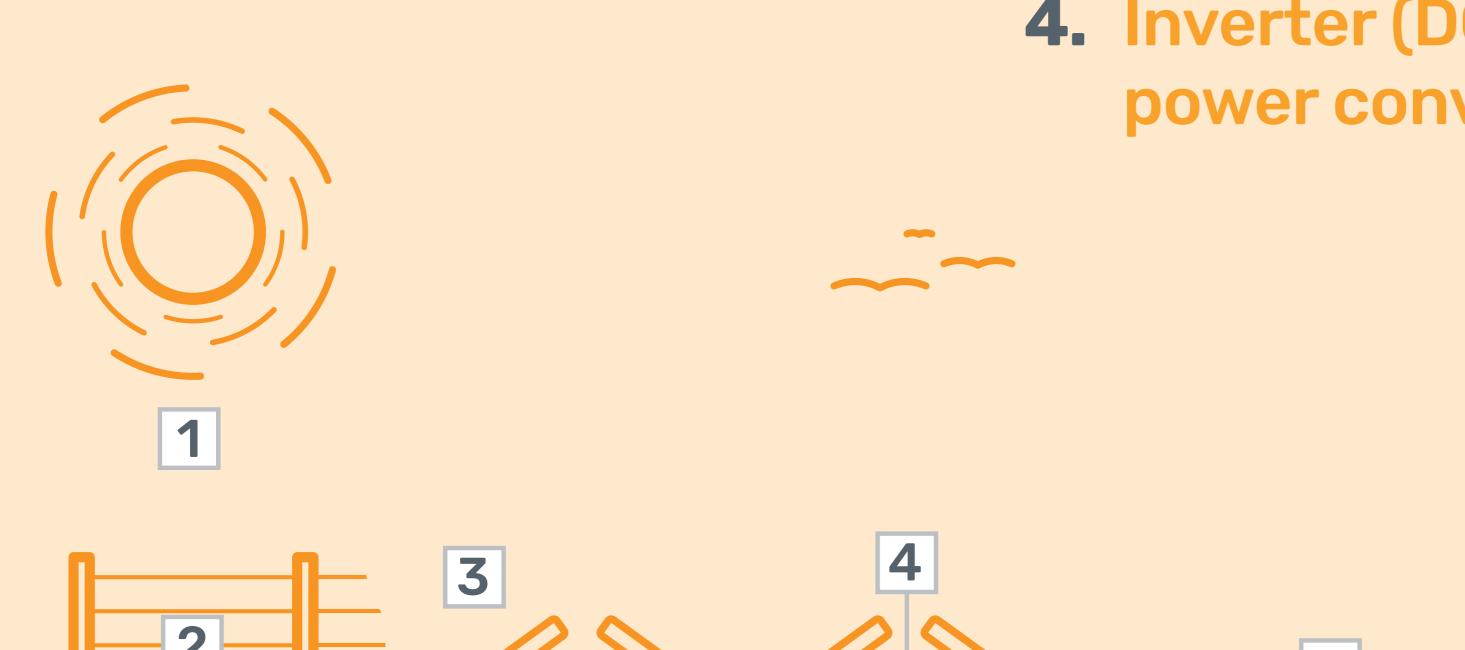
This is at a time when a quarter of the UK's energy generating capacity is due to close. More renewable energy generation is needed to achieve the UK's goal of reducing our carbon emissions by 80%.

We also plan to use battery storage to help ensure that energy is supplied into the grid at the time when it is most needed.

Cleve Hill Solar Park will provide the opportunity for dual-use of land, allowing sheep grazing and providing biodiversity benefits to land previously exposed to intensive farming practices.

Components of a typical solar farm

- 1. Solar Energy
- 2. Fencing
- 3. Solar Panels
- 4. Inverter (DC to AC power converter)
- 5. Landscape Area
- 6. Substation
- 7. Battery Storage
- 8. Underground Cable

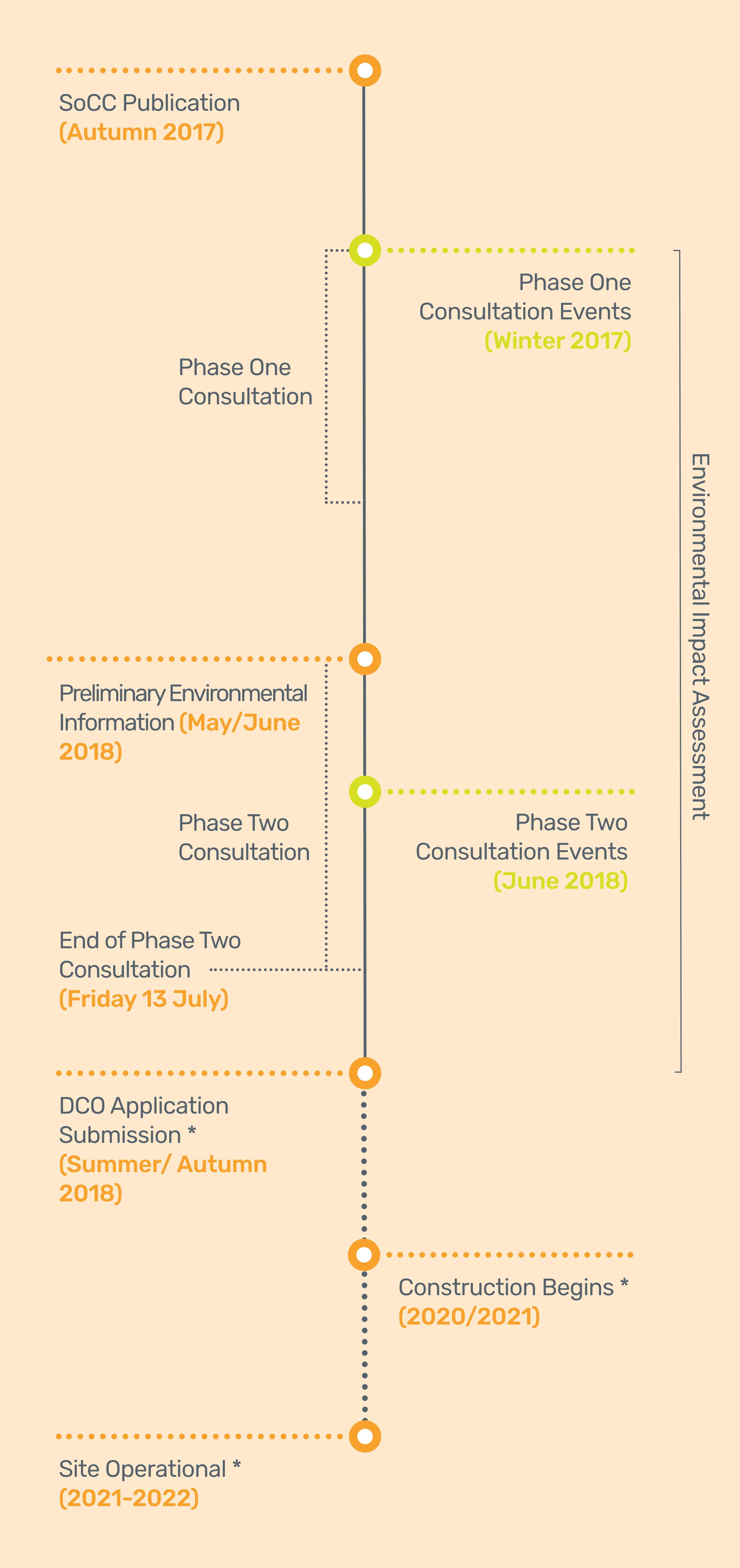




Proposed Timeline

Cleve Hill Solar Park is a Nationally Significant Infrastructure Project (NSIP) as it is proposed to have a generating capacity exceeding 50MW.

We will be applying for a Development Consent Order (DCO) through the Planning Inspectorate. Any decision to grant the project consent will be provided by the Secretary of State for Business, Energy and Industrial Strategy.



^{*} all dates are indicative and may change

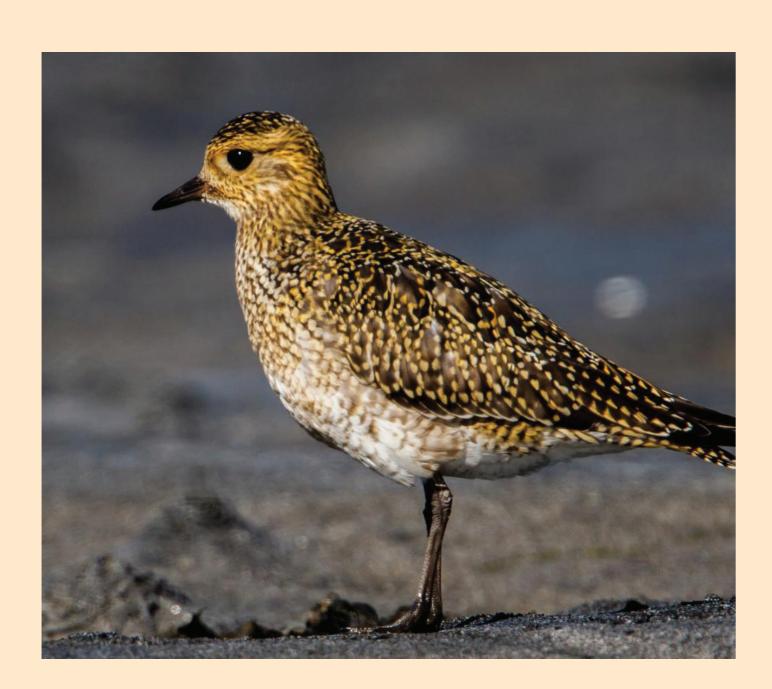
Environmental Impact Assessment

Since our Phase One community consultation we have been undertaking a series of environmental studies and assessments as part of the Environmental Impact Assessment (EIA) process.

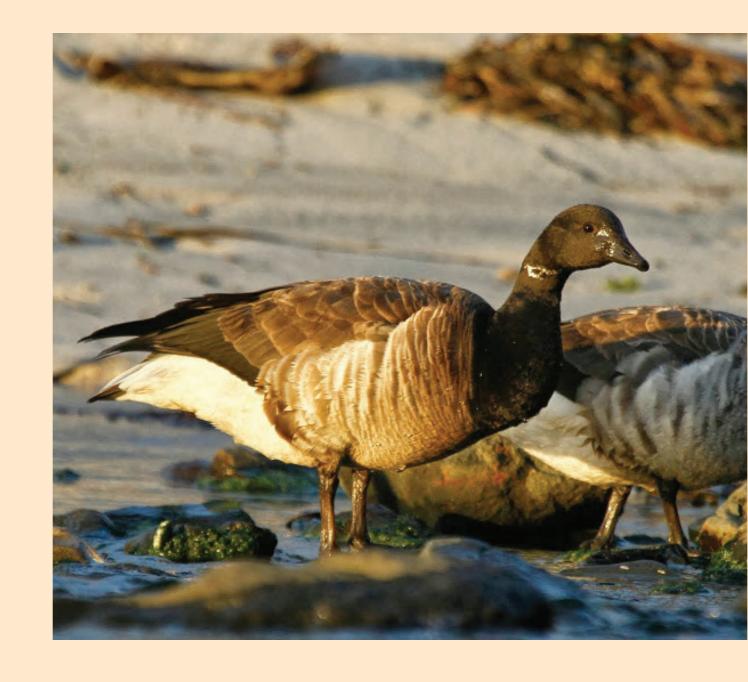
We have formed a Habitat Management Steering Group (HMSG) with RSPB, Natural England and Kent Wildlife Trust (KWT) to hold focused talks on ornithology in the area, our approach to the assessment, our findings and our proposals for habitat mitigation and enhancement.

Most of the species that form the wintering bird assemblage of The Swale Site of Special Scientific Interest /Special Protected Area/Ramsar were recorded very rarely or not at all within the solar park site. Important species of The Swale that were recorded in numbers requiring more detailed assessment included:

- Dark-bellied brent goose
- Lapwing
- Golden plover







Brent Goose



Lapwing

An area of just over 40 hectares of the site has been identified for management specifically for brent geese, lapwings and golden plovers. This area of arable fields may be converted to make a grassland refuge area, providing resources that are constantly available to these three species throughout the winter.

Marsh harriers have primarily been seen hunting their prey along the field boundary ditches and over the adjacent KWT reserve. Our habitat management area includes the management of grassland areas between the solar arrays and



Marsh Harrier

enhancement of the ditch habitats for the benefit of foraging harriers. The result may be positive by creating better conditions for their prey.

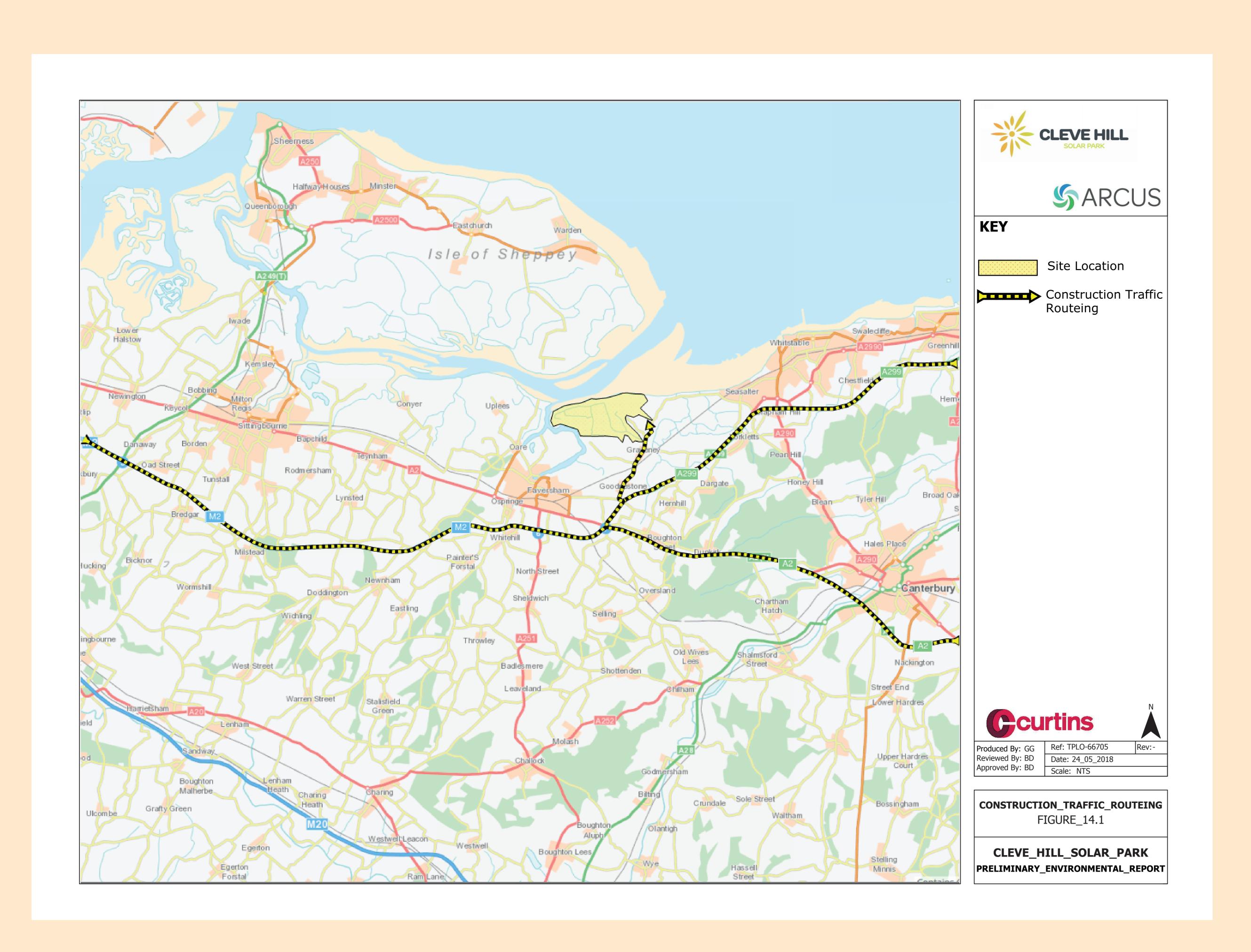


Traffic and Access

We are aware of the concerns raised locally regarding the construction of the existing Cleve Hill substation. The construction programme will continue to be refined. As we do this, we will be seeking to reduce traffic movements wherever possible.

Currently, our total construction programme is expected to span 12 to 24 months.

The proposed construction access route is from the A299 via Head Hill Road and Seasalter Road to the existing Cleve Hill substation site entrance. All vehicles during construction, operation and decommissioning would access the solar park site via this existing entry point.

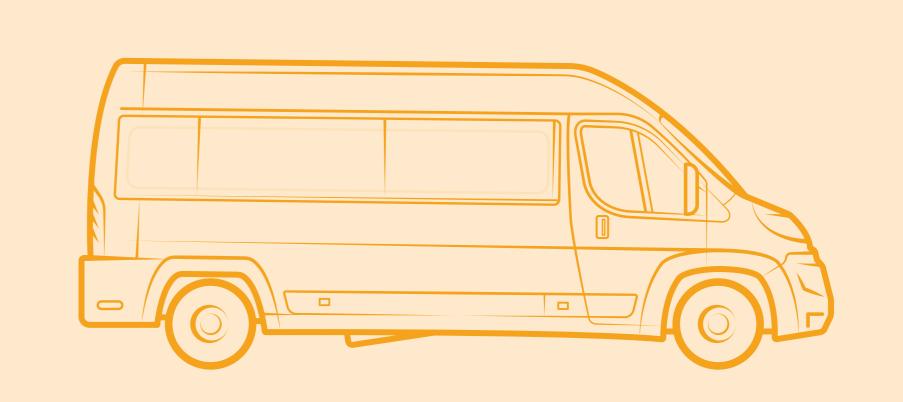


At this stage, we anticipate that during the 12 to 24 months construction programme, there may be a peak in activity over a period of approximately 18 weeks, with the highest traffic volumes potentially reaching 75 Heavy Goods Vehicles (HGVs) and 48 Light Goods Vehicles (LGVs) per day. However, our proposals, construction programme and traffic assessment continues to evolve, and we are committed to reducing construction traffic volume as much as possible.



An example of an HGV is a typical delivery truck.

An example of an LGV is a mini bus. For example, mini buses will be used to transport workers to and from site.

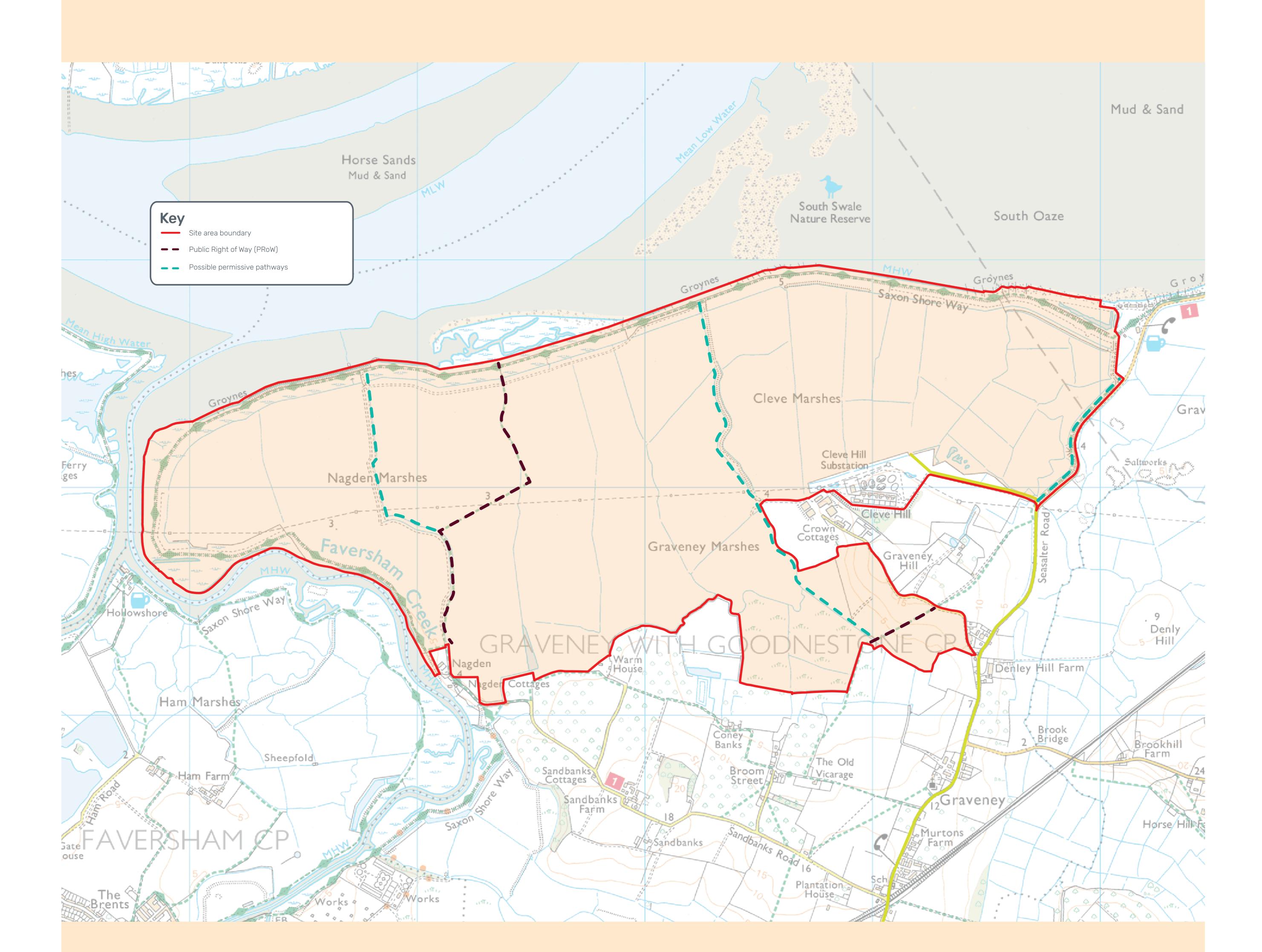


Public Pathways

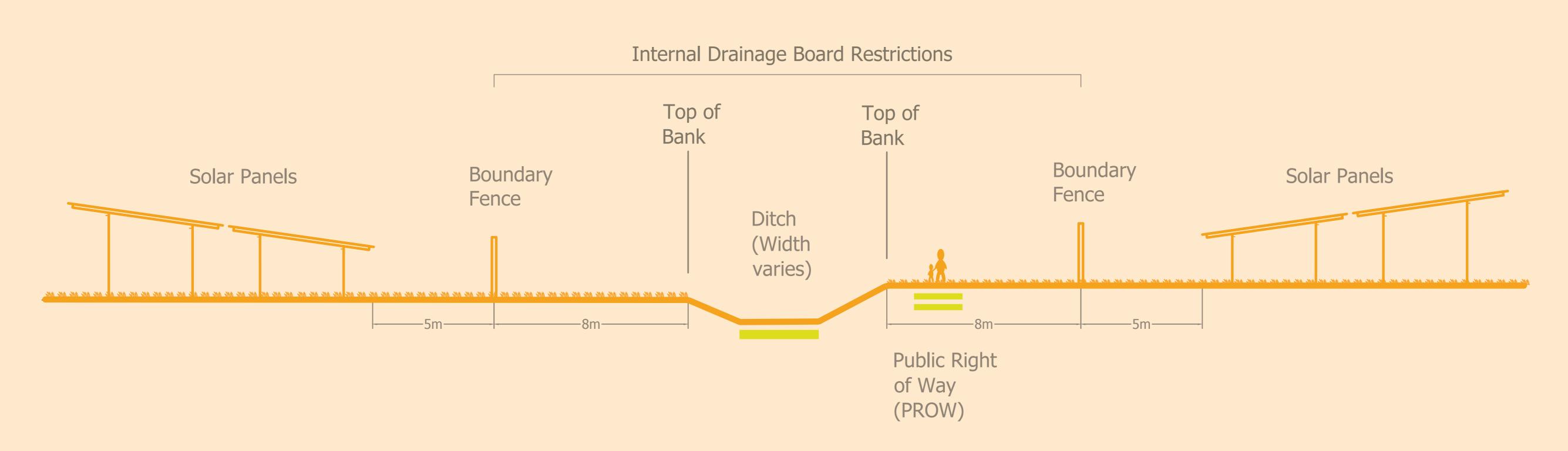
We have been working with Kent County Council (KCC) on plans to enhance Public Rights of Way (PRoW) and extend the existing footpath network. This includes the possibility of permissive pathways, cycleways or bridleways across the site.

We do not intend to permanently close the PRoWs that currently cross the site. It is possible that pathways may need to be temporarily closed or diverted during the construction of the scheme, but if so this will be kept to a minimum. Throughout the construction and operation of the site, the Saxon Shore Way will remain unaffected.

Our objective is to achieve a distance of 60 metres between the Saxon Shore Way and the development.



Cross-section of PRoW through the site:



^{*} Showing average measurements and for illustrative purposes only.

Community

Being a good neighbour is the most important part of delivering a successful project.

The changing world we live in demands us all to reduce our carbon emissions and move to a cleaner and more secure energy mix, including renewable energy generation like solar.



We want to engage with people in the local area on how they view these proposals. Since our first phase of consultation in Winter 2017, we have made some significant alterations to our project in response to consultation. These include reducing the number of panels and proposing screening mitigation in parts of the site near to neighbouring properties.

In response to consultation, we are proposing to include a community orchard at Cleve Hill. A community orchard would enable people in the community to share the benefits of local fruit production close to home.

We want to know how you view these proposals and our proposed community initiatives. Please let us know via one of our feedback forms, or by contacting the details below.



Visit our website at: www.clevehillsolar.com



Email us at: info@clevehillsolar.com



Write to us at:
Freepost: Cleve Hill Solar



Call our Freephone information line: 0800 328 2850



Indicative Site Plan



Using Innovative Technology

Ground-mounted solar panels in the UK have typically been angled to face the southern sky, often resulting in a peak in generation around midday.

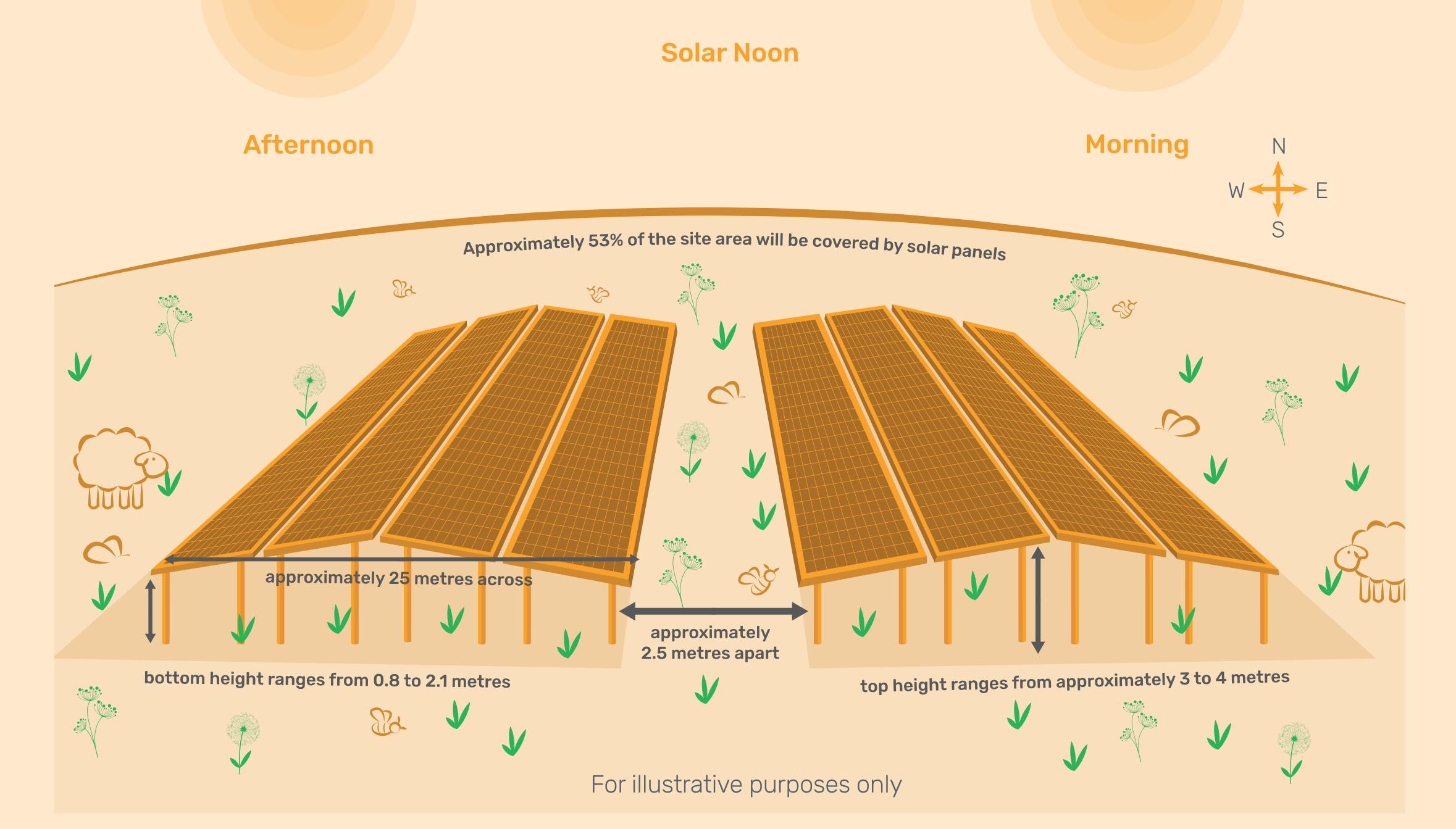
Cleve Hill Solar Park is proposing an alternative layout to this, in an east-west orientation, which will allow a more effective use of the land by producing a larger electricity output over the course of the day.

Cleve Hill Solar Park will also incorporate battery storage technology into the project design. This will allow clean energy generated by the solar panels to be delivered to the grid when it is needed the most.

Approximately 53% of the site area will be covered by solar panels.

There will be a range of panel heights:

- Less than one-third will be between 3.6m and 4m high
- Over two-thirds will be 3.6m high or below, with some as low as 2.6m



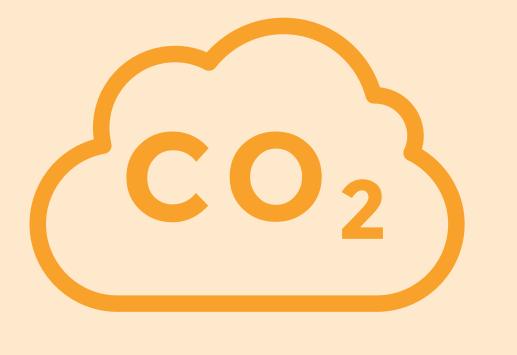
Key Benefits



This project is **non-subsidised** so will not receive government funding.



Over £1 million in business rates is expected to be generated annually for local authorities.



Cleve Hill Solar Park could save 150,500 tonnes of CO_2 per annum, equivalent to the annual emissions of 29,400 cars.



Cleve Hill Solar Park has the potential to power the equivalent of 110,000 UK homes per annum.

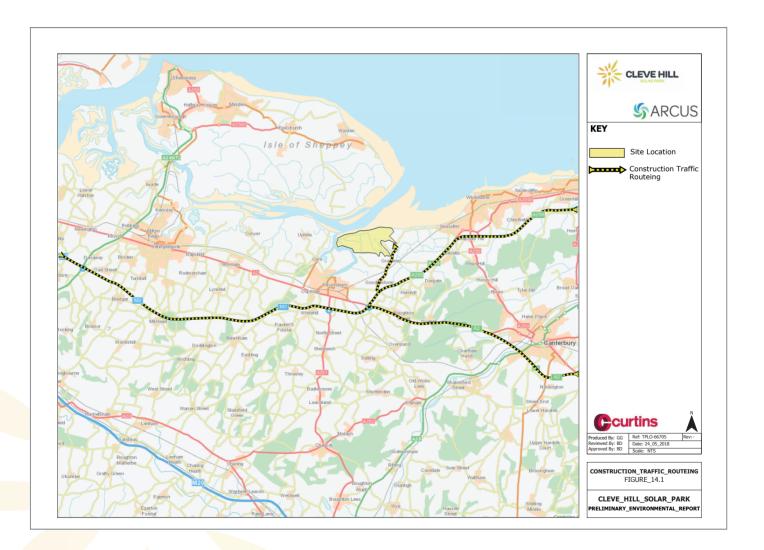


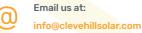
Traffic and Access

The total construction programme is expected to span 12 to 24 months. The construction programme will continue to be refined. As we do this we will be seeking to reduce traffic movements wherever possible.

The proposed construction access route is from the A299 via Head Hill Road and Seasalter Road to the existing Cleve Hill substation site entrance. All vehicles during construction, operation and decommissioning would access the solar park site via this existing entry point.

At this stage, we anticipate that during the 12 to 24 months construction programme, there may be a peak in activity over a period of approximately 18 weeks, with the highest traffic volumes potentially reaching 75 Heavy Goods Vehicles (HGVs) and 48 Light Goods Vehicles (LGVs) per day. However, our proposals, construction programme and traffic assessment continues to evolve, and we are committed to reducing construction traffic volume as much as possible.

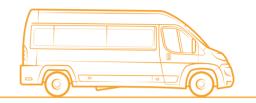












An example of a HGV is a typical delivery truck

An example of a LGV is a mini bus. For example, mini buses will be used to transport workers to and from site.

A **Construction Management Plan**, as part of our application, lists ways to mitigate the impacts of traffic movements in the local area.

These include:

- · Traffic timing and routing strategies
- Staff routing and travel planning
- Public Rights of Way management
- Vehicle cleaning
- Highways conditions surveys
- Speed restrictions
- Delivery management systems
- · Temporary signage
- Traffic marshals
- Restriction of construction traffic to outside school opening and closing times, where possible
- Temporary traffic management e.g. traffic lights

Once operational, the project will generate very few vehicle movements.









Cultural Heritage and Archaeology

Our assessment of local cultural heritage and archaeology has considered:

- Built heritage (e.g. listed buildings, conservation areas, some scheduled monuments)
- Archaeology (e.g. certain scheduled monuments, non-designated heritage assets)
- Historic landscape character

There are no designated heritage assets within the solar park site but we have considered those that are close to the site, including: The Church of All Saints in Graveney (Grade I), Graveney Court Farm (Grade II) and Sparrow Court (Grade II).

Existing and proposed vegetation offers some screening of views from these heritage assets. From the more elevated locations within the Graveney Church Conservation Area there will be views of the development and these have been assessed in terms of the effect on the significance of the heritage assets.

We have incorporated in the design of the solar park measures to mitigate effects to the historic landscape character. This includes the preservation of drainage ditches and the exclusion of panels on large parts of the sloping parts of Cleve Hill and Graveney Hill within the southeast of the solar park site.











0800 328 2850



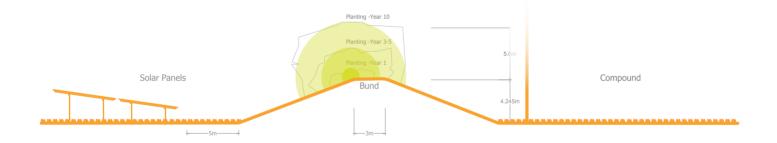
Flood Protection

The development is located in Flood Zone 3a, but in an area that benefits from flood defences. This is in the form of a raised embankment with a concrete wall which offers protection up to the 1 in 1,000-year tidal event.

We are collaborating with the Environment Agency (EA) to ensure we have the ability to continue to maintain the flood defences during the operational lifetime of the project. We are also collaborating with the EA on their plans for the Medway Estuary and Swale Strategy (MEASS) regarding their plans for managed realignment of the coast in the next 20-50 years.

A Flood Risk Assessment has been carried out for the project which concludes that with the implementation of design measures, such as a bund around the critical electrical infrastructure and the raising of the bottom edge of the solar arrays, the project will be safe for its operational lifetime (allowing for sea level rise as a result of climate change). This is even in the event of a breach in the flood defences to the north.

Cross-section of bund around the critical electrical infrastructure:



* Showing average measurements and for illustrative purposes only.













Ornithology

We have undertaken bird surveys on site between January 2014 and April 2018. Our surveys have included gathering data on birds in the local area over four winter seasons and three breeding seasons.

We have formed a Habitat Management Steering Group (HMSG) with RSPB, Natural England and Kent Wildlife Trust (KWT) to hold focused talks on ornithology in the area, our approach to the assessment, and our findings and our proposals for habitat mitigation and enhancement.

No direct effects on the habitats within The Swale Site of Special Scientific Interest (SSSI)/Special Protected Area (SPA)/Ramsar (including all other designations contained within this) will occur as no development is proposed in these areas and no negative effects on the water environment are predicted.

Most of the species that form the wintering bird assemblage of The Swale SSSI/SPA/Ramsar were recorded very rarely or not at all within the solar park site during the surveys and negligible effects are predicted in respect of those species. Important qualifying species of The Swale that were recorded in numbers requiring more detailed assessment included:

- Dark-bellied brent goose
- Lapwing
- Golden plover



Lapwing



Golden Plover



Brent Goose

An area of just over 40 hectares of the site has been identified for management specifically for brent geese, lapwings and golden plovers. This area of arable fields may be converted to make a grassland refuge area, providing resources that are constantly available to these three species throughout the winter.









Marsh harriers breed in reedbeds in the local area and regularly hunt over the site. Important consideration must be given to this species in our assessment.



Marsh Harrier

Marsh harriers have primarily been seen hunting their prey along the field boundary ditches and their margins and over the KWT reserve located along the northern and western boundary of the site. Our habitat management area includes the management of extensive grassland areas between the arrays of solar panels and enhancement of the ditch and ditch margin habitats for the benefit of foraging harriers. The result may be positive, creating better conditions for their prey.



Barn Owl

A number of barn owls breed locally outside the solar park site and at least some of these birds are known to hunt within the site.

There will be no direct disturbance to nest sites of barn owls. The habitat management proposals will create good conditions for small mammals which barn owls hunt and it is expected that this may result in a positive effect for the species.

The Barn Owl Trust states:

"...solar [photovoltaic] PV 'farms' have the potential to be of great benefit to barn owls as the array frameworks are typically at a height from which barn owls can perch-hunt."

Ecology

Important ecological features have been identified for detailed assessment, including:

- The Swale SSSI/SPA/Ramsar Wetland
- Other designated sites
- Invertebrates

- Great crested newt
- Bats
- Water vole

The Landscape and Biodiversity Management Plan includes draft implementation and management prescriptions for the following new habitats proposed to be created onsite on the existing arable land:

- Grassland (overwintering bird habitat management area)
- Grassland (grazing marsh)
- Lowland grassland
- Hedgerow (with trees)

- Shelterbelt
- Electrical compound buffer planting
- Scrub
- Bat roost creation





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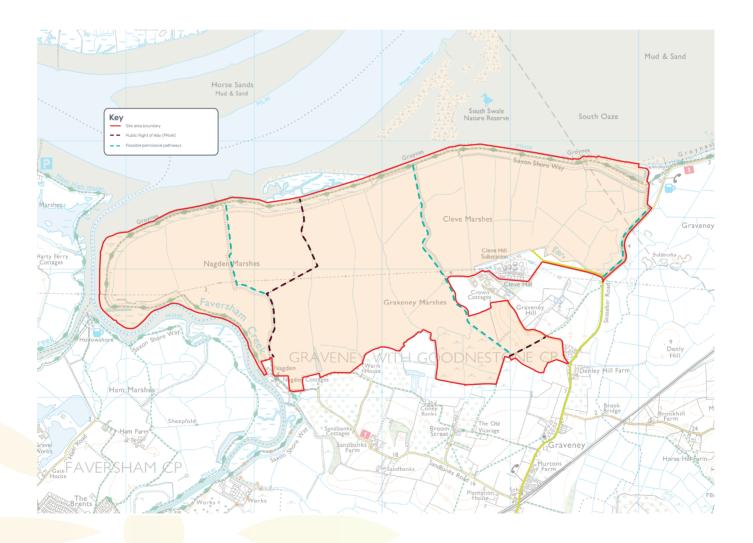


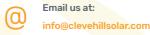
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We have been working with Kent County Council (KCC) on plans to enhance Public Rights of Way (PRoW) and extend the existing footpath network. This includes the possibility of permissive pathways, cycleways or bridleways across the site.

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Our objective is to achieve a distance of 60 metres between the Saxon Shore Way and the development.



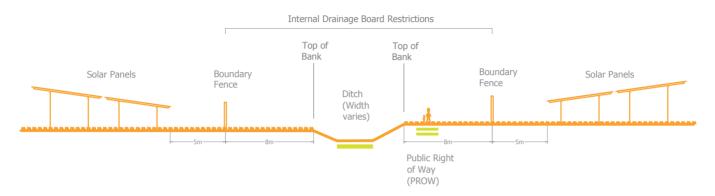








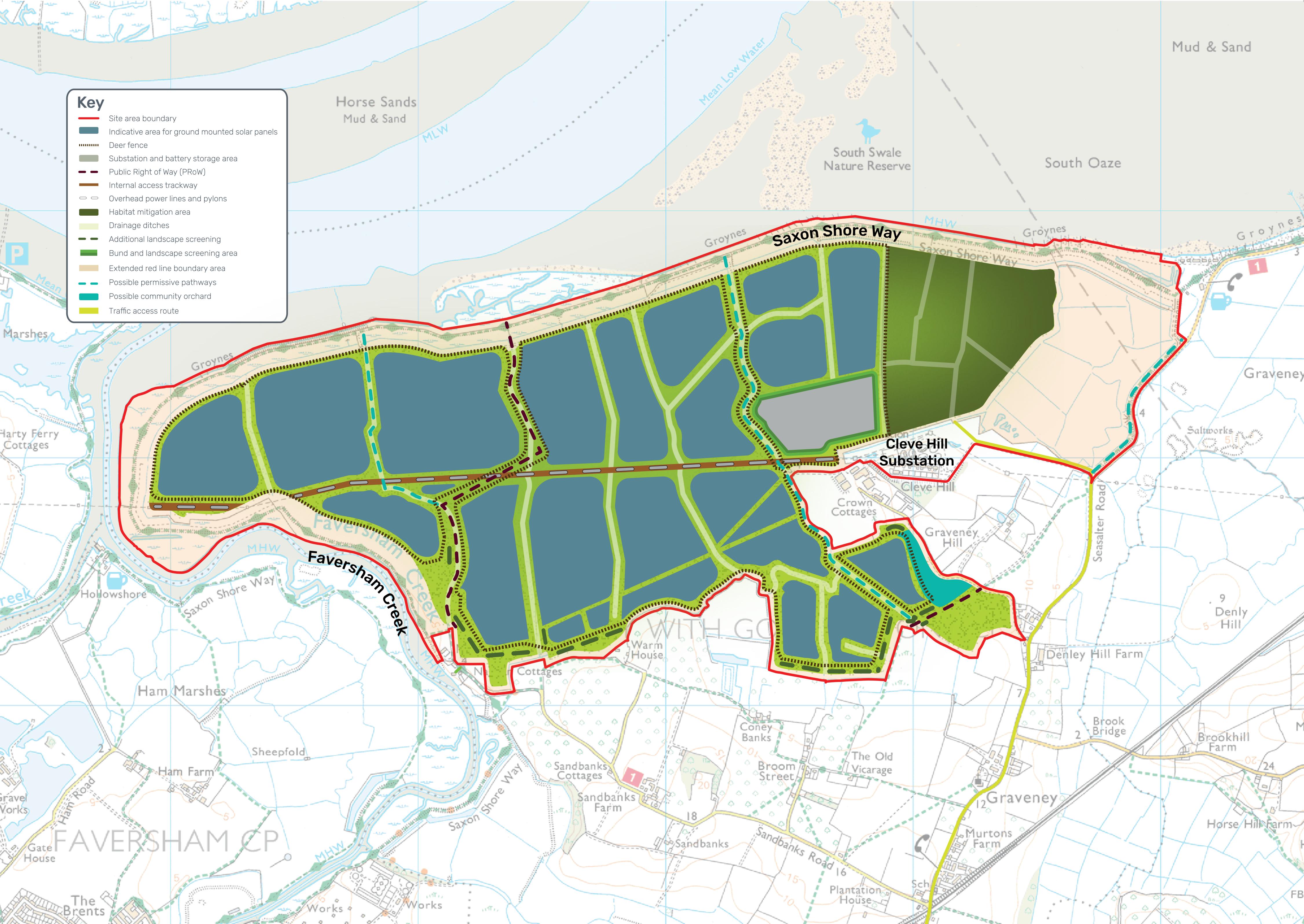
Cross-section of PRoW through the site:



* Showing average measurements and for illustrative purposes only.

















r - ¬ 2 km Principal Landscape Study

- - - Area

Viewpoint Location

Viewpoint and Photomontage



Ref: 2238-REP-063 Produced By: SC Checked By: HL Date: 24/05/2018

Viewpoint and Photomontage Locations Figure 7.9

Cleve Hill Solar Park Preliminary Environmental **Information Report**



CLEVE HILL SOLAR PARK

Consultation Phase Two Feedback Form | June 2018

We want to hear your thoughts on our proposals.

You can provide your feedback using this form or via the following contact details including by email, freephone and freepost.



Email us at: info@clevehillsolar.com



Call our Freephone information line:



Write to us at:

Freepost: Cleve Hill Solar

Please note that the deadline for the submission of feedback is Friday 13 July 2018.

You do not have to supply personal details; however, it will help us to work towards meeting the needs of the public during the consultation period and to enable us to contact you regarding Cleve Hill Solar Park. Your personal details will be stored in compliance with the GDPR by Counter Context acting on behalf of Cleve Hill Solar Park Ltd and will not be shared with third parties.

A. About you

Name:		Title:	Date:			
Organisatio	n: (if applicable)					
Address:						
Postcode:	Tele	phone:				
E-mail Add	ress:					
How would you describe your interest in the proposed Cleve Hill Solar Park?						
Local reside	Local representative	l work in t local area	he	I regularly visit the local area		
I belor	ng to a local interest group (if so, please provide nam	Statutory body		Other, please specify		

B. Our consultation process Have you attended one of our Phase Two consultation events? Yes No How did you find out about our consultation event? I heard about it in I received a I received Via a local leaflet the local media an email community group Word of mouth Other, please specify How did you find the consultation event? Informative Quite informative informative informative No opinion Were your questions answered satisfactorily by our team? Further comments C. How we get our electricity For each of the following statements please tell us whether you agree or disagree with them. Don't Disagree Strongly Strongly Agree agree disagree know Climate change is an important issue The UK needs more renewable energy Producing energy that is subsidy-free is important Storing renewable energy is an important part of renewable energy production Have you seen an operational ground-mounted solar development before? Don't know Further comments

D. Project-specific feedback

Which aspect of the project is most important to you?

Tick all that apply and elaborate on any issues using the text boxes provided.

	Ecology and bird life	
	We have produced a land management programme in conjunction with Natural	
	England, RSPB and Kent Wildlife Trust.	
	Regarding local ecology and bird life in the area what are your main concerns for those species that are important to you	
	should the park be developed?	
	Visual impact	
	We have proposed using local native	
	species in our plans to screen certain areas of the solar panels from view. Based on our proposals are there other local species you recommend?	
	,	
	Traffic access and construction	
	Based on your previous experience from developments in the local area, what	
	lessons could we take away?	
	Archaeology and local heritage	
	Tourism	
	Recreation and local amenity	
	Other	

Questions continue overleaf

Local amenity proposals				
We are proposing additional permissive routes through and around the site as shown in our consultation materials. How do you use the site and its adjacent	Walk through the site Walk the Saxon Shore Way Cycle Horse ride			
areas?				
	Further comments			
What would you like to see more of in the area of the site?	Pathways Cycle paths			
	Bridle paths			
	Further comments			
We are proposing the addition of a community orchard on site. A place	Yes No Don't know			
where the community can contribute to, and harvest from, the land. Have you ever				
visited a community orchard?	Further comments			
Mandal you be interested in visiting and				
Would you be interested in visiting and supporting a community orchard at Cleve Hill Solar Park? Please indicate how often.	Yes, twice a week Yes, once a week			
Tilli Solai Faik! Flease illulcate flow often.	Yes, once a fortnight Yes, once a month			
	No sectodall			
	Yes, once a year No, not at all			
	Further comments			
	seen presented and the information in the Preliminary t are your views on Cleve Hill Solar Park?			
Very supportive Supportive, but wish to see comments addressed Undecided				
Not supportive Strongly object				
We would like to keep you updated on news and activity for Cleve Hill Solar Park by post and email. If you agree to being contacted via these methods please tick the relevant boxes below. Your personal data will be used to help us develop our consultation and distribution areas which will help us to ensure the local community is fully informed of the project activity.				
Post Email				
Please return this feedback form to us in person at one of our events, via post, email or through our online feedback form. To provide your views via post, put this feedback form in an envelope and address it to Freepost: Cleve Hill Solar. You will not need a stamp				



Email us at: info@clevehillsolar.com



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the GDPR by Counter Context acting on behalf of Cleve Hill Solar Park

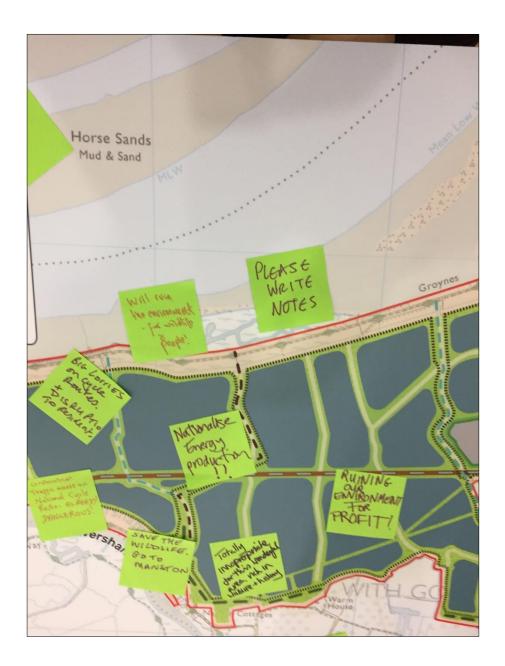
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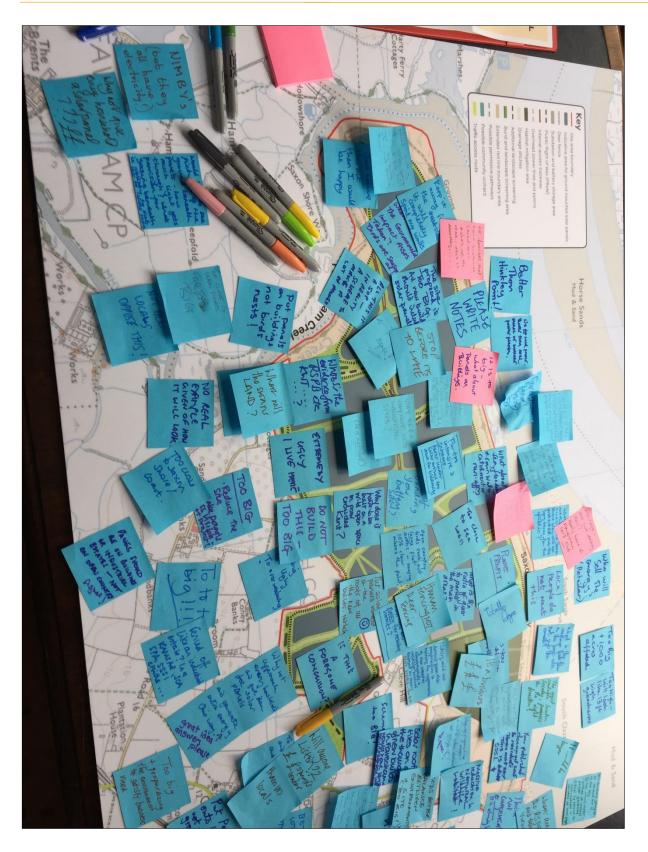
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Appendix 22: Phase Two Section 47 Consultation Analysis





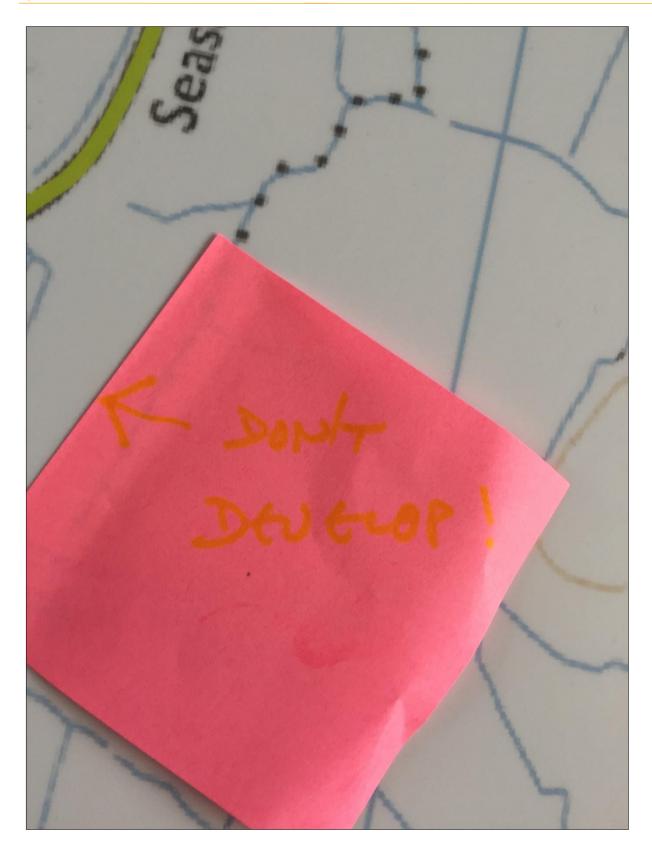






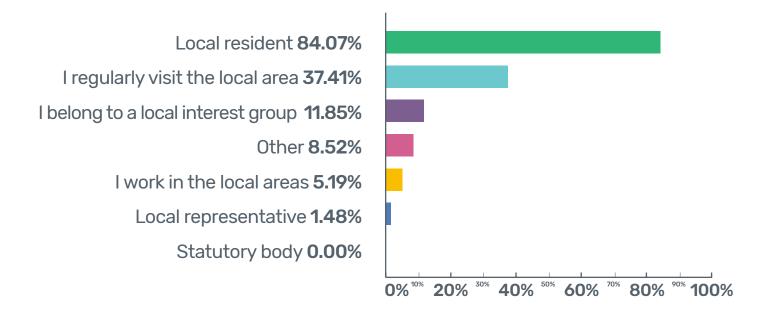






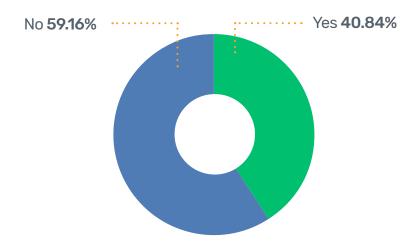


How would you describe your interest in the proposed Cleve Hill Solar Park?



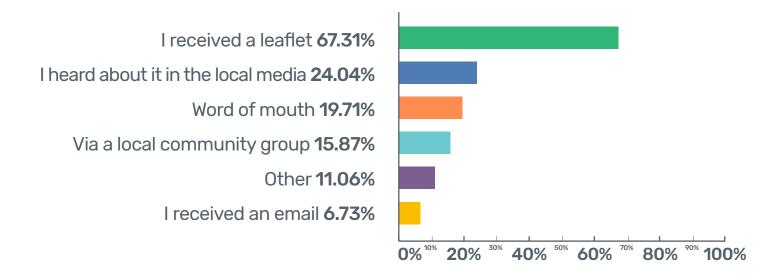


Have you attended any of our Phase Two consultation events?



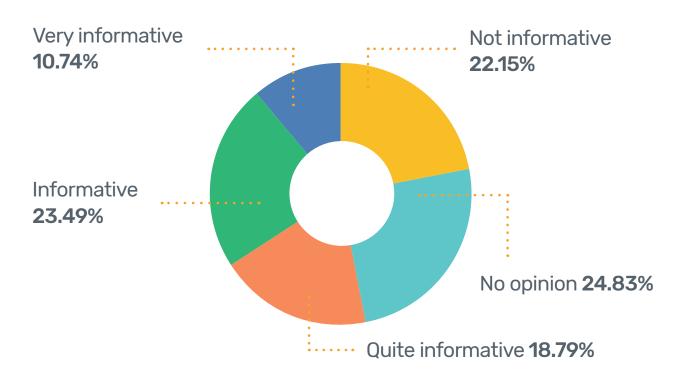


If yes, how did you find out about our consultation event?



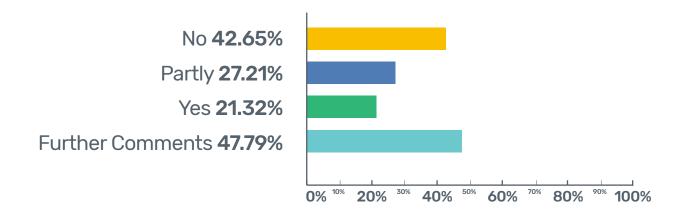


If yes, how did you find the consultation event?



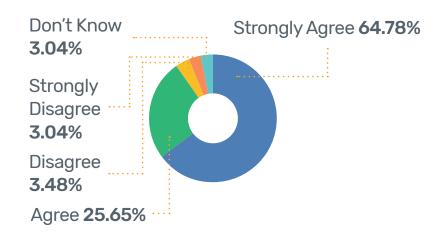


Were your questions answered satisfactorily by our team?

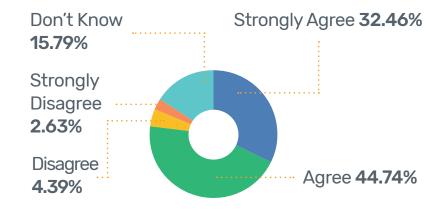




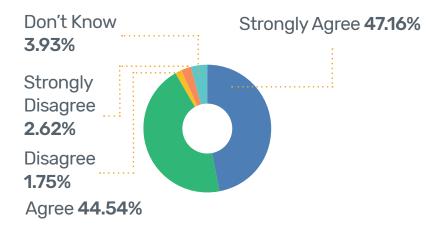
Climate change is an important issue



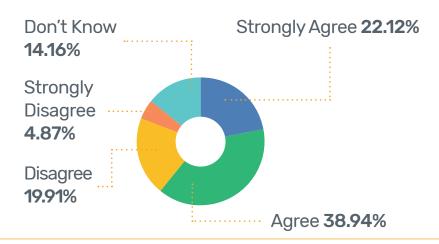
Storing renewable energy is an important part of renewable energy production



The UK needs more renewable energy

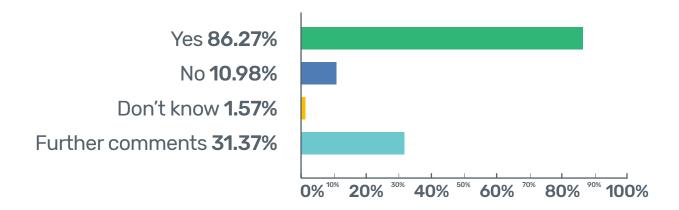


Producing energy that is subsidy-free is important





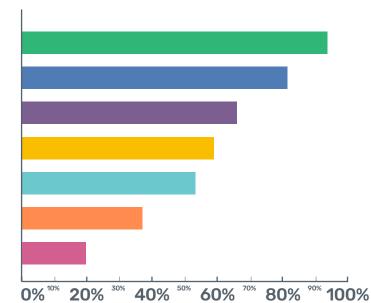
Have you seen an operational ground-mounted solar development before?





Which aspect of the project is most important to you?

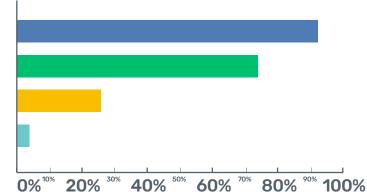






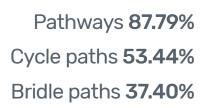
We are proposing additional permissive routes through and around the site as shown in our consultation materials. How do you use the site and its adjacent areas?

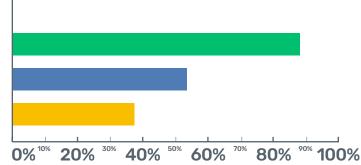






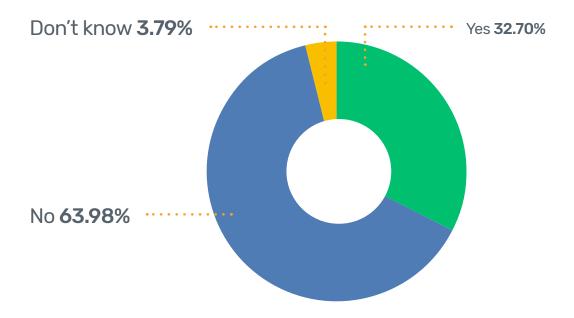
What would you like to see more of in the area of the site?





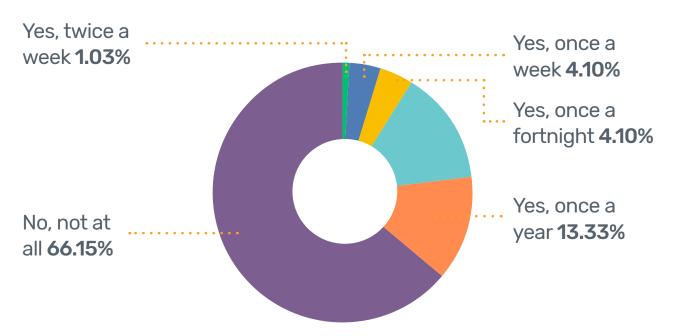


We are proposing the addition of a community orchard on site. A place where the community can contribute to, and harvest from, the land. Have you ever visited a community orchard?



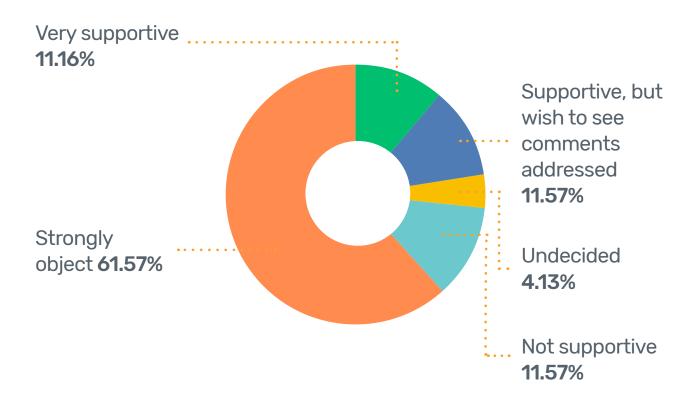


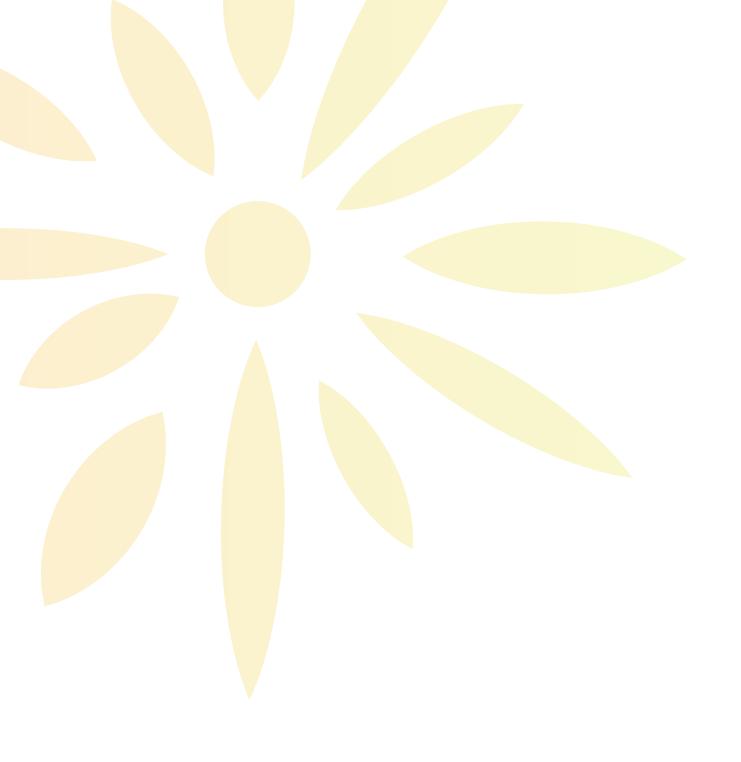
Would you be interested in visiting and supporting a community orchard at Cleve Hill Solar Park? Please indicate how often.





Based on the proposals you have seen presented and the information in the Preliminary Environmental Information, what are yourviews on Cleve Hill Solar Park?





Consultation Report

Appendix 23: Phase Two Section 47 Community Project Update



CLEVE HILL SOLAR PARK

Phase Two: Community Project Update

August 2018



1. Introduction

Thank you to those who participated in our Phase Two consultation between Thursday 31 May and Friday 13 July 2018. We welcomed over 400 people to our community consultation events and received over 700 pieces of feedback on our proposals for Cleve Hill Solar Park.

This Phase Two Community Project Update has been written to provide a summary of the feedback we received during our Phase Two consultation, to update you on how we are responding to this feedback and to inform you on what the next steps are for the proposed Cleve Hill Solar Park.

We also would like to inform people that our indicative submission date for the Development Consent Order (DCO) application has moved from August to October 2018.

This is to ensure that in our final application we can fully address the feedback that we have received from all consultees.



Full details of the entire pre-application consultation process will be provided in our Consultation Report, which will be available to view on our project website and via the Planning Inspectorate's website when our application has been submitted at: http://infrastructure.planninginspectorate.gov.uk/

2. Our Proposals

Our aim is to make Cleve Hill Solar Park one of the lowest cost generators of energy in the UK. With a capacity exceeding 350 Megawatts (MW), Cleve Hill Solar Park could provide enough clean, affordable energy to power over 110,000 homes.

Government data shows that on the afternoon of 30 June 2018, solar generated nearly 30% of the UK's power. With a quarter of the UK's generating capacity being decommissioned, a new mix of energy generation is needed to keep the lights on.

Cleve Hill Solar Park would deliver subsidy-free energy that is clean, affordable and secure. This is a solar park driven by innovation, not by subsidies.

Of the total 492 hectares (ha) development area, the solar panels will cover approximately 50% of the site. The developers, Hive Energy and Wirsol Energy, are committed to delivering low cost renewable energy generation and a project that will create a biodiversity gain on the site.

3. Our Phase Two Consultation

Our Phase Two consultation period ran from Thursday 31 May until Friday 13 July 2018. During that time, we gathered feedback on our detailed proposals for Cleve Hill Solar Park and the series of studies and assessments undertaken as part of our Preliminary Environmental Information (PEI).

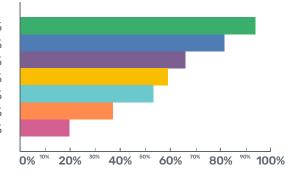
As part of this consultation period, we ran four community events in the local area and we would like to thank all of you who attended.

All the materials shown at our events are available to view and download from our website: www.clevehillsolar.com/downloads.

The feedback which was received during the Phase Two consultation period highlighted a number of key areas people are concerned about.

Which aspect of the project is most important to you?

Ecology and bird life **93.62**%
Visual impact **81.28**%
Recreation and local amenity **65.96**%
Traffic access and construction **58.72**%
Archaeology and local heritage **53.19**%
Tourism **37.02**%
Other **19.57**%



All our communication channels remain open – please continue to contact us at any of the following channels.



Write to us at:

Freepost: Cleve Hill Solar



Call our Freephone information line:

0800 328 2850



Email us at: info@clevehillsolar.com



Visit our website at: www.clevehillsolar.com

Throughout the pre-application consultation and in response to the Phase Two consultation, the project team has sought to address and respond to these areas of concerns raised.

A full description of these project responses to all feedback received will be provided in the Consultation Report that will accompany our DCO application. A summary of the key issues are provided below.

Issue	Comments	Project Response
Scale and Location	Respondents expressed their concerns that the size of the site is too large. Respondents also highlighted that they believe the proposed location for the site is unsuitable.	With a capacity exceeding 350 MW, Cleve Hill Solar Park could provide enough clean, affordable energy to power over 110,000 homes. Of the total 492 ha development area, the solar panels themselves cover approximately 50%. The project team are working with leading experts and nature conservation bodies to design habitat mitigation areas and enhancements which would boost habitat quality and biodiversity on site. To date, no other sites have been identified in the south of England in such close proximity to the 400 kV National Grid Electricity Transmission (NGET) network with the ability to accommodate significant generation capacity. This is as well as the site containing other positive characteristics for solar energy development. These include good irradiation levels, lower quality agricultural land (classified as Grade 3b) and relatively flat open land.
Landscape and Visual Impact	Respondents expressed their concerns about the visual impact of the site, particularly regarding the upper-most height of the solar panels which will be approximately 4 metres high. They also expressed concern about the east-west orientation of the panels.	Considerable efforts have been made by the project to include significant areas of screening and the setback of solar panels from residential properties in response to feedback throughout the consultation process. Following our Phase Two consultation, we have removed more panels at Cleve Hill, specifically the Field Y parcel, resulting in a complete removal of panels at that location. There will be planting on the south and south eastern parts of the site, including a mix of native hedgerow and hedgerow tree planting. Throughout the site there are areas of scrub planting proposed which will break up the land between the solar panels and enrich the areas of grassland – creating a simple habitat which will also add to the landscape character of the area.

Respondents highlighted the In response to suggestions from people in the Tourism. importance that they place on community, we have included an additional Recreation the Public Rights of Way (PROW) permissive pathway in the proposals. This is to and Local that run alongside and through improve connectivity of the existing pathways and Amenity the proposed site, particularly the provide more varied routes in the area. Saxon Shore Way. They also expressed concern for a loss of We also proposed a community orchard but the tourism due to people no longer feedback that we received suggested that this was wishing to walk in the area. not a favoured option by local residents. The area will be returned to lowland meadow, a priority habitat. Respondents showed support for increased pathways through the site, although they raised concerns about the views which people would experience on these pathways. There was a strong rejection of the proposals for a community orchard on the site. **Ecology** Respondents expressed their We understand the concerns raised particularly as this concerns about the potential is a new type of panel layout, east-west, as opposed and Bird impacts the development could to the more conventional south facing arrangement. Life have upon wildlife which uses the site and the adjacent Through extensive research and discussions with the protected areas. Particularly relevant nature conservation bodies, we believe the regarding overwintering birds solar park can provide a net biodiversity gain on the and the disruption which could site which is currently intensively farmed. We are also be caused during construction proposing to graze sheep on the site which will allow and operation. the land to retain an agricultural use. Respondents also expressed A significant habitat mitigation area is proposed for concerns for the impact of the bird species and is currently being discussed with east-west orientation of the solar nature conservation bodies: Natural England, Kent Wildlife Trust and RSPB. The project team meets with panels and how this might impact soil conditions. these groups as part of the Habitat Management Steering Group. Using data gathered over the past 4 years, the group are working together to agree an area of habitat mitigation that would extend and improve the function of the current Site of Special Scientific Interest (SSSI) neighbouring the site to the east.

Issue	Comments	Project Response
Traffic and Access	Respondents expressed their concerns about construction traffic increasing congestion on roads which they feel are already inadequate and dangerous. They also expressed concerns about noise and pollution from construction traffic. Respondents highlighted that it is important to keep people informed and to manage the construction traffic sensitively.	As the proposals for the project are finalised in response to the recent consultation, a Construction Traffic Management Plan (CTMP) will be submitted as part of the application. We will be engaging with local councillors and Kent highways officers prior to application submission to receive additional, focused feedback on the CTMP and our mitigation proposals.
Archaeology and Local Impact	Respondents expressed concerns for the loss of the landscape in the area. They also highlighted that pre-development digs, surveys and assessments should be carried out stringently, preferably with local archaeology groups.	The DCO application will include an outline Written Scheme of Investigation setting out the proposals for archaeological investigations pre-construction. These investigations will be carried out by accredited professionals as per all previous investigations undertaken on site, and we will seek to use local contractors for elements of the work as appropriate.
Flooding and Flood Protection	Respondents expressed concern for the potential for the management of flood defences to be undertaken by Cleve Hill Solar Park. A number of respondents also highlighted that they did not wish for the development to prevent the Environment Agency (EA) from undertaking their plans for the area under Medway Estuary and Swale Strategy (MEASS).	We have undertaken flood-modelling for 1 in 200-year and 1 in 1000-year events based on flood predictions using predicted sea levels in 2070. We have provided this modelling to the EA. We are working with the EA to ensure the site will continue to be protected from flooding throughout its operation. We continue to have regular and detailed discussions with the EA on how the sea defences are managed, and how we can work together to continue this management, whilst also complementing MEASS.

4. What Happens Next?

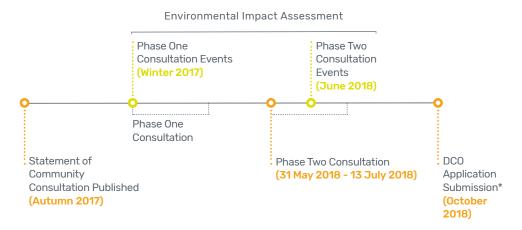
We are continuing to review all the feedback that we have received during the Phase Two consultation period. As we refine the design of our proposals in response to this feedback we will continue to engage with statutory and non-statutory consultees including the local planning authorities and nature conservation bodies.

In order to develop our proposals with consideration to all feedback received, we have moved the application submission date from August to October with the aim of submitting a DCO application to the Planning Inspectorate by 31 October 2018.

We will update you on when the application is submitted and where you can view it. The Planning Inspectorate must decide whether to accept the application within a month from receipt. If it is accepted, at that point information will also be provided on how you can register your interest and comment on the application. We will also include details of the examination process following the application's acceptance.

In the meantime, all our communication channels overleaf remain open. All comments received outside of the Phase Two consultation period will be responded to in our Consultation Report as part of our ongoing engagement.

Consultation timeline



^{*} All dates are indicative and may change.

5. Contact Us

Please don't hesitate to get in touch if you would like to find out more information about Cleve Hill Solar Park and our associated consultation programme.

You can contact our Community Relations Team and find out more by using the details below.

All images, graphics and maps in this document are for illustrative purposes only. For all sources please visit our website.

If you would like this document in large print, audio or braille please get in touch as below.





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Visit our website at:

www.clevehillsolar.com



Tweet us at:

@clevehillsolar



Consultation Report

Appendix 24: Community Newsletter (May 2018)



CLEVE HILL SOLAR PARK

Community Newsletter

May 2018



1. Introduction

Cleve Hill Solar Park Ltd are proposing to develop a solar park on the north Kent coast, at a site located roughly one mile northeast of Faversham, three miles west of Whitstable and situated closest to the village of Graveney.

This community newsletter has been produced to update you on the progress of our plans and explain what stage we are at in the pre-application process.

2. Why solar?

Cleve Hill Solar Park could be the lowest cost generator of energy in the UK. At over 350MW, Cleve Hill Solar Park could provide enough affordable and clean electricity to power over 110,000 homes.

This is at a time when a quarter of the UK's energy generating capacity is due to close. More renewable energy generation is needed to achieve the UK's goal of reducing our carbon emissions by 80%.

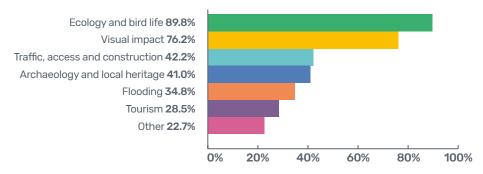
We also plan to use battery storage to help ensure that energy is supplied into the grid at the time when it is most needed.

Cleve Hill Solar Park will provide the opportunity for the dual-use of land, allowing sheep grazing and providing biodiversity benefits to land previously exposed to intensive farming practices.

3. What we've learnt

We held our Phase One community consultation in December 2017, where we met with over 500 people and received over 350 responses.

Most important aspects for people at our consultations



We have also held a number of meetings with near neighbours, local residents and interest groups and have received further feedback on our proposals.

4. Innovation at Cleve Hill Solar Park



This project is **non-subsidised** so will not receive government funding.



Over £1,000,000 income per annum will be generated for local authorities.



Cleve Hill Solar Park could save 150,500 tonnes of CO2, equivalent to 29,400 cars.



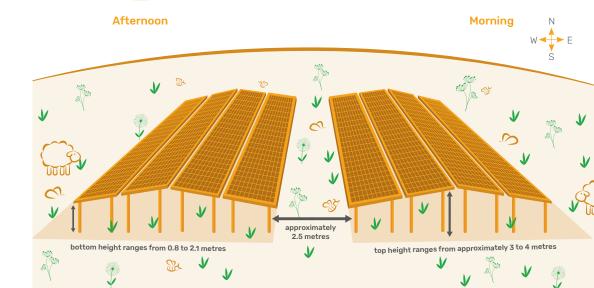
Option for onsite **battery** storage technology.

Why an east-west layout?

Ground-mounted solar panels in the UK have typically been angled to face the southern sky, often resulting in a peak in generation around midday.

Cleve Hill Solar Park is proposing an alternative layout to this, in an east-west orientation, which will allow a more effective use of the land by producing a larger electricity output over the course of the day.

Solar Noon



5. What we're doing

Since our Phase One community consultation we have been undertaking a series of environmental studies and assessments as part of the Environmental Impact Assessment (EIA) process. A draft of this, called Preliminary Environmental Information (PEI), will be consulted on during our Phase Two community consultation.

Evolving our proposals

There will be at least 60 metres set-back from the Saxon Shore Way.

We are working with Kent County Council (KCC) on plans to enhance Public Rights of Way (PRoW) and extend the existing footpath network. This includes the possibility of permissive pathways, cycleways or bridleways across the site.

In response to consultation, we have reduced the number of panels and we propose screening mitigation in the development areas immediately near to neighbouring properties at Nagden, Warm House and Cleve Hill.







Orchard at Brogdale Saxon Shore Way

Ecology and bird life

We have set up a habitat management steering group, with representatives from Natural England, RSPB and Kent Wildlife Trust, to discuss our mitigation and biodiversity enhancement proposals.

These proposals include increasing our habitat management area in the part of the site where our surveys have shown migratory birds use the land most, to include land further eastward in our land management programme.

Improving biodiversity and land management

We are currently working with experts from Lancaster University and the University of Birmingham to understand how land and soil conditions underneath the panels can be managed to improve the biodiversity. In particular, this involves looking at improving conditions for invertebrates.

One exciting prospect for the site is the potential to improve conditions for pollinators, such as bees. We've been in dialogue with The Bumblebee Conservation Trust about their 'Making a buzz for the coast' project. We will be working with the trust to see how we can design the site to benefit bees.





Bumblebee

Water Vole

Archaeology and heritage

We've been working with KCC Archaeology on our assessments of potential archaeological interest on site.

To date we have completed a desk-based assessment and have undertaken field work including geoarchaeological site investigations to understand the archaeological potential of the site.

Flood protection

We've been regularly engaging with the Environment Agency (EA) on how they currently protect the site, and how they plan to do so in the future – particularly regarding the Medway Estuary and Swale Strategy (MEASS). We are working with the EA to ensure the site will continue to be protected from flooding throughout its operation.

We are continuing to have regular and detailed discussions with the EA on how the sea defences are managed, and how we can work together to continue this management, whilst also complementing MEASS.

We have undertaken flood modelling for 1 in 200-year and 1 in 1000-year events based on flood predictions using predicted sea levels in 2070 and shared this with the EA.

Views

As part of the Landscape and Visual Impact Assessment (LVIA), we have taken a number of photographs from viewpoints selected in consultation with KCC, Swale Borough Council and Canterbury City Council. Photomontages will be shown at Phase Two community consultation events.

In response to consultation we have removed panels near to immediately neighbouring properties, and PRoWs. We have also proposed native planting screening in areas on the south of the site, to preserve short-range and long-range views, whilst screening mid-range views.

Access and traffic

We have been listening to local experience of how the London Array substation construction was managed, and we are using this to inform our Construction Traffic Management Plan.



6. Phase Two community consultation events

Our Phase Two consultation period will begin on Thursday 31 May and finish on Friday 13 July. Throughout this period we will be welcoming your comments and feedback via the information lines overleaf.

We welcome you to attend our Phase Two consultation events which will be held in June 2018. These events will be an opportunity to view how our proposals have developed and provide your views.

Wednesday 13 June from 4.30pm to 7.30pm,

at Ferry House Inn, Harty Ferry Road, Harty, ME12 4BQ



Thursday 14 June from 1.30pm to 8pm,

at Graveney Village Hall, Graveney, Faversham, ME13 9DN

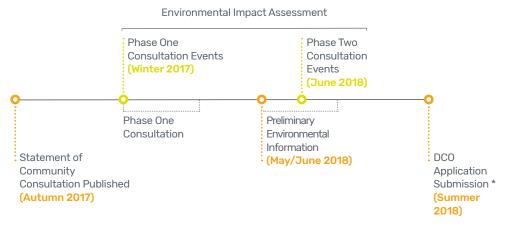
Friday 15 June from 11am to 4pm,

at Seasalter Christian Centre, Seasalter, Faversham Road, Whitstable, CT5 4AX

Saturday 16 June from 11am to 5.30pm,

at Faversham Guildhall, 8 Market Place, Faversham, ME13 7AG

Consultation timeline



^{*} All dates are indicative and may change.

7. Contact us

Please don't hesitate to get in touch if you would like to find out more information about Cleve Hill Solar Park.

You can contact our Community Relations Team and find out more by using the details below.

All images, graphics and maps in this document are for illustrative purposes only. For all sources please visit our website.

If you would like this document in large print, audio or braille please get in touch as below.





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Consultation Report

Appendix 25: Project Website







About us

Cleve Hill Solar Park Ltd is proposing to develop a solar park on the north Kent coast. Cleve Hill Solar Park would generate renewable power through photovoltaic panels, providing clean power to UK homes.

Cleve Hill Solar Park Ltd is a joint venture formed by two solar industry specialists – Hive Energy Ltd and Wirsol Energy Ltd.

Founded in 2010, Hive Energy has established itself as the second largest developer of solar parks in the UK, responsible for the installation of 300 Megawatts (MW) of capacity across the country and providing enough clean electricity for over 100,000 homes.

Wirsol is a highly experienced solar park developer, constructor and operator across the UK and Australia. Combining the installation of world-class components and the implementation of rigorous operation and maintenance processes. Wirsol have both built and operate 24 solar parks across the UK. Their success has been underpinned by the formation of long-lasting relationships with local communities and investors.







Introducing the proposals

We are proposing to develop Cleve Hill Solar Park on the north Kent coast. The project could have a generating capacity exceeding 350MW. This would be enough to power approximately 110,000 homes a year, roughly the equivalent number of households for the Swale and Canterbury Districts combined.

Cleve Hill Solar Park would require electrical connection infrastructure and a substation, which we intend to connect to the existing National Grid substation. Adjoining the site is a large 150/400kV electricity substation, which serves the London Array offshore wind farm beyond the mouth of the Thames Estuary to the north. Eight 400kV pylons and power lines currently cross the site.

Components of a typical solar farm

- 1. Solar Energy
- 2. Fencing
- 3. Solar Panels
 4. Inverter (DC to AC
- 5. Landscape Area
- 6. Substation
- 7. Battery Storage
 - Inverter (DC to AC power converter)

 8. Underground Cable





Figure not to scale and for indicative purposes only.



Benefits of the Solar Park

- · Cleve Hill Solar Park has the potential to power 110,000 UK homes.
- This project is non-subsidised so will not receive government funding.
- Over £1 million of income will be generated per year for Kent and Swale to invest in improving local services.
- Cleve Hill Solar Park could save 150,500 tonnes of CO2. This is equivalent 29,400 cars.
- A dedicated mitigation area is proposed for bird species including Lapwing, Brent Goose, Golden Plover and Marsh Harrier.
- Option for onsite battery storage technology.



FAQ's

What is Cleve Hill Solar Park?

The proposed Cleve Hill Solar Park is a solar photovoltaic park on the north Kent coast which will have a generating capacity which could exceed 350 megawatts (MW). If built, it will generate clean, renewable energy for approximately 110,000 homes a year, which is approximately the number of households in the Swale and Canterbury Districts combined.

The proposed site is located 2km northeast of Faversham, 5km west of Whitstable to the northwest of the village of Graveney. Our ambition is to deliver a scheme that helps to address national and local electricity needs by generating an affordable and renewable source of clean energy.

Due to the capacity of the solar park exceeding 50MW, the project is classified as a Nationally Significant Infrastructure Project (NSIP).

What is a Nationally Significant Infrastructure Project?

Due to the capacity of the solar park exceeding 50MW, the project is classified as a Nationally Significant Infrastructure Project (NSIP).

The development consenting regime for NSIP projects comes under the Planning Act 2008 and the application process is known as the Development Consent Order or 'DCO'. DCO applications must be made to the Planning Inspectorate who in the case of energy related development acts on behalf of the Secretary of State for the Department of Business Energy and Industrial Strategy (BEIS). Any final consent award is granted by the Secretary of State for BEIS, which is currently Greg Clark.

DCO applications cannot be determined by the local authority, although the local authorities are involved throughout the planning process and do maintain an important role during the DCO application process. The local authority is the responsible planning authority post-consent of the project.



Why do we need Cleve Hill Solar Park?

A quarter of the UK's generating capacity is due to close by 2018 so a new mix of electricity generation is needed to keep the lights on. Also, with the UK's climate change ambitions being amongst the highest in Europe, we will need to significantly increase our renewable energy growth without jeopardising electricity supply, or increasing costs for consumers.

The proposed Cleve Hill Solar Park is a pioneering scheme, which aims to apply private sector innovation without requiring government subsidies. Cleve Hill Solar Park Ltd is proposing to use battery storage technologies, which would store any excess solar power and distribute it to the grid when it's needed the most.

How will the local area benefit?

The Cleve Hill Solar Park could bring £27.25 million investment to Swale and Kent over a minimum period of 25 years. As a significant local business, Cleve Hill Solar Park Ltd will be contributing substantial business rates on an annual basis to the local councils. Based on current estimates of the potential generation capacity of Cleve Hill Solar Park, the revenue generated for Kent and Swale councils will be in excess of £1 million.

What will be included in Cleve Hill Solar Park?

Proposals for the Solar Park include a solar array, which will provide electricity to the national grid to power UK homes. The solar panels will have an East West layout in order to maximise the output of the solar farm throughout the day.

There will be electrical connection infrastructure to connect the solar park to the Cleve Hill Substation. This is situated adjacent to the proposed solar park

It is proposed to include an energy storage solution, so that Cleve Hill Solar Park can store the Sun's power and distribute it to the grid when it is needed the most.

Land will be provided for ecological mitigation and enhancement, with particular consideration to bird species.



Why more solar power?

Our goal is to make Cleve Hill Solar Park the lowest cost generator of energy in the UK. At over 350MW, Cleve Hill Solar Park could provide enough affordable and clean electricity to power over 110,000 homes.

This is also at a time when a quarter of the UK's generating capacity is due to close, and more renewable energy generation is needed to achieve the UK's goals of reducing our carbon emissions by 80%.

We also plan to use battery storage to help ensure that energy is fed into the grid at the time when it is most needed.

To find out more visit the Department for Business, Energy and Industrial Strategy website and download the Government's Industrial Strategy here

To learn more about the Government's clean growth ambitions, download the Government's Clean Growth Strategy here

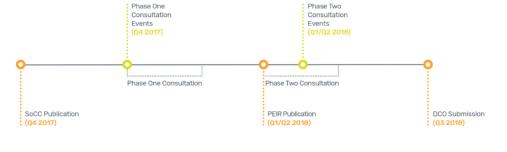
The final design and scale of our project will have regard to several environmental and technical variables alongside feedback received from consultation and the findings of our environmental impact assessment.



Consultation

Cleve Hill Solar Park is a Nationally Significant Infrastructure Project (NSIP) as it is proposed to have a generating capacity exceeding 50MW. We will be applying for a Development Consent Order (DCO) through the Planning Inspectorate. The application will be determined by the Secretary of State for Business, Energy and Industrial Strategy.

A DCO application is planned to be submitted in summer 2018. Prior to this we will be commencing an extensive series of public and statutory consultations on our plans for the scheme.





Our formal consultation

Our formal Phase Two community consultation will begin on Thursday 31 May 2018 and end on Friday 13 July 2018. Throughout this period, we will be welcoming your comments and feedback to our latest proposals for Cleve Hill Solar Park.

We invite you to our formal Phase Two community consultation events taking place on:

- Wednesday 13 June from 4.30pm to 7.30pm, at Ferry House Inn, Harty Ferry Road, Harty, ME12 4BQ
- Thursday 14 June from 1.30pm to 8pm, at Graveney Village Hall, Graveney, Faversham, ME13 9DN
- Friday 15 June from 11am to 4pm, at Seasalter Christian Centre, Seasalter, Faversham Road, Whitstable, CT5 4AX
- Saturday 16 June from 11am to 5.30pm, at Faversham Guildhall, 8 Market Place, Faversham, ME13 7AG

Phase Two consultation events

Our consultation events will give you the opportunity to view our full suite of consultation materials on the detailed proposals for Cleve Hill Solar Park. These consultation materials will include:

- Copies of our Preliminary Environmental Information Report (PEIR) on display
- · Copies of our non-technical PEIR to take away
- · Display boards of the latest project information
- Photomontages showing visualisations of the proposals from various viewpoints
- Plans for improved local amenities including additional permissive pathways and a community orchard





How you can provide feedback:

You can send your feedback on the proposals between 31 May and 13 July via:

- Our feedback form: available online, at our events, in the post and at our CAP sites.
- . Emailing us at our dedicated email address info@clevehillsolar.com
- · Writing to us by post at FREEPOST: Cleve Hill Solar

Community Access Points (CAP sites)

All of our consultation materials will be available at our events and can also be accessed online and via our CAP sites from 31 May until 13 July.

Our CAP site locations are outlined in our Statement of Community Consultation and are as follows:

- $\bullet~$ Kent County Council, County Hall, Maidstone, ME14 1XQ
- Opening hours Monday-Friday 9am-5pm
- Canterbury City Council, Military Road, CT1 1YW
- Opening hours Monday-Friday 9am-5pm
- Swale Borough Council, Swale House, East St, Sittingbourne, Kent, ME10 3HT
- Opening hours Monday-Thursday 8.45am-5pm, Friday 8.45am-4.30pm
- Swale Borough Council, Alexander Centre, 15-17 Preston Street, Faversham, Kent, ME13 8NZ
- Opening hours Monday-Friday 9am-5pm
- Swale Borough Council, Sheppey Gateway. 38-42 High Street, Sheerness, Kent, ME12 1NL
- Opening hours Monday-Friday 9am-6pm, Saturday 9am-5pm
- Faversham Library, Newton Rd. Faversham ME13 8DY
- Opening hours Monday-Friday 9am-6pm, Saturday 9am-5pm
- Teynham Library, 131 London Rd, Teynham, Sittingbourne ME9 9QJ
- Opening hours Monday 2pm-5pm, Tuesday 9.30am-12pm, Wednesday 2pm-5pm, Thursday 9.30am-12pm, Saturday 9am-1pm
- Boughton-under-Blean Library, School Lane, Faversham ME13 9AW
- Opening hours Tuesday 10am-4pm, Friday 2pm-4pm, Saturday 9am-12pm.

If you have any special requirements for attending our events, receiving our materials or providing your feedback, please contact us directly.



News

Cleve Hill Solar Park Ltd has made an application to the Gas and Electricity Markets Authority for an electricity generation licence.

You can view the notice of the application at the following link: https://www.ofgem.gov.uk/publications-and-updates/cleve-hill-solar-park-limited-notice-application-electricity-generation-licence

The closing date for comments on this licence application is 26 October 2018.

Thank you to those who participated in our Phase Two consultation between Thursday 31 May and Friday 13 July 2018. We welcomed over 400 people to our community consultation events and received over 700 pieces of feedback on our proposals for Cleve Hill Solar Park.

We have produced a Phase Two Community Project Update to provide a summary of the feedback we received during our Phase Two consultation, to update you on how we are responding to this feedback and to inform you on what the next steps are for the proposed Cleve Hill Solar Park.

We also would like to inform people that our indicative submission date for the Development Consent Order (DCO) application has moved from August to October 2018. This is to ensure that in our final application we can fully address the feedback that we have received from all consultees.

To download this project update, please click here.



Our Phase Two consultation period is now open. It will end on Friday 13 July 2018.

Throughout this period, we will be welcoming your comments and feedback to our latest proposals for Cleve Hill Solar Park.

We invite you to our formal Phase Two community consultation events taking place on:

- Wednesday 13 June from 4.30pm to 7.30pm, at Ferry House Inn, Harty Ferry Road, Harty, ME12 4BQ
- Thursday 14 June from 1.30pm to 8pm. at Graveney Village Hall, Graveney, Faversham, ME13 9DN
- Friday 15 June from 11am to 4pm, at Seasalter Christian Centre, Seasalter, Faversham Road, Whitstable, CT5 4AX
- · Saturday 16 June from 11am to 5.30pm, at Faversham Guildhall, 8 Market Place, Faversham, ME13 7AG

Our consultation events will give you the opportunity to view our full suite of consultation materials on the detailed proposals for Cleve Hill Solar Park. These consultation materials will include:

- Copies of our Preliminary Environmental Information Report (PEIR) on display
- · Copies of our non-technical PEIR to take away
- · Display boards of the latest project information
- Photomontages showing visualisations of the proposals from various viewpoints
- · Plans for improved local amenities including additional permissive pathways and a community orchard



We have produced a Community Newsletter including the latest project news, and the consultation dates for our Phase Two consultation.

This consultation period will begin on begin on Thursday 31 May and finish on Friday 13 July. Throughout this period, we will be welcoming your comments and feedback via the information lines overleaf.

We welcome you to attend our Phase Two consultation events which will be held in June 2018.

These events will be an opportunity to view how our proposals have developed and provide your views.

- · Wednesday 13 June from 4.30pm to 7.30pm, at Ferry House Inn, Harty Ferry Road, Harty, ME12 4BQ
- Thursday 14 June from 1.30pm to 8pm, at Graveney Village Hall, Graveney, Faversham, ME13 9DN
- Friday 15 June from 11am to 4pm, at Seasalter Christian Centre, Seasalter, Faversham Road, Whitstable, CT5 4AX
- Saturday 16 June from 11am to 5.30pm, at Faversham Guildhall, 8 Market Place, Faversham, ME13 7AG

Please see our downloads section, or click here, to read this newsletter.

In recent weeks we've been meeting key stakeholders in the area to update them on what we've been doing in response to the feedback which we received on our proposals.

On Thursday 22 February, we held a briefing with local elected representatives at Graveney Village Hall. This meeting was an opportunity to update them on the feedback which we received in December 2017, and to present and discuss the amendments to the project design which are currently being considered as a result.

On Wednesday 21 February, we also held the first meeting of the Habitat Management Steering Group, with representatives from Kent Wildlife Trust, RSPB and Natural England. This forum has been established to help all aspects of ecology and ornithology on site and provides the opportunity to discuss and develop habitat improvement and mitigation proposals.

As a result of these meetings, as well as our ongoing consultation with other key stakeholders, we've produced an updated FAOs document to answer some of the questions and concerns which people have raised. Please see our downloads section, or click here, to read these FAOs.



Following our first phase consultation events we have issued a summary report of our first round of consultation, which is available to download here.

We welcomed over 500 people to the events we held between 4 and 8 December across Sheppey, Faversham, Graveney and Seasalter.

A full report of all comments will be included in the final Consultation Report, which is to be submitted with the final planning application. In order to comply with data protection laws, all feedback forms will be redacted before being submitted with the application.

Ahead of the next phase of public consultation, to be held in Spring, the project team are working to undertake the environmental and technical assessments required as part of the Environmental Impact Assessment process. This includes a residential visual amenity assessment, where members of our team will be meeting with neighbours and undertaking photography in the local area. This is to understand and show the views of the proposed solar park from different residential locations.

Our goal is to make Cleve Hill Solar Park the lowest cost generator of energy in the UK. At over 350MW, Cleve Hill Solar Park could provide enough affordable and clean electricity to power over 110,000 homes.

This is also at a time when a quarter of the UK's generating capacity is due to close, and more renewable energy generation is needed to achieve the UK's goals of reducing our carbon emissions by 80%.

We also plan to use battery storage to help ensure that energy is fed into the grid at the time when it is most needed.

To find out more visit the Department for Business, Energy and Industrial Strategy website and download the Government's Industrial Strategy here

To learn more about the Government's clean growth ambitions, download the Government's Clean Growth Strategy here

The final design and scale of our project will have regard to several environmental and technical variables alongside feedback received from consultation and the findings of our environmental impact assessment.



The Phase One consultation period for the Cleve Hill Solar Park is now open.

Please come along to one of our public events in the area to view the plans in more detail, talk to members of the team, and provide us with your comments and feedback on the proposals.

The events will be held on the following dates:

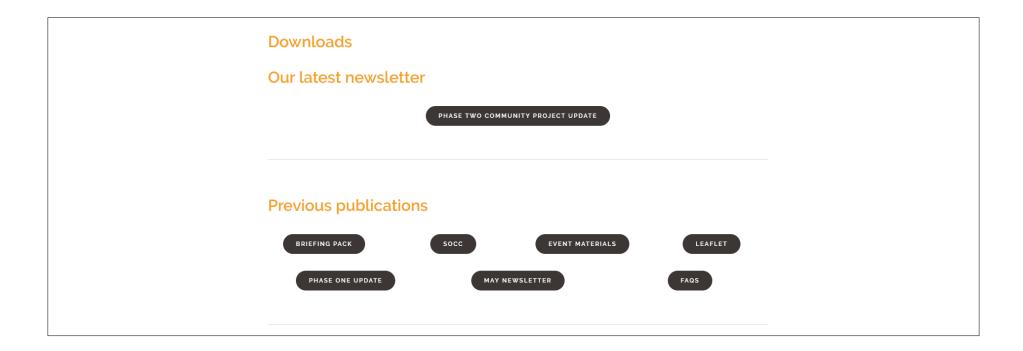
- Tuesday 5 December from 5pm to 8pm, at Sheppey Evangelical Church, Warden Bay Road, Leysdown ME12 4NA
- Wednesday 6 December from 11.30am to 7.30pm, at Faversham Assembly Rooms, 66 Preston St Faversham ME13 8PG
- Thursday 7 December from 1.30pm to 8pm, at Graveney Villlage Hall, Graveney, Faversham ME13 9DN
- Friday 8 December from 12.30pm to 4.30pm, at Seasalter Christian Centre, Faversham Road, Whitstable, CT5 4AX

Please note that the deadline for feedback during our first phase of consultation is Friday 22 December 2017.

The government recently released its Clean Growth Energy Strategy, outlining how it sets out to cut UK emissions while keeping costs to consumers and businesses down.

https://www.gov.uk/government/publications/clean-growth-strategy









Get in touch

Please don't hesitate to get in touch if you would like to find out more information about Cleve Hill Solar Park and our associated consultation programme. You can contact our Community Relations Team and find out more by using the details below.

Email: info@clevehillsolar.com

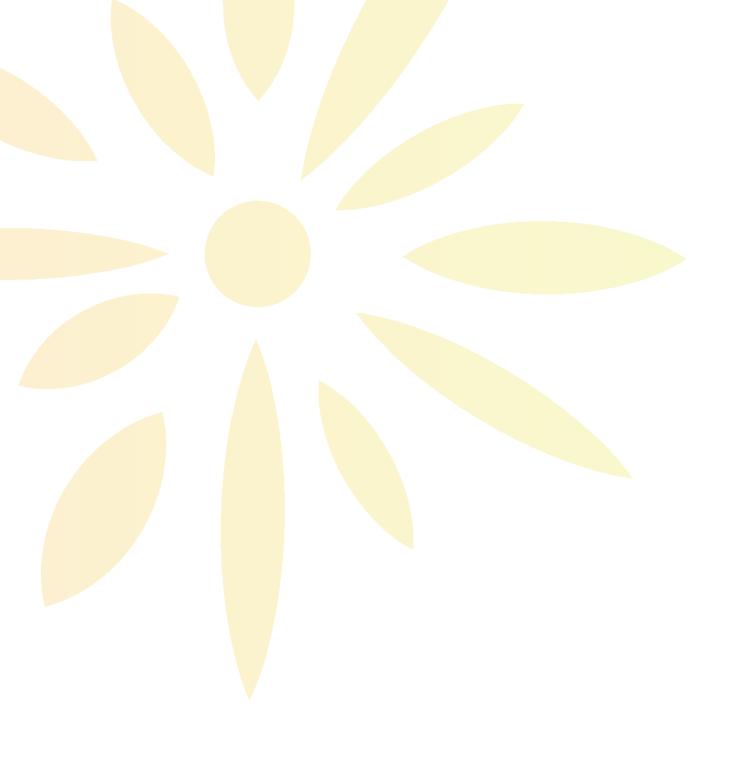
Freephone: 0800 328 2850

Freepost: Cleve Hill Solar

Online: www.clevehillsolar.com

Twitter: @clevehillsolar

Should you require any documents in large print, audio or braille then please contact us at the details provided.



Consultation Report

Appendix 26: Ongoing Areas of Agreement



National Grid House Warwick Technology Park Gallows Hill, Warwick CV34 6DA

Land and Acquisitions

Anne Holdsworth DCO Liaison Officer

Land and Acquisitions

Direct tel: +44 (0)7960 175682

www.nationalgrid.com

Mr Michael Bird Arcus 1c Swingate Court East 3 Swinegate York Y01 8AJ

10 October 2018

Dear Mr Bird

Ref: EN010085 - Cleve Hill Solar Park

Thank you for contacting National Grid about the above site.

You confirmed in your correspondence dated 6th September 2018 that:

'Development Design

We have continued to observe the separation distances that were discussed with Nick Dexter earlier in the year but it would be helpful to have written confirmation that NGET is comfortable with our design approach. We are still in the process of making design changes and will send over the final plan as soon as it is available. The parameters used to date include:

- Minimum 5 m horizontal offset from outermost cables to nearest above ground infrastructure (i.e., solar panels).
- Fencelines and tracks could cross beneath or run parallel to the OHL but will observe the required 5.3 m safety clearance zone as per the information provided by Nick.
- OHL Tower clearances to be observed as per drawings received (15 m minimum applied).





We have reviewed the documentation that you have sent over, including NGET Section Clearances, and are satisfied that NGET is comfortable with your design approach at this stage.

We have also provided you with the document 'Third Party Guidance for working near National Grid Electricity Transmission equipment' and draw your attention to the reference to solar farms.

As I have already confirmed, NGET will still require protective provisions.

Yours sincerely



Anne Holdsworth



Registered Office: Newington House 237 Southwark Bridge Road London SE1 6NP

Registered in England and Wales No: 3870728

Company: UK Power Networks (Operations) Limited

UK Power Networks Ref: 8500091304

Mr Michael Bird Arcus 1C Swinegate Court East 3 Swinegate YORK YO1 8AJ

2nd October 2018

Dear Mr Bird

8500091304 FAVERSHAM - Cleve Hill Solar Park, HV OHL Diversion

Thank you for contacting me with reference the above site and the diversion of UK Power Networks 11kV Overhead Line.

I have reviewed your drawing 2238_DR_LAN_101_Rev G_20180927 and can confirm that in principle UK Power Networks has no objection to reroute and underground the 11 kV overhead line in this location as per our discussions and the quotation provided by UKPN.

This letter does not form part of any connection offer.

Kindest regards

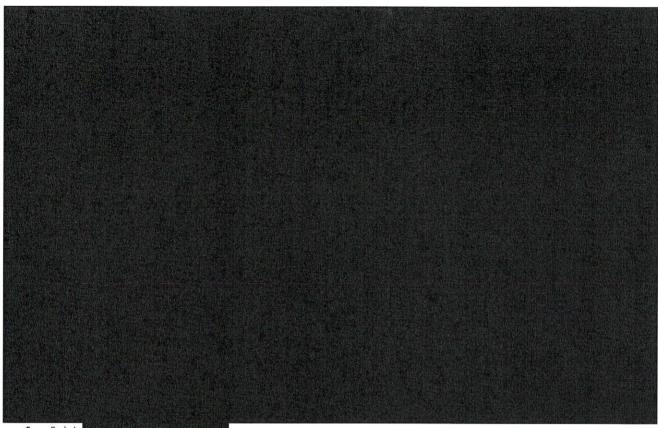


Michelle Mackey Project Designer





Return Address: Bircholt Road Parkwood MAIDSTONE Kent ME15 9XH



From: Beck, Jo
Sent: 09 November 2018 11:05
To: Mike Bird
Cc: PHILLIPS Gareth
Stevenson, Laura
Stevenson, Laura

Hi Mike

Thank you for your email and the update.

Subject: RE: [EXTERNAL] Cleve Hill Solar NSIP

We cannot legally predetermine the outcome of any permit application. As such we do not <u>currently</u> foresee any impediment to the grant of a permit but this will be subject to the assessment of the permit application.

I hope this is helpful.

Jo

Jo Beck Sustainable Places Specialist, Kent, South London and East Sussex Environment Agency Rivers House, Sturry Road, Canterbury, Kent CT2 0AA © 0208 474 6713

Work days: Tuesday, Thursday and Friday

From: Mike Bird
Sent: 08 November 2018 10:54
To: Beck, Jo
Cc: PHILLIPS Gareth

; Stevenson, Laura

; COLE Peter

Subject: FW: [EXTERNAL] Cleve Hill Solar NSIP

Hi Jo,

I just wanted to keep you in the loop with progress on Cleve Hill Solar Park. The DCO application will be submitted to PINS on 16 November 2018.

The email trail below (supported by the emails attached) provides an update that was sent by Pinsent Masons to Laura Stevenson last week. Laura - the updated MMO response received is also attached.

One final confirmation that would be helpful is in respect of the future requirement for an Environmental Permit to undertake flood defence maintenance; it would be much appreciated if you could confirm that based on discussions to date and information exchanged including the joint position statement, there is no impediment to the future grant of an Environmental Permit in respect of flood defence maintenance. This is obviously subject to future review of the information submitted in respect of the permit application.

Apologies for the late notice, but it would be much appreciated if you could confirm that this is the case in the next couple of days if possible so that we can include this in the Application.

Regards,

Mike



Marine Licensing Lancaster House Hampshire Court Newcastle upon Tyne NE4 7YH T +44 (0)300 123 1032 F +44 (0)191 376 2681 www.gov.uk/mmo

Our reference: DCO/2018/00013

Mr Michael Bird Arcus Consulting

By email only

23 October 2018

Dear Mr Bird.

RE: Cleve Hill Solar Park

We previously wrote to you on 24 September 2018 to provide advice on the Marine Licensing (Exempted Activities) Order 2011 and how it may be applied in regards to the maintenance of existing flood defence at the proposed Cleve Hill Solar Park in Kent. Since then we have had further discussion with yourself and representatives from Pincent Mason and established that your actual proposal was more complex than originally considered.

Proposal from Cleve Hill Solar Park Limited

You have proposed that in order to avoid a Deemed Marine Licence (DML) within the Development Consent Order (DCO), you wish to make use of the exemption that benefits the Environment Agency (EA), because Cleve Hill Solar Park Limited (CHSPL) will acting in the role of the Environment Agency for the purposes of articles 19 and 20 of the Marine Licensing (Exempted Activities) Order. However, you have confirmed that you will not be undertaking the works *on behalf* of the EA which is the current requirement of article 19 and 20 set out as follows:

- "an activity carried on by or on behalf of the Environment Agency for the purpose of maintaining any—
 - (i) coast protection works;
 - (ii) drainage works; or
 - (iii) flood defence works;"
- "an activity carried on by or on behalf of the Environment Agency for the purpose of executing emergency works in response to any flood or the imminent risk of any flood".









You have highlighted that a DCO may include provisions to apply, modify or exclude existing legislation. Section 120(5) of the Planning Act 2008 provides that a DCO may:

"(a) apply, modify or exclude a statutory provision which relates to any matter for which provision may be made in the order;"

You therefore propose to include drafting in the DCO to modify the Order such that the marine licence exemptions available to the EA, may apply to CHSPL.

MMO response

MMO do not formally object to your proposal, but at this early stage we are not yet in a position to agree. We have some clear concerns around a proposal which purports to extend the exemptions intended to cover activities carried out by statutory authorities for statutory purposes to private companies. We have taken on board your opinions, including additional information provided by email on 8 October 2018 from Gareth Phillips, but still feel that without sight of the draft DCO we are unable to confirm our position.

We agree that section 120(5) of the Planning Act 2008 does allow a DCO to apply, modify, or exclude a statutory provision but it is not a general power to do so which can be applied to any statutory provision, the statutory provision to be applied, amended, modified or excluded **must** relate to any matter for which provision may be made in the order.

Section 120 of the Planning Act sets out what can be included in the order (i.e. the matters for which provision may be made in the order) and that is

- requirements corresponding to conditions which could have been imposed on the grant of any permission, consent or authorisation, or the giving of any notice, which would have been required for the development if the development was to be granted outside of the DCO process;
- requirements to obtain the approval of the Secretary of State or any other person, so far as not caught by the bullet point above;
- provision relating to, or to matters ancillary to, the development for which consent is granted, and
- provisions for or relating to of the matters listed in Part 1 of Schedule 5.

Without sight of the draft DCO we are unable to provide a view on whether we agree. We are open to you providing more information during the application process on this issue in order to alleviate our concerns that what is proposed is both in accordance with the Planning Act 2018 and is appropriate in the circumstances of this particular application.

MMO recommendation

It is up to CHSPL to determine if you wish to proceed down this route within the DCO. It does however appear to be a more complex approach to attempt to have this agreed during the process rather than drafting a DML for the DCO when we are unable to give you certainty at this time if further information would mean we could reach an agreement.

The requirements for maintenance of an existing flood defence are very minimal and as such any draft DML would not be overly complex or burdensome and would provide you with certainty both through the DCO process and into operation should consent be granted. I have attached a copy of a licence recently issued for maintenance works to this email. While the project itself is not the same as what you propose, the conditions in Section 5 outline the type of requirements that we would consider in a DML. We would of course adapt this to be specific to your project once we view the draft DCO. The DML also provides opportunity for any requirements below MHWS that may be requested from other stakeholders (for instance Natural England) to be captured and enforced.

Conclusion

I am sorry we are unable to give you assurance at this time whether we object to your proposal, but further information would be required, including sight of the draft DCO before we are able to commit. It is still our strong preference that you apply a DML within the DCO which would not be overly burdensome yet could be agreed early on in the process and remove any uncertainty for both CHSPL and MMO. It is up to CHSPL on how you wish to proceed but we request that you keep us updated on the DCO application process. We are of course more than willing to engage and work to a solution which satisfies both of our requirements

Your feedback

We are committed to providing excellent customer service and continually improving our standards and we would be delighted to know what you thought of the service you have received from us. Please help us by taking a few minutes to complete the following short survey (https://www.surveymonkey.com/r/MMOMLcustomer).

If you require any further information please do not hesitate to contact me using the details provided below.

Yours Sincerely,

Tracey Champney
Marine Licensing Case Manager





Consultation Report

Appendix 27: Section 47 Consultee Full Response (as requested by consultees)



25 June 2018



Dear Cleve Hill Solar Park Team

Formal Response to the Public Consultation for the Development of the Cleve Hill Solar Park

This letter is from myself and my family who you have had several dealings with throughout this process and is the formal response to the consultation process from the residents of Warm House, and who are one of, if not the worst, affected properties from The Development.

Following the publication of the PEIR documents and the final public consultation events we wish to highlight several issues and concerns we have with both this project as a whole and the way in which Hive Energy UK has carried out the consultation to date. We have also raised further questions we would like answered.

Background

I purchased this house with my husband in 1976 at which time it was a derelict Shepherds cottage from when The Development site was marshland and used for grazing. We spent the next 7 years restoring the house and developing the gardens and have spent a very happy 42 years here. We raised 2 children, and ran a picture framing business from barns in the grounds. It has been a lovely place to live and has been our life's work to get the property and gardens to the state they are in now. The location has been very isolated and has provided a peaceful and safe environment for the majority of our lives.





Warm House when we first purchased the property in 1976



Warm House as it is today

Sadly, in April 2017 my husband passed away, following which, my son and his wife had decided to purchase some land and barns from me to build their home close by, this was 2 fold, one to allow them to have a lovely home which they could build in an area they love plus it was support for me as I get older to help me with the garden (1.25acres) and have family close to me. As I am also struggling to now live on a single income the money I received from selling the land and barns to and allowed me to pay off the small mortgage I still have on the property.

To facilitate the above and and sold a property they owned (a childhood home) to free up the capital required for the project. This completed on 13th October 2017. The following week I received the letter and first notice of your plans through the letterbox!

Understandably the uncertainty surrounding this which will last a considerable number of years has put these plans on hold and leaves us all in a state of limbo unable to move forward and we are now powerless to make the necessary changes to our lives which are required.

Statement on Renewable Energy

We would like to make it clear at the outset that we are very much in favour of renewable energy and understand that solar, along with all other clean energy production forms an important part of the UK's future energy needs. Our concerns and issues raised in this letter deal purely with the scale and location of this project and in particular the way in which Hive Energy UK has carried out the public consultation process.

Feedback

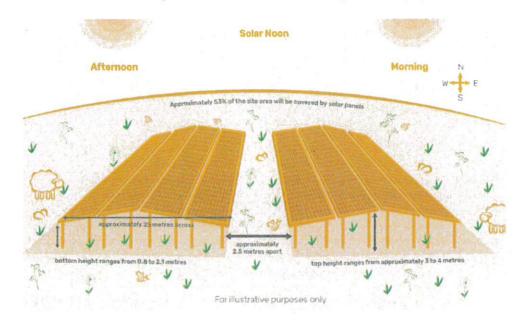
Below are our concerns and questions:

Length of time to respond to PEIR Documents: (30th May to 13th July) 43 days to read through all documentation (2500 odd pages plus other substantial documents referenced), attend public consultations, meet with yourselves and other groups to discuss the documents and produce and send a formal response! This is clearly not enough time, especially as a lot of the information is of a technical nature. As residents we must do this in our spare time, this is not our full-time occupation!

Public Consultation Processes

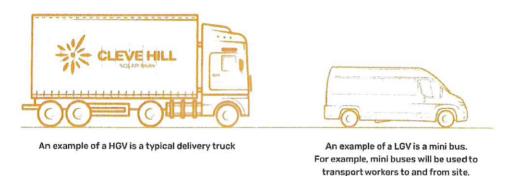
Phase One - The information displayed at this consultation was very poor, there was very little detail, all the images shown only showed the lovely countryside and wildlife as it is now, there was not even an image or photograph of a solar panel. The scale of the project was not shown in relation to anything else.

Phase Two – By this time you had published the PEIR documents, which were on display, but we have grave concerns in the way that graphics were shown, predominantly again to hide the scale and impact of the project which were some of the main concerns raised during Phase One. Below are 2 examples of the graphics shown at this event:



The 2.5m gap between the panels is larger in this graphic than the 3 to 4 metres height of the panels, the image above would make the sheep the world's largest if this was to scale. You are also only showing 2 tables of panels with lots of grass and wild flowers. The reality would be that the entire image above would be covered with tables of modules with very little grass and flowers visible (PIER page 5-8, point 38 states the 'tables will run continuously without Breaks'). In addition, the colours used are not representative, they will be galvanised steel piles and black glass, not calming colours like you have used in this image.

Another graphic shown relating to the worries regarding traffic and particularly the HGV's passing through the village is:



The scale of the HGV is clearly incorrect, in this graphic the minibus is shown as approximately 65% the length of the HGV, in practice a 19-seater minibus would only be approximately 30% the length of an HGV, the HGV even looks squashed!

There are numerous examples of how you have tried to hide or not get across the scale of this which is deceitful. When the first of the images was raised with you at the public consultation event you just held up your hands and said "oh yes, a lot of people have said that and we got that one wrong", the worrying point is that you know exactly what you are doing, it would have been obvious this was wrong but as you are aware you do not get a second chance to correct this, this is the image that people who are not paying as much attention to the technical detail in the PEIR will remember and your job of hiding the scale and impact of The Development is complete!

Residential Visual Amenity Assessment

On page 20 of this document you conclude that 'views from the properties would experience change in their views, but through mitigation many adverse effects have been addressed and therefore the solar development is not considered to create an unpleasant or unattractive presence upon the living conditions at this property.' We have MAJOR CONCERNS with this document and the way in which this conclusion has been reached:

Firstly, the assessment was carried out by Arcus Consultancy Services. At all meetings we have had with yourselves Arcus have been attending with you as your representative, you have employed them to carry out a vast amount of the environmental and visual impact work to date. As stated by them in one of our first meetings they are independent of you and therefore supposed to provide an unbiased view. However, as a business they have an interest in the proposal proceeding as should planning be approved then other developers including yourselves in other projects will likely use them again, businesses are built on reputation. We therefore feel that Arcus have pressure on them to stretch the truth and spin information wherever needed in favour of the developers.

In light of the above statement, for the detailed visual amenity assessment they have stated the closest window (selected based on expected worst case visibility) as the kitchen. This is obviously a view that is severely impacted by The Development but the Spare Double Bedroom has the same view but from the second story, surely this is therefore the worst case based on visibility? The assessment also states that the Study is of low sensitivity, however, this is a room which is used daily as an office plus as an additional spare room for guests, how can this be low? The Spare Double Bedroom (which you have stated is a single but is in fact a double) has medium sensitivity, even though this room is not used on a daily basis it is still the worst affected, it is also a room where the door is left open and therefore the views are seen from the landing and are views which I look at every day as I get up and pass between rooms upstairs. As a passing through space alone this has just as much impact as the lounge which is graded as High Sensitivity.

The main worry with this document is that the detailed visual amenity assessment mentioned above is used to provide a judgement which goes on to say 'Embedded mitigation has moved The Development footprint away from the property by 84m. Further mitigation would create a strong visual screen to The Development reducing the effects upon the property. In light of this Major effects would be reduced within a period of 10 years post construction, particularly for the ground floor rooms and garden.'

Therefore, in our view, a biased and incorrect assessment concludes that after 12 years (2 years construction and 10 years post construction) the major effects would be reduced for the ground floor and gardens (what about the second floor)?! Why do we have to wait 12 years for effects to be reduced! With a projected lifespan of 40 years this is over a quarter of the lifespan of the development!

We feel that the assessment should conclude as MAJOR effects (not Major/Moderate) and therefore DOES 'create an unpleasant or unattractive presence upon the living conditions at this property'.

We would also draw your attention to the last paragraph of point 8 in background on page 1 of this document which states: "However, when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive (rather than simply less attractive, but not necessarily uninhabitable) place in which to live."

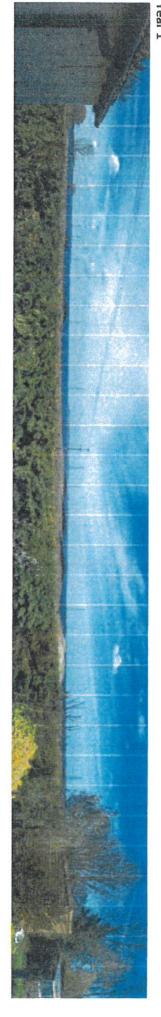
Surely 988,960 Solar Panels, on 3016 tables 28m long by 24m wide and up to 4.5m in height with a minimum distance of 84m from the property **WILL MAKE** Warm House an unattractive place to live!

Finally, the panoramic images produced as part of this document give a misleading overview of the visual impact, as seen on the following page.

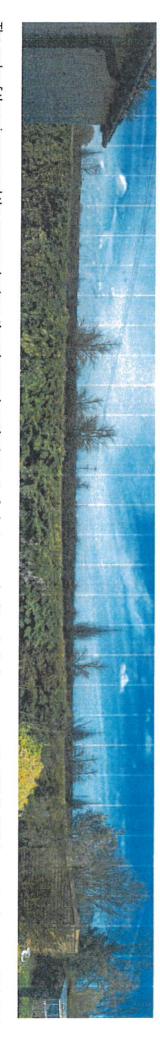
Now



Year 1



Year 10



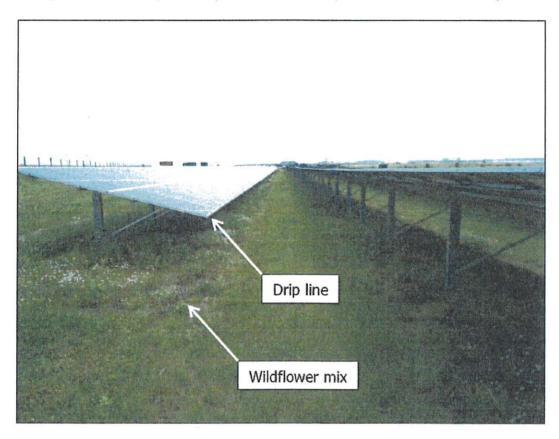
is the largest printer we have) only takes up half the page is not representative of what the eye sees, it is the equivalent of looking through a letter box. Once again images have been displayed or produced in a way to hide the real impact of this development. With regard to the Year 1 image we note that no screening is even yet in place! The scale of these images and the panoramic views they show reduce the impact of what you are looking at. To be so narrow that 3 full width images landscape on A4 (which

With all the photomontages of this entire side of the The Development no other infrastructure is shown (invertors, transformers, cabling, haul road), why is this?

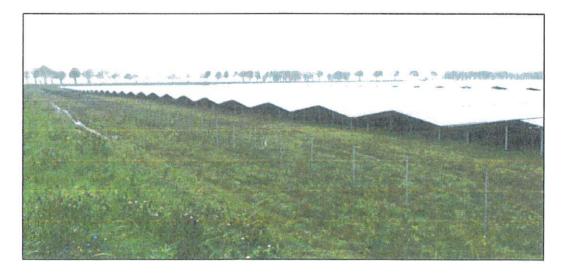
Misleading and Spinning of Information

In addition to the Public Consultation events and the information you displayed there are also a lot of examples in the PEIR Documents where information has been spun or worded in deceitful ways again, below are a couple of examples:

Use of Images (PEIR Volume 1 – Chapters, page 10-40) – You show the below image of an example of how wildflowers will grow under the edges of the panels to help soak up the rain water from the driplines:



However, the panels above are completely different to the ones proposed, there will be very little light available and the amount of water runoff from the panels will be substantially more as the size and spacing of the panels is vastly different, it will be much more like the image below which is shown on page 5-10 of the same document as an example of the panels to be used.



Grading of Land (PEIR Volume 1 – Chapters, page 4-4) – You state 'Approximately 95% of the land within the Solar Park where development could take place is classified as Grade 3b, which is not best and most versatile agricultural land, i.e., it is of lower agricultural quality, and so is well suited to the Development.' The actual grading wording for 3b (Moderate Quality Agricultural Land) is: 'Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass of lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year'. Nowhere does the official grading state 'and so is well suited for Development'. In fact, the wording you have chosen to use could be applied to any grade of land which is not Grade 1, which is Excellent. This farmland has been farmed all the time we have lived at this property (and many years before this) and has provided crops such as corn, rapeseed, barley and broad beans among others. The image below shows corn being harvested in 2017!



Consultation Phase Two Feedback Form

In the feedback form produced for the Phase Two consultation process one of the questions asked is 'Have you seen an operational ground-mounted solar development before?' Once again, this is misleading the general public as you are implying that this park will be like others they have already seen, however, by your own admission this is the first park of its kind in the UK.

If you are not stating clear facts correctly and wording information/questions in a leading or false way then the consultation and PEIR documents are **not** a **fair representation of the proposed development** and are heavily biased towards gaining public support through deceitful measures.

Site Selection

NGET Connection (PEIR Volume 1 – Chapters, page 4-1) - Regarding site selection you state that a large number of sites had been identified by a team of project developers but that this site was primarily chosen as it was the only one that has 'such close proximity to the 400 kV National Grid Electricity Transmission (NGET) network with the ability to accommodate similar generation capacity to the development (>350MWp).' As also stated by yourselves on several occasions this connection makes it possible to proceed with this development as a private company with no government subsidy and it would not be viable elsewhere because it is so expensive to connect into the National Grid.

Our concern with the above is that as a UK citizen we thought that planning law in this country was in place to protect the UK and particularly its green spaces from developers with deep pockets. Surely, if this is allowed to go ahead because of the easy and cheap NGET connection then this is the equivalent of big business being able to bypass what would be normal planning law for financial gain rather than what is actually best for the UK and its land use and in our view would set dangerous precedents for future developments on this scale.

Proximity to Local Population (PEIR Volume 1 – Chapters, page 4-3) – You state 'The location of the Solar Park, coastal on the north and west sides, with open land to the east and agricultural land immediately to the south is

favourable for development. The above characteristics limit the number of properties adjacent to or within 200m of the Solar Park to less than 10 dwellings.' As a developer with only 10 dwellings that are majorly affected by this development, why have you not shown more compassion to the people whose lives you are ruining, not only if this gets approval but from the moment the development first came to light. As a developer who has surely gone through this process previously you must understand the impact your company and its employed consultants have. You have shown no understanding or empathy through this process and are purely engaging with us so that when the application is submitted you can tick the box that says you consulted with local residents and the public.

Habitat Creation & Wildlife

Site Reinstatement and Habitat Creation (PEIR Volume 1 – Chapters, page 5-23) – You state that 'Following construction, a programme of landscaping and habitat creation will commence.' With construction lasting two years what happens to the wildlife while this takes place, what are they supposed to do for these two years?

Our concern for the wildlife is not only that you will be taking their natural habitat away for two years so they will need to go elsewhere but once the habitat areas are then built the wildlife will have found somewhere else to go and our fear is that a large number of native species may not return to the area.

Why are the habitat creation areas not built and established first to mitigate as much disruption as possible?

In the same regard we feel that MATURE screening should be put in place as a first priority. When you see large building sites in cities etc, screening is the first thing to go up! We would like to bring your attention to the Year One Photomontage you provided in the Visual Amenity Assessment shown again below:



At this point, construction is finished and there is still no screening in place. Once again this highlights the lack of compassion to wildlife and local residents alike!

Local Walking & Tourism

Walking (PEIR Volume 1 – Chapters, page 13-25) – On this page you state 'For walkers on the Saxon Shore Way, the view of the fields immediately inland will change significantly'. This is a popular walking area, not only for locals and tourists but also for a large number of bird watchers who walk this part of the Saxon Shore Way to spot the many varied species which nest and feed in the area. With the delay in habitat creation and the significant visual impact of the site on the Saxon Shore Way we feel that this will have a major impact on the enjoyment of all people visiting the area.

Tourism (PEIR Volume 1 – Chapters, page 13-24) – You conclude that 'On balance, there is not enough evidence to suggest that there would be a significant adverse effect on the local tourism offer, or on the tourism economy. Therefore it is concluded that any changes to visitor numbers as a result of the Development would likely be very small, if they materialise at all.'

This is a very vague conclusion, as there is **not sufficient evidence** you conclude that the change to visitor numbers would **likely** be very small, if they materialise at all. Have you done any surveys or studies to see how many tourists come to this area to bird watch or use the Saxon Shore Way?

On a separate note regarding the vagueness of the conclusion, in the PEIR documentation you have used a lot of times wording such as 'likely effect' or 'probable' or more commonly 'not likely to have a significant effect'. What happens when this is built and then there turns out to be differing effects to the findings in your PEIR. I guess you have covered your back though as you have used words like likely!

Flooding & Runoff Rates

Runoff Rates (PEIR Volume 1 – Chapters, page 10-39) – You state 'The FRA identifies that the PV arrays have the potential to increase surface water runoff rates by approximately 37.6 % compared to the baseline scenario.' 'As such, the area under the drip line should be seeded with a suitable grass / flower mix, as shown in Plate 10.13, to prevent rilling (incisions in soil caused by concentrated water flow) and an increase in surface water run-off rates.' And

(PEIR Volume 1 – Chapters, page 10-40) - 'With the implementation of suitable planting (such as a wildflower or grass mix) the ground cover is **unlikely** to generate surface water runoff rates beyond the baseline scenario.'

Once again we see the 'unlikely' word used, what if the 'unlikely' happens and surface water increases to a state where water sits at the base and under the tables? Is this the real reason you have placed the transformers on rafts and set the freeboard of all electrical infrastructure at 300mm rather than the 1 in 1000 year flood? Is there any 'likely' chance of surface water approaching Warm House?

From experience of this site of over 42 years, when we have heavy rainfall water does sit on the arable land for quite some time before it drains away (sometimes days). With 644 acres of the land, (53% of the 1216 acre development site) which is over 1 square mile now covered with solar panels, surely this amount of water concentrated onto 572 acres is going to have more than a 'negligible' effect as your conclusion states (which I remind you the description of 'negligible' for this section is 'No increase in the probability of flooding onsite and offsite') — We hope you are going to issue the sheep with wellies and life jackets!

Vegetation Growth (PEIR Volume 1 – Chapters, page 10-42) - 'Land under the PV arrays would be allowed to naturally vegetate following seeding with a wildflower or grass mix and be grazed by livestock. As vegetation becomes established under the PV arrays there is likely to be a decrease in surface water runoff rates'

In the above statement you also say land under the PV arrays would be allowed to naturally vegetate – how will this occur when as previously stated 'tables will run continuously without Breaks'. How will the plants and flowers grow without light?

Maintenance of the Sea Defences

We are very concerned with Cleve Hill Solar Park taking over maintenance of the sea defences.

You obviously have an interest in maintaining these for the The Development area, but with redundancies in place for a 1 in 1000 year flood event including the bund, 300mm freeboard and floating transformers, should repairs become so expensive that they are uneconomical for you as a company what reassurances do we have that defences will be kept to the same standard?

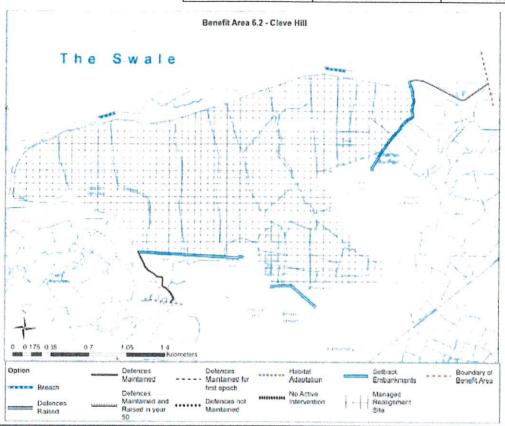
Sea Defences and MEASS (PEIR Volume 1 – Chapters, page 10-29) - You state 'As outlined in Table 10.1, the EA present three scenarios regarding the Core Study Area in relation to the MEASS. In the absence of the Development it is likely that the flood defences to the north of the Core Study Area will be maintained for the next 20 years and then the EA may implement managed realignment of the defences with construction of new setback embankments, whereby the land behind the defences would be allowed to flood. This scenario relies on the implementation of measures outlined in the MEASS, which has yet to be agreed as part of the next stage of the MEASS.'

Once again the wording you have chosen is deceitful. The PREFFERED OPTION for this land as set out in MEASS from the Environment Agency, (a copy of which is detailed on the next page) is to maintain the current defences for 20 years, following which they would implement managed realignment of the defences with construction of new setback embankments mitigating the impact of coastal squeeze and returning the land to an intertidal habitat. Nowhere does the EA state 'in the absence of development our preferred option would be....' and you nowhere state what the EA's preferred option is.

By Cleve Hill Solar Park taking over the maintenance of the defences this continues the impact of coastal squeeze which the EA are attempting to move away from. What happens to the defences once you have decommissioned the site and left?

BA6.2: Cleve Hill

Now - 2038	2038-2068	2068-2118
HTL Maintain	HTL Maintain and MR	HTL Maintain and MR



Preferred Option

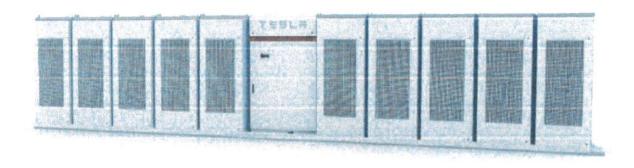
Ongoing maintenance until year 20. Then construct new setback embankments at Cleve Hill managed realignment site. Maintain embankments and walls either side and at the Sportsman Pub raise in year 50 with sea level rise. Maintenance (patch and repair) of the current defences (embankments) until year 20. After this the Cleve Hill MR site will be developed to mitigate against the strategy wide impacts of coastal squeeze in the second epoch. The defences either side of the MR site will be maintained (capital), apart from the section of defences fronting the freshwater SPA habitat at the Sportsman Pub, where the defences will be raised in year 50 to continue to provide the same SoP with sea level rise (50%AEP) to the freshwater designated habitat. There are potential risks associated with the interaction with the electricity pylons and overhead lines for the MR site and this will need careful consideration during the design stage.

Battery Storage

Energy Storage Facility (PEIR Volume 1 – Chapters, page 5-17) - You state 'The candidate Development design in this PEIR for the energy storage facility comprises an approximately 350 megawatt hour (MWh) battery array which will be located within the electrical compound adjacent to the west of the Development substation.'

The above battery will be the world's largest by a factor of 3. Currently, the world's largest battery is in Australia, also of a modular lithium design supplied by Tesla. As this was the world's largest when it was proposed, designed and installed it obtained lots of publicity, this battery was only 129MWh.

Plate 5.11 Example Battery Storage Powerpack Arrangement⁶



Our concern is not so much with the size of the battery storage facility as this is a good option in conjunction with an equal size Solar Park, but that no sense of scale or comparison has been alluded to. In the diagram above you show the image of a Powerpack arrangement showing 10 cabinets, there will be 7,440 cabinets!

Another benefit of the battery at the Horndale Power Reserve in Australia was that the owners of the battery (which is connected to a wind farm) have an import/export connection to the National Grid, this allows them to purchase energy from the Grid to charge the batteries when it is in surplus and therefore cheap and sell it back to the Grid at a higher price when there is a shortage, thereby trading energy presumably obtained from all forms of energy creation (not just green energy).

Is this why in (PEIR Volume 1 – Chapters, page 5-19) you state 'The connection to the National Grid will be an import/export connection to facilitate the charging of the energy storage facility.'? If so, why is this not mentioned or discussed in more detail?

Lack of Scale Alluded to in the Non-Technical Summary

Due to the sheer quantity of information, much of it of a technical nature we can certainly understand the need for an NTS, however, people that choose to go through this as apposed to the full PEIR (lucky people) will be missing quite a lot of crucial information, none of the following is mentioned in the summary document:

- Scale of the development, no comparisons made e.g.
 - o Europe's Largest Solar Park
 - World's largest lithium battery by a factor of 3 (the NTS does not even state MWh's)
- The fact that approx. 142,152 steel galvanised piles will be vibratory piled to a depth of between 1 and 2.5m is obviously of no importance. However, you do mention the equipment numbers, e.g. 3,016 tables. This obviously sounds a lot better from your point of view than 142,152 piles, which therefore once again disguises the scale and impact of the development.

Noise Pollution

We currently live in a very isolated position and as you will be aware from the results of the noise monitoring you carried out at Warm House we have 'Very few noise sources at this location. Some birdsong and wind in trees audible.' For reference in the following section you have set the current representative dB level for Warm House as '39 day-time' and '31 night-time'.

Construction Noise

This is one of our major concerns, particularly with regards to the vibratory pile driving of the 142,152 steel galvanised supporting structures to a depth of between 1 and 2.5m, the closest point of this work will be 85m from my home. In addition, we are also worried about the building and use of the Haul Road which will be 190m away at the closest point.

The tables below highlight the dB levels and distances for some of the main construction activities.

Table 12.9 Distances between Receptors and Construction Activities

Receptor	Construction Activity				
	Hardstanding and Track Construction	Installation of PV Panel Framework	Installation of PV Panels	Installation of Substation	Haul Road
		Closest D	istance to Rece	ptor, m	
Warm House	190	85	85	1070	190

Table 12.10 Predicted Construction Noise Levels

Receptor		Construction Activity			
	Hardstanding and Track Construction	Installation of PV Panel Framework	Installation of PV Panels	Installation of Substation	
		Predicted Noise Level, dB, L _{Aeq(day)}			
Warm House	57.3	65.8	61.3	48.8	

Note: Noise due to traffic on the haul road has been combined with each activity as required.

How has the vibratory pile driving noise levels been calculated, 65dB is apparently the same level as normal conversation, how can this be the same as vibratory pile driving?

(PEIR Volume 1 – Chapters, page 12-20) - You state 'Construction will be undertaken during daytime periods only, i.e., 0700 – 1900 weekdays, and 0700 – 1300 weekends;' and (PEIR Volume 1 – Chapters, page 12-23) 'It should be noted however, that piling operations have been assessed as having an 'on time' of 50% of a working day.' That is 6 hours per day!

(PEIR Volume 1 – Chapters, page 12-23) - You state 'As detailed in Table 12.10, the predicted noise levels are below the BS 5228 daytime construction noise criteria of 65 dB LAeq at human receptors for hardstanding and track construction, installation of PV panels and the installation of the substation.' What about the Installation of PV Panel Framework (e.g. piling)? This is above the BS 5228 criteria level and not mentioned!

Why has the traffic on the Haul Road been combined with the activity but the distance of this road been highlighted? In your assumptions used (PEIR Volume 1 – Chapters, page 12-22) you state 'A total of 35 vehicle movements per hour along the haul road', that is more than one every 2 minutes only 190 metres away from Warm House!

Wind and the weather affect the way sound travels, especially considering this is a large flat wide-open area, how has this been factored into your decibel projections?

(PEIR Volume 1 – Chapters, page 12-30) 'The Development design and embedded mitigation measures are such that noise and vibration effects have been found to be not significant at the identified human receptors for all construction activities.' We strongly disagree with this finding.

Operational Noise

As well as the construction noise which may last up to 2 years we are also concerned about the noise level once operational. Asked about this previously you have stated that it is only the inverters and transformers that will make a noise and you will not hear these.

Inverters (PEIR Volume 1 – Chapters, page 12-26) – You state 'Approximately 3,750 string inverters are anticipated to be installed as part of the Development, which will be distributed throughout the solar PV array. The candidate unit to be installed is the Huawei SUN2000, for which the manufacturer's documentation provides a sound pressure level of 55 dB(A) at 1 m.' You have calculated the sound power level to 63 dB(A). As previously mentioned on the last page 60-65 decibels is normal conversation level. How will we not be able to hear 3,750 inverters 'having a conversation' on our doorstep?

Transformers

The above is also true of the transformers, you have advised (PEIR Volume 1 – Chapters, page 12-26) The candidate transformer supplier has advised that these units have a sound power level of 84 dB(A).' 84 dB is equivalent to somewhere between city traffic and a petrol lawnmower, with 74 of these across the site how will we not hear them?

Taking into account the above your conclusion of an overall assessment of the operational noise level for Warm House is 34dB (PEIR Volume 1 – Chapters, page 12-26) 'During daytime periods the level of noise due to the operation of the Development is predicted to be at least 5 dB below the prevailing background noise level. A rating level below 0 dB is considered to be below the LOAEL, and as such is of negligible magnitude.' How is it even possible that you predict noise levels to be below current levels when inverters and transformers are operational – this MUST be incorrect? Or is this only after the 10 years when screening is in place during the summer months?

The most worrying point of all these tests is your final conclusion on noise pollution in table 12.17 below, how is 'NO SIGNIFICANT EFFECT ON HUMAN RECEPTORS' possible – this conclusion must come from incorrect, false or biased information!

Table 12.17 Summary of Effects

Predicted Effect	Mitigation	Residual Effect after Mitigation	
Construction Phase			
Noise effects on human receptors	None (other than measures embedded in the design of the development)	No significant effects	
Operational Phase	•		
Noise effects on human receptors	Where possible, selection of quieter substation and battery storage components than assessed	No significant effects	
	Additional screens / enclosures surrounding items of equipment		
	Acoustic screening along the electrical compound perimeter		

House Prices & Project Changes

As discussed with you on several occasions and detailed again at the start of this letter our plans as a family was for my son I and his wife to purchase some land from me and to build a house where the barns are currently. One of the main benefits of this was that by buying land from me I would be able to pay off the small mortgage I have left on Warm House and this would also provide me with savings to supplement my small single pension income. Without this I will at some stage in the future need to sell the house as I will be unable to afford to keep living here.

When discussed this with you Hugh, you showed no compassion and just shrugged your shoulders and said "we can't be held responsible for a timing issue". Once again showing a complete lack of empathy and compassion for the impact your companies actions have had.

The major issue we have with regards to not only the statement of "we can't be held responsible for a timing issue" but also the fact that it will be increasingly difficult for me to afford to keep living here is that I will now not be able to sell the property for anywhere near the value of what Warm House would have been worth before your proposal letter dropped through the door (surely a 'timing issue' of your making). That is even if I can find a buyer who will be willing to put up with the uncertainty of the proposal, the major 2 year building program including the vibratory pile driving of approximately 142,152 galvanised steel piles and the visual impact (which would only be slightly mitigated after a period of 12 years).

Your response on several occasions when asked about the impact of house prices is 'There's no evidence to suggest either way that property prices are reduced by solar farms'. This is an nonsense statement, firstly and by your own admission there has never been a solar farm like this in the UK previously so there will be no comparable evidence, secondly, by looking at the property and the situation it sits in it is obvious there will be a substantial loss in value, not only due from when it is actually built but also from the uncertainty surrounding the development and the 2 years of construction noise and disruption. If you think there is no impact to property prices why have you moved the edge of the park back over 80m and then try to hide it with screening?

Another point we would like to raise regarding house prices and the ability to sell a property is the sale process of the only property currently on the market which is immediately affected by The Development (although nowhere near to the severity of Warm House) being Nagden House, Sandbanks Lane, Graveney, Faversham, Kent, ME13 9DP. This was on the market for £1,300,000 and had an offer accepted on this. This was discussed with you in February this year when talking about the affect on house prices and you advised that the prospective purchasers had spoken with you and had said that they were happy with the development. As you are aware, the buyers pulled out.

As an update on this property the price was reduced to £1,000,000, has not been sold and has now been taken off the market. Is this not evidence?

In our view it is therefore obvious that house prices and the ability to sell the house is severely affected by this proposal whether planning permission is granted or not.

Compulsory Acquisition Powers

In your meeting with the Planning Inspectorate on 30 April you advised the Order would seek compulsory acquisition powers over approximately 10 plots. Does this include Warm House?

Compensation

As also discussed with you on several occasions it is your policy that compensation will not be paid. For all the points raised in this letter so far, we ask that you now reconsider your companies stance on this. It is not right and should not be allowed that a company can come in and have such a detrimental impact on people's lives, both mentally and financially without offering compensation in any way. This is not about our 'right to a view', this is about our 'right to a normal life'!

Screening

Should the development go ahead you have so far proposed setting the panels back from the house by 84m and screening the development with hedging and in front of this a wild flower meadow. Who is responsible for the upkeep of the screening and meadow, will this be regularly maintained, and will there be a point of contact should this not be kept to a set standard?

In addition to the screening we note there will be security lighting around the park, are there any plans in place to prevent the sheep setting these off or will the screening (when it is in place after 12 years) just block these distracting lights out?

What other options are available to us instead of the meadow?

Mental Health

As I am sure you can understand from the details provided in the background at the start of this letter, the way in which Hive Energy UK, Wirsol Energy, Arcus Consultancy Services and Counter Context have handled this process has led to significant mental health effects in myself and my family, these range from depression, lack of sleep and ongoing stress relating to the future, including financial worries and being powerless to move forward with our lives.

This has been aggravated by the lack of compassion and empathy shown to us as a family, the environment and local community by the 4 companies involved. This has been our home for over 42 years!

Conclusion

Despite making an extensive review of the PEIR documents submitted we have still only managed to cover a small portion of the 2500 odd pages submitted (not to mention all the referenced works from other sources). We will not have time to review all documents before the deadline to respond of 13 July and have therefore decided to raise the main issues we have so far, so that you have time to review them prior to our scheduled meeting at Warm House on 4th July at 17:00, where hopefully, you will be in a position to address a lot of the points raised.

Both my daughter and her husband and my Son, and my Son, and his wife have signed this letter as we feel very strongly that as a company you need to re-look at how you, your partners and employed consultants act in relation to the impact you have on the lives of residents caught up in your plans.

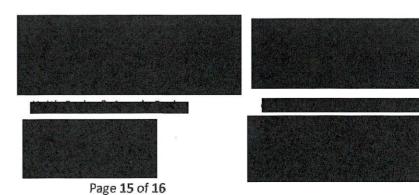
As per advice by the Planning Inspectorate, should we be unhappy with the way a developer has carried out the public consultation we have copied in the local planning authority, as well as highlighting the facts to yourself to respond. We also feel it is important to make our MP aware of the issues and for the opposition group GREAT Graveney to see our concerns to date.

In addition, we request that a full copy of this letter is included within the Consultation Report which will accompany the Application you submit to the Planning Inspectorate.

We now look forward to meeting with you on 4th July 2018.

Yours sincerely





Coples of this letter have been sent to:

- 1. Helen Whately, Member of Parliament for Faversham and Mid Kent, House of Commons, London, SW1A 0AA & also copied via email;
- 2. Mid Kent Planning Support (MKPS), Maidstone Borough Council, Maidstone House, King Street Maidstone, Kent, ME15 6JQ
- 3. Customer Services, Swale Borough Council, Alexander Centre, Preston Street, Faversham, Kent ME13 8NY
- 4. Planning Services, Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW
- 5. GREAT Graveney, via email
- 6. Simon McCarthy, Cleve Hill Project Director, WIRSOL Energy Ltd, Unit 5E Park Farm, Chichester Road, Arundel, West Sussex, BN18 0AG
- 7. Hugh Brenan, Managing Director, Hive Energy UK, Woodington House, East Wellow, Hampshire, SO51 6DQ



HELEN WHATELY MP Member of Parliament for Faversham and Mid Kent

HOUSE OF COMMONS LONDON SW1A 0AA

Hugh Brennan Managing Director Hive Energy For and on behalf of Cleve Hill Solar Park Ltd.

Sent by email to: info@clevehillsolar.com

HW/AE/162545

20 December 2017

Thank you for meeting me to present your proposal for a solar park at Cleve Hill in Graveney. Your efforts to keep me fully informed are much appreciated.

Many people have contacted me about the proposals and I'd like to take the opportunity to reflect their thoughts. The majority, including myself, are keen to see more of our energy coming from renewable sources. But there are serious concerns about the scale of the proposed Cleve Hill development, and how it will affect people living nearby, the environment and wildlife. The main concerns that I wish to raise are:

The impact on local residents – the area is vast and the proposal in its current form will see panels installed right up to the boundary of people's homes, possibly at some height if there is a need, for instance, to raise the panels further off the ground. Views across fields and marsh and out to the estuary would be replaced by row after row of solar panels. Local people have also raised a concern about the impact during the construction of the Solar Farm, particularly increased traffic and heavy lorries driving along the narrow lanes to the village.

The impact of on local wildlife - the salt marshes provide a habitat for a great many birds, small mammals and reptiles. The proposal provides an area for wildlife based on research commissioned by the developer, but no independent review of the wildlife impact has been undertaken.

Cont://

Tel: 020-7219-6472 Email: helen.whately.mp@parliament.uk www.helenwhately.org.uk

If you would like to find out more about what I am doing in Faversham and Mid Kent, please do sign up to my newsletter on my website.

All personal information will be treated as confidential, but the MP may allow access to it by authorised staff, and may pass it on to official agencies where it will help your case. The MP may contact you from time to time to keep you informed. Please let her know if you have any problems with these arrangements.



The impact on the countryside itself - traversed by the Saxon Shore Way, this is a popular spot for walkers and cyclists who enjoy this bleak, romantic landscape that remains little changed for centuries. The vast scale of the solar park cannot help but change the views from the footpaths running through it and along Faversham Creek.

The area proposed for the solar park used to be under water until Graveney marshes were drained, and it remains a flood zone. The Environment Agency is currently consulting on how best to manage flood and coastal erosion in the area. The options include maintaining artificial defences so that the position of the shoreline remains as it is, or allowing the shoreline to move naturally, but managing the process to direct it in certain areas. The Environment Agency suggest that the second option could help prevent future flooding of towns – like Faversham. If this option is chosen, it's hard to see how it can be compatible with a solar park.

If development is to happen at Graveney, it must be done sympathetically, to a smaller scale with a substantial buffer zone. It must not be detrimental to wildlife, nor should it prevent the Environment Agency taking steps to reduce the risk of flooding in Faversham as sea levels rise. If this is deemed economically unviable, then I would urge you to think again about the proposal.



Helen Whately MP Member of Parliament for Faversham and Mid Kent





8 January 2018

Dear Helen Whately MP,

I am writing both to update you on our consultation process, and in response to your letter dated 20 December 2017.

Firstly, thank you for meeting myself and members of my team at Portcullis House on 5 December 2017. I am also very pleased you could attend one of our consultation events at Graveney on 7 December 2017 to view our consultation materials and meet with members of the local community.

We welcomed over 500 people to the events we held between 4 and 8 December 2017 across Sheppey, Faversham, Graveney and Seasalter. We also held 12 individual meetings with families living nearest to the site to discuss the proposals and understand their views and concerns in greater detail. Furthermore, we have been undertaking consultation with local groups including Kent Wildlife Trust and representatives of RSPB as part of the commencement of our Environmental Impact Assessment (EIA) process.

This first phase of consultation ended on 22 December 2017. We have received over 250 feedback responses, and are in the process of analysing all of this data. Our findings will be reported in an interim consultation summary report, which will be circulated to all those who have expressed an interest in our proposals to date. All feedback received to our proposals will also be reported in the final Consultation Report, which will accompany the Development Consent Order (DCO) application for the scheme.

Secondly, thank you for your letter dated 20 December 2017 reflecting yours and your constituents' views and concerns regarding Cleve Hill Solar Park. Your continued input in this process is appreciated as we further develop our proposals.

With regard to the impact on local residents concerning visual elements, I would like to reassure you that all these concerns have been noted and are being considered as we develop our proposals. The layout presented at our consultation events and in our stakeholder briefing pack is purely indicative at this stage, and there are no plans to install solar panels 'right up to the boundary of people's homes'. Whilst we have been engaging with neighbours and local residents as part of our phase one consultation process, we have also been discussing the possibility of set-back and screening for the solar park in certain sensitive areas of the site. Alongside the results of our EIA process, all of this feedback will be used to inform and refine a proposed site layout. This will be presented in Spring 2018, during the second, formal, stage of consultation.

Concerns regarding the impact on local residents from the construction of Cleve Hill Solar Park have also been noted and are being considered as we develop our proposals. In particular, we have been listening to the views of local residents regarding preferred









construction patterns, with a view to learning the lessons from the construction of the London Array substation. All of this feedback will be used to inform a comprehensive Construction Traffic Management Plan, which will form part of our DCO application.

With regard to the potential impact on wildlife, we are also aware of the significance of the site and the surrounding area for species of birds, small mammals and reptiles and the concerns which local residents have about this. As you have noted, our indicative site layout includes a proposal for a habitat management area designed to be of benefit to particular species of overwintering birds relating to the Swale Special Protection Area (SPA). Other habitat management areas are being contemplated to provide biodiversity enhancements across the site for certain types of habitat, other species of birds, mammals, reptiles and invertebrates (such as bees). These proposals are indicative at this stage however we are in active dialogue with Natural England, RSPB and Kent Wildlife Trust to seek their input to the proposals.

As part of the DCO process, a full EIA will be undertaken, based on a range of environmental and species surveys and assessments. The findings of these surveys and studies will inform the case for mitigation and enhancement measures. Environmental surveys are conducted according to methodologies and standards agreed through the EIA consultation process (Scoping), and the assessments undertaken must satisfy the requirements and legal tests of the EIA Regulations. 1 In addition, in relation to ornithological designations in proximity to the site, the submitted information must address the requirements of the Habitat Regulations,² to avoid an adverse effect on the integrity of European protected sites (such as the Swale SPA).

I hope this serves to reassure you that the information which will be provided across a range of topics will be comprehensive, objective and detailed. This will be sufficiently robust to stand up to scrutiny from decision makers, a range of statutory environmental authorities, local interest groups and the wider public.

With regard to the impact on the countryside itself, we recognise the popularity of the area for walkers and cyclists. The concerns of members of the public who use this site have all been noted. As part of the EIA, a Landscape and Visual Impact Assessment will be conducted which will assess the likely impact of the proposed development upon the landscape, views and visual amenity. This includes recognition of the specific regional and local landscape character, and any potential impacts upon it.

Finally, regarding the shoreline and potential flooding, we have met with the Environment Agency to discuss our proposals and have commissioned a detailed flood modelling exercise to inform our project design to ensure a safe and appropriate layout. Cleve Hill Solar Park Ltd is engaging with the current Environmental Agency consultation exercise on the Medway Estuary and Swale Strategy, and believes that the long-term strategy and the proposed Cleve Hill Solar Park are not incompatible.

Moving forwards, we will continue to work with all local residents, interest groups, neighbours and businesses as we develop our proposals in a way which is sensitive to the feedback which we have received in the first phase of consultation.

² The Conservation of Habitats and Species Regulations 2017.













¹ The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.



As part of the feedback process, we are also receiving enquiries via our information lines. As you would have seen, we have issued you with copies of our responses to those enquiries that you were copied in to for completeness.

Our project team would welcome arranging another meeting with you ahead of our second stage of consultation events in Spring 2018. In the meantime, if you have questions or queries about our proposals, please do not hesitate to contact me or a member of the team.

Yours sincerely,

Hugh Brennan



For and on behalf of Cleve Hill Solar Park Ltd







Archived: 07 November 2018 18:20:56 From: Sent: 17 September 2018 17:19:51 To: info@clevehillsolar.com Cc: Subject: Phase 2 Consultation inaccessible information Importance: Normal
Dear CHSP
Thank you for your response and the clarification about the purpose of the meeting on Wednesday.
The message about accessible information is printed in this colour and font size on the back of your brochure.
In addition, the signposting for communication with CHSP is written using this font size in orange on a salmon background.
What is the purpose for making information illegible for most people?
What is the purpose for making information illegible for most people? Can you please reproduce my email in its entirety in your consultation response.
Thanks
From: info@clevehillsolar.com <info@clevehillsolar.com> Sent: 17 September 2018 11:30</info@clevehillsolar.com>
To: Cc: Subject: RE: CLEVE HILL SOLAR PARK : Phase 2 Community Project Update
Dear Mal,

Archived: 07 November 2018 18:21:30

From

Sent: 25 September 2018 10:34:16

To: info@clevehillsolar.com Subject: More half truths Importance: Normal

Dear CHSP

In your leaflet regarding the phase 2 consultation there is a reference to the reduction of panels (plot Y) in response to issues raised. You fail to disclose that this reduction is in fact an agreement that has been in place shortly after you announced the project --- there is in fact a householder with a written promise by HBrennan that there will be no panels on the top of Cleve Hill.

Please explain how this arrangement came about and include an explanation as to why some individuals in the village were aware of the proposals BEFORE they were formally announced.

Regards



Consultation Report

Appendix 28: Section 47 Consultation Coverage Area



Appendix 28: Section 47 Consultation Coverage Area

Location Type	Address	Address	Address	Address	Address	Address
CAPsite	Kent County Council	County Hall	Maidstone	ME14 1XQ		
CAPsite	Canterbury City Council	Military Road	Canterbury	CT1 1YW		
CAPsite	Alexander Centre	Swale Borough Council	15 - 17 Preston St	Faversham	Kent	ME13 8NZ
CAPsite	Sheppey Gateway	Swale Borough Council	38 - 42 High St	Sheerness	ME1	2 1NL
CAPsite	Swale House	Swale Borough Council	East St	Sittingbourne ME10 3HT		0 3HT
CAPsite	Faversham Library	Newton Rd	Faversham	ME13 8DY		
CAPsite	Teynham Library	131 London Rd	Teynham	Sittingbourne	MES	9QJ
CAPsite	Boughton-under- Blean Library	School Lane	Faversham	ME13 9AW		
LIP	Swalecliffe Post Office	86 Herne Bay Rd	Whitstable	CT5 2LX		
LIP	Challock sub Post Office	Challock	Ashford	TN25 4BP		
LIP	Wigmore Library	208 Fairview Ave	Gillingham	Kent	ME8 0PX	
LIP	Murston Coop	2 Church Rd	Sittingbourne	Kent ME10 3R		0 3RE
LIP	East Minster Post Office	276-278 Minster Rd	Minster on Sea	Sheerness	Kent	ME12 3LR
LIP	Minser on Sea Post Office	4 Chapel St	Minster on Sea	Sheerness	s ME12 3QG	
LIP	Abbey Hotel and Conference Centre	Minster on Sea	Sheerness	Kent	ME12 2DA	

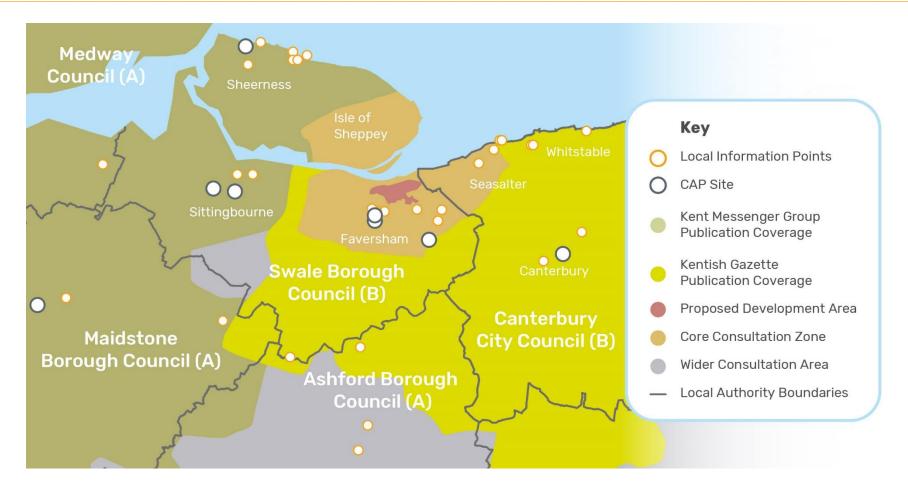


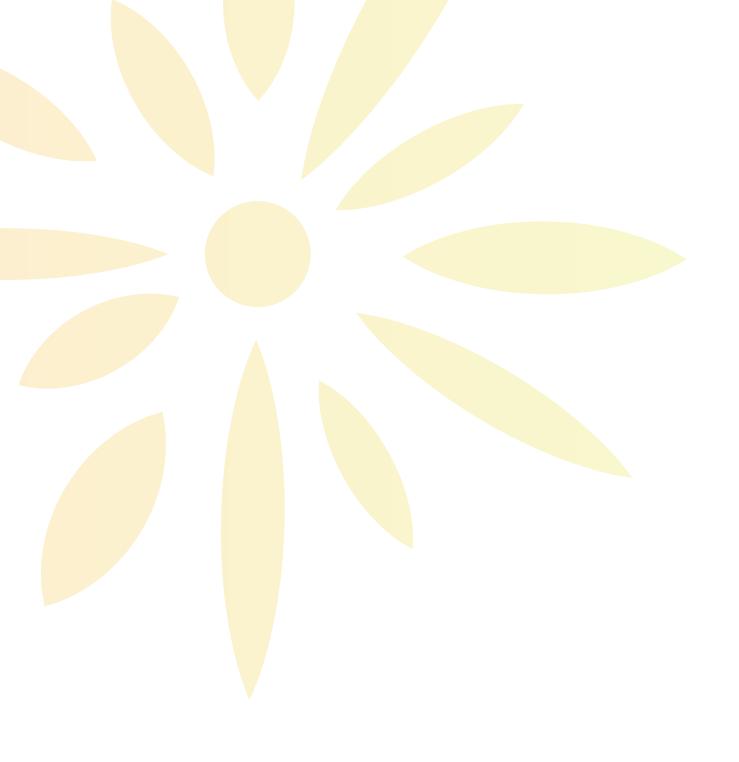
LIP	Faversham Activity Centre	23 Whitstable Rd	Faversham	Kent	ME1	3 8BF
LIP	Fleur de lis Heritage Centre	11 Preston St	Faversham	Kent	ME1	3 8NS
LIP	Dawes Community Association Pre School	The Forstal	Hernhill	Faversham	Kent	ME13 9JG
LIP	Freewheel Pub	Head Hill Rd	Graveney	Kent	ME1	3 9DE
LIP	Whitstable Swimming Pool	Tower Parade	Whitstable	Kent	CT5	2BJ
LIP	Faversham pools	Leslie Smith Drive	Faversham	ME13 8PW		
LIP	The Red Lion Pub	Crockham Lane	Hernhill	Faversham	ME1	3 9TU
LIP	Boardworx	Beach Walk	Whitstable	CT5 2BP		
LIP	Seasalter Post Office	118 Joy Ln	Whitstable	CT5 4ES		
LIP	Sheerness Library, Sheppey Gateway	38 - 42 High St	Sheerness	ME12 1NL		
LIP	Whitstable Library	37 Oxford St	Whitstable	CT5 1DB		
LIP	Swalecliffe Library	78 Herne Bay Rd	Whitstable	CT5 2LX		
LIP	Canterbury Library	The Beaney House of Art & Knowledge	18 High St	Canterbury	CT1	2RA
LIP	Sturry library	1 Chafy Cres	Sturry	Canterbury	CT2	0BA
LIP	Herne Bay Library	124 High St	Herne Bay	CT6 5LE		
LIP	Sittingbourne Library	Central Ave	Sittingbourne	ME10 4AH		
LIP	Queenborough library	3 Railway Terrace	Queenborough	ME11 5AY		
LIP	Minster in Sheppey Library	Worcester Cl	Sheerness	ME12 3NP		
LIP	Lenham Library	11 The Square	Lenham	Maidstone	ME1	7 2PQ



LIP	Charing Library	5 Market Pl	Charing	Ashford	TN2	7 0LR
LIP	Shepway Library 17 Northumberland Rd Maidstone ME15 7LW					
LIP	Bockhanger Library	Bockhanger Ln	Kennington	Ashford	TN2	4 9JJ
LIP	Ashford Library	Ashford Gateway Plus	Church Road	Ashford	Kent	TN23 1AS







Consultation Report

Appendix 29: Late Section 42 Notice to Medway Internal Drainage Board



18th July 2018

Dear Sir/ Madam,

Consultation in respect of proposed development – the Cleve Hill Solar Park

Statutory Consultation under Section 42 of the Planning Act 2008 and Regulation 13 of Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

You have been identified as a consultee for the purposes of section 42 of the Planning Act 2008 and/or Regulation 13 of Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This statutory consultation commences on Wednesday 18th July 2018 and closes on **Thursday 30th August 2018.** Please see below for more information on how to view and comment on our proposed application.

We are writing to consult with you on a proposed solar park, the Cleve Hill Solar Park that the applicant, Cleve Hill Solar Park Ltd (hereafter referred to as "CHSPL") is proposing to develop. Cleve Hill Solar Park is planned to be located at Cleve Hill, Graveney, situated approximately 2 km north-east of Faversham and 5 km west of Whitstable on the north Kent coast, with a proposed generating capacity of over 50 megawatts (MW).

It is proposed that the Cleve Hill Solar Park would consist of solar photovoltaic panels, along with inverters and cables and battery storage. The electricity generated and stored would connect to the existing National Grid substation, located to the east of the proposed Cleve Hill Solar Park site, from where it will enter the national grid. An area of the site to the north east of the site is proposed to be dedicated as a managed habitat area for birds. Works of maintenance may also be required during the operational lifetime of the project to the sea defence beneath the Saxon Shore Way, which is located along the north and west boundaries of the site.

THE DEVELOPMENT CONSENT ORDER APPLICATION

As the proposed generating capacity of the Cleve Hill Solar Park would exceed 50 MW it is classified as a Nationally Significant Infrastructure Project as defined by Section 15(3) of the Planning Act 2008 (as amended) ("the Act"), for which CHSPL must apply for a Development Consent Order ("DCO"). If the DCO application is accepted, the Planning Inspectorate will then process and examine the application and then make a recommendation to the Secretary of State for Business, Energy and Industrial Strategy. The final decision on the DCO application will be made by the Secretary of State.

The DCO application will contain full details of the Cleve Hill Solar Park and will be accompanied by an Environmental Statement prepared under Section 37(3) of the Act and in accordance with the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 ("the Regulations").

The proposed DCO will include powers for CHSPL to construct, operate, maintain and decommission the Cleve Hill Solar Park. Maintenance works may be required to the sea defence. If so, those works











and access to them may be required along the foreshore seaward of Mean High Water Springs. Therefore, the proposed DCO will also include a Deemed Marine Licence to authorise those works.

CHSPL expects to be able to secure the land and rights it requires for the Cleve Hill Solar Park through private negotiation and has already secured an interest in the majority of the site. However, to ensure that the land and rights required for the entire project can be obtained, the proposed DCO application will also seek powers for the compulsory acquisition of land, and rights over land, including the power to take temporary possession of land to construct and maintain Cleve Hill Solar Park and associated works.

In accordance with Regulation 13 of the Regulations and section 48 of the Act, CHSPL must publicise the proposed application. A notice publicising the proposed application is enclosed with this letter.

The Cleve Hill Solar Park is currently in the pre-application phase, with a DCO application expected to be submitted in Summer/Autumn 2018. Under the Act, CHSPL is required to carry out consultation on the proposed DCO application before submission. It will have regard to the responses received in the final design of the Cleve Hill Solar Park, and in the assessment and mitigation of its environmental impacts. A Consultation Report explaining how CHSPL has had regard to responses will be submitted as part of the DCO application.

This consultation includes:

- Consultation with prescribed bodies, host and neighbouring authorities and any persons with an interest in land affected by the Cleve Hill Solar Park (under Section 42);
- Consultation with the local community in the vicinity of the Cleve Hill Solar Park (under Section 47); and
- General public consultation on the Cleve Hill Solar Park (under Section 48).

CHSPL has prepared a Preliminary Environment Information Report ("PEIR"). The PEIR sets out the preliminary findings of the Environmental Impact Assessment ("EIA") undertaken to date and forms the basis of this statutory consultation. A non-technical summary of the PEIR has also been prepared. The purpose of the PEIR is to enable consultees to understand the likely environmental effects of Cleve Hill Solar Park and to help inform consultation responses.

Consultees are invited to consider the proposed application for the Cleve Hill Solar Park and the information provided in the PEIR. CHSPL is keen to receive your comments on the Cleve Hill Solar Park and the PEIR.

It should be noted that the EIA is an on-going process and the project design for Cleve Hill Solar Park continues to evolve.

PLEASE FIND ENCLOSED

Hard copy of the Cleve Hill Solar Park site plans.











- Hard copy of the notice publicised in accordance with Section 48 of the Act. This notice includes
 details of public consultation events and locations where the consultation material can be
 inspected free of charge.
- A USB device containing full PEIR including a Non-Technical Summary.

FURTHER INFORMATION

Documents, plans and maps showing the nature and location of the Cleve Hill Solar Park, including the PEIR (with a non-technical summary) for the Cleve Hill Solar Park, will be available for viewing free of charge during consultation from 18th July May 2018 until 30th August 2018. Details of the venues, including opening times are provided in the Notice enclosed with this letter.

The consultation documents will also be available at public exhibitions to be held in June, details for which are provided in the Notice enclosed with this letter.

Further information regarding the Cleve Hill Solar Park can be found on the Cleve Hill Solar Park website: www.clevehillsolar.com

RESPONDING TO THIS CONSULTATION

CHSPL welcomes your comments on the Cleve Hill Solar Park and the PEIR. Any responses to, or other representations in respect of, the Cleve Hill Solar Park and/or the PEIR should be sent to CHSPL:

By email to: <u>info@clevehillsolar.com</u> or;

By post to:

FREEPOST: Cleve Hill Solar

Any response or representation must be:

- received by CHSPL no later than 30th August 2018 to be considered;
- be made in writing;
- state the grounds of the response or representation;
- indicate who is making the response or representation; and
- provi<mark>de an</mark> address to which any correspondence relating to the response or representation may be sent.

Please note that responses and other representations will be recorded in the Consultation Report and may be made public.











Guidance on the pre-application process and the Act can be found on the Planning Inspectorate's website: http://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/

NEXT STEPS

As mentioned above, consultation under section 42 of the Act and Regulation 13 of the Regulations is a formal part of the pre-application process for a DCO application. CHSPL will have regard to comments received during the consultation period and a Consultation Report explaining how CHSPL has had regard to responses will be submitted as part of the DCO application.

If you have any questions regarding the process or content of this consultation, please do not hesitate to get in touch.

Yours faithfully,

Hugh Brennan



Managing Director

For and on behalf of Cleve Hill Solar Park Ltd









Consultation Report

Appendix 30: Section 42 Landowner (Section 44 consultee) notification









IMPORTANT: THIS COMMUNICATION AFFECTS LAND THAT YOU HAVE AN INTEREST IN

Consultation in respect of proposed development – the Cleve Hill Solar Park

Statutory Consultation under Section 42 of the Planning Act 2008 and Regulation 13 of Infrastructure Planning (Environmental Impact Assessment) Regulations 2017

You have been identified as a consultee for the purposes of section 42 of the Planning Act 2008 and/or Regulation 13 of Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This statutory consultation commences on Thursday 13 September 2018 and closes on Thursday 11 October 2018. Please see below for more information on how to view and comment on our proposed application.

We are writing to consult with you on a proposed solar park, the Cleve Hill Solar Park that the applicant, Cleve Hill Solar Park Ltd (hereafter referred to as "CHSPL") is proposing to develop. Cleve Hill Solar Park is planned to be located at Cleve Hill, Graveney, situated approximately 2 km north-east of Faversham and 5 km west of Whitstable on the north Kent coast, with a proposed generating capacity of over 50 megawatts (MW).

It is proposed that the Cleve Hill Solar Park would consist of solar photovoltaic panels, along with inverters and cables and battery storage. The electricity generated and stored would connect to the existing National Grid substation, located to the east of the proposed Cleve Hill Solar Park site, from where it will enter the national grid. An area of the site to the north east of the site is proposed to be dedicated as a managed habitat area for birds. Works of maintenance may also be required during the operational lifetime of the project to the sea defence beneath the Saxon Shore Way, which is located along the north and west boundaries of the site.

THE DEVELOPMENT CONSENT ORDER APPLICATION

As the proposed generating capacity of the Cleve Hill Solar Park would exceed 50 MW it is classified as a Nationally Significant Infrastructure Project as defined by Section 15(3) of the Planning Act 2008 (as amended) ("the Act"), for which CHSPL must apply for a Development Consent Order ("DCO"). If the DCO application is accepted, the Planning Inspectorate will then process and examine the application and then make a recommendation to the Secretary of State for Business, Energy and Industrial Strategy. The final decision on the DCO application will be made by the Secretary of State.

The DCO application will contain full details of the Cleve Hill Solar Park and will be accompanied by an Environmental Statement prepared under Section 37(3) of the Act and in accordance with the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 ("the Regulations").











The proposed DCO will include powers for CHSPL to construct, operate, maintain and decommission the Cleve Hill Solar Park. Maintenance works may be required to the sea defence. If so, those works and access to them may be required along the foreshore seaward of Mean High-Water Springs. Therefore, the proposed DCO may also include a Deemed Marine Licence to authorise those works.

CHSPL expects to be able to secure the land and rights it requires for the Cleve Hill Solar Park through private negotiation and has already secured an interest in the majority of the site. However, to ensure that the land and rights required for the entire project can be obtained, the proposed DCO application will also seek powers for the compulsory acquisition of land, and rights over land, including the power to take temporary possession of land to construct and maintain Cleve Hill Solar Park and associated works.

In accordance with Regulation 13 of the Regulations and section 48 of the Act, CHSPL must publicise the proposed application. A copy of the notice published on Thursday 24 May and Thursday 31 May in relation to the proposed application is enclosed with this letter.

The Cleve Hill Solar Park is currently in the pre-application phase, with a DCO application expected to be submitted by 31 October 2018. Under the Act, CHSPL is required to carry out consultation on the proposed DCO application before submission. It will have regard to the responses received in the final design of the Cleve Hill Solar Park, and in the assessment and mitigation of its environmental impacts. A Consultation Report explaining how CHSPL has had regard to responses will be submitted as part of the DCO application.

This consultation includes:

- Consultation with prescribed bodies, host and neighbouring authorities and any persons with an interest in land affected by the Cleve Hill Solar Park (under Section 42);
- Consultation with the local community in the vicinity of the Cleve Hill Solar Park (under Section 47); and
- General public consultation on the Cleve Hill Solar Park (under Section 48).

CHSPL has prepared a Preliminary Environment Information Report ("PEIR"). The PEIR sets out the preliminary findings of the Environmental Impact Assessment ("EIA") undertaken to date and forms the basis of this statutory consultation. A non-technical summary of the PEIR has also been prepared. The purpose of the PEIR is to enable consultees to understand the likely environmental effects of Cleve Hill Solar Park and to help inform consultation responses.

Consultees are invited to consider the proposed application for the Cleve Hill Solar Park and the information provided in the PEIR. CHSPL is keen to receive your comments on the Cleve Hill Solar Park and the PEIR.

It should be noted that the EIA is an on-going process and the project design for Cleve Hill Solar Park continues to evolve.

PLEASE FIND ENCLOSED

- Hard copy of the Cleve Hill Solar Park site plans.
- Hard copy of the notice publicised in accordance with Section 48 of the Act..
- A USB device containing full PEIR including a Non-Technical Summary.

FURTHER INFORMATION











Documents, plans and maps showing the nature and location of the Cleve Hill Solar Park, including the PEIR (with a non-technical summary) for the Cleve Hill Solar Park, will be available for viewing free of charge on request.

Further information regarding the Cleve Hill Solar Park can be found on the Cleve Hill Solar Park website: www.clevehillsolar.com

RESPONDING TO THIS CONSULTATION

CHSPL welcomes your comments on the Cleve Hill Solar Park and the PEIR. Any responses to, or other representations in respect of, the Cleve Hill Solar Park and/or the PEIR should be sent to CHSPL:

- By email to: info@clevehillsolar.com or;
- By post to:

FREEPOST: Cleve Hill Solar

Any response or representation must be:

- received by CHSPL no later than 11 October 2018 to be considered;
- be made in writing;
- state the grounds of the response or representation;
- indicate who is making the response or representation; and
- provide an address to which any correspondence relating to the response or representation may be sent.

Please note that responses and other representations will be recorded in the Consultation Report and may be made public.

Guidance on the pre-application process and the Act can be found on the Planning Inspectorate's website: http://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/

NEXT STEPS

As mentioned above, consultation under section 42 of the Act and Regulation 13 of the Regulations is a formal part of the pre-application process for a DCO application. CHSPL will have regard to comments received during the consultation period and a Consultation Report explaining how CHSPL has had regard to responses will be submitted as part of the DCO application.

If you have any questions regarding the process or content of this consultation, please do not hesitate to get in touch.

Yours faithfully,



Hugh Brennan

Managing Director

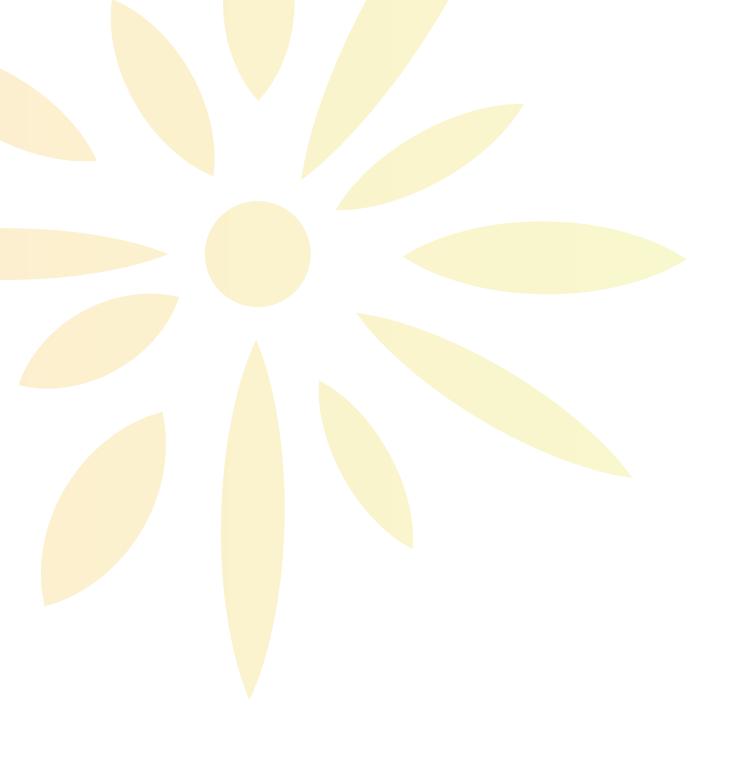
For and on behalf of Cleve Hill Solar Park Ltd











Consultation Report

Appendix 31: Elected Members Distribution List



Appendix 31: Elected Members' Distribution List

Title	Name	Surname
MP	Helen	Whately
MP	Gordon	Henderson
MP	Rosie	Duffield
Hernhill Parish Council		
Boughton under Blean		
Parish Council		
Faversham Town		
Council		
Leysdown Parish		
Council		
Graveney and Goodnestone Parish		
Council		
Cllr	George	Bobbin
Cllr	Andrew	Bowles
Cllr	Bryan	Mulhern
Cllr	Anita	Walker
Cllr	Mike	Henderson
Cllr		Ingham
Cllr	Lesley Padmini	<u> </u>
Cllr	David	Nissanga Simmons
Cllr		
Cllr	Ted	Wilcox
	Lloyd	Bowen
Cllr	Mike	Whiting
Cllr	Stephen	Bartley
Cllr	Colin	Spooner
Cllr	Lynd	Taylor
Cllr	Gerald	Lewin
Cllr	Mike	Cosgrove
Cllr	Duncan	Dewar-Whalley
Cllr	Ken	Pugh
Cllr	John	Wright
Cllr	David	Simmons
Cllr	Andy	Booth
Cllr	Nigel	Kay
Cllr	Mike	Baldock
Cllr	Colin	Prescott
Cllr	Cameron	Beart



Cllr	Richard	Darby
Cllr	Roger	Clark
Cllr	James	Hall
Cllr	Nicholas	Hampshire
Cllr	James	Hunt
Cllr	Ken	Ingleton
Cllr	Peter	Marchington
Cllr	Glin	Whelan
Cllr	Angela	Harrison
Cllr	Jennifer	Samper
Cllr	Ashely	Clark
Cllr	Amy	Baker
Cllr	Brian	Baker
Cllr	Nick	Eden-Green
Cllr	Georgina	Glover
Cllr	Robert	Jones
Cllr	David	Thomas
Cllr	lan	Thomas
Cllr	Robert	Thomas
Cllr	Simon	Warley
Cllr	Sally	Waters
Cllr	Geoff	Wimble
Cllr	Simon	Cook
Cllr	Matthew	Balfour
Cllr	Paul	Carter
Cllr	Mark	Dance
Cllr	Peter	Oakford
Cllr	Anthony	Hook
Cllr	Ken	Pugh
Cllr	Alan	Marsh
Cllr	Dick	Pascoe
Cllr	lan	Chittenden
Cllr	Paul	Cooper
Cllr	Emma	Dawson
Cllr	Peter	Harman
Cllr	Barry	Lewis
Cllr	Harry	Rayner



Cllr	Charlie	Simkins
Cllr	Paulina	Stockell
Cllr	John	Wright



Consultation Report

Appendix 32: Section 48 Site Notices and Distribution Area



NOTICE T

Cleve Hill Solar Park Ltd (CHSP), a joint venture formed by two solar industry specialists - Hive Energy Ltd and Wirsol Energy Ltd - is proposing to develop a solar park on this site.

The project is classified as a Nationally Significant Infrastructure Project and will require a Development Consent Order (DCO) in accordance with the Planning Act 2008.

CHSP is preparing to submit the DCO to the Planning Inspectorate, for final determination by the Secretary of State for Business Energy and Industrial Strategy.

Gateley Hamer is appointed by CHSP to identify all parties who hold a legal interest in the DCO boundary, to ensure they are notified of the proposals and have opportunity to respond to the statutory consultation process that is due to commence in June 2018.

We understand that the ownership of this land is unregistered at Land Registry. As such we are appealing to the owner of this land and any other party who has an interest in the land to contact us.

It is important that the owner(s) and other interested parties make themselves known to us to ensure that they receive timely information about the project. Please contact:



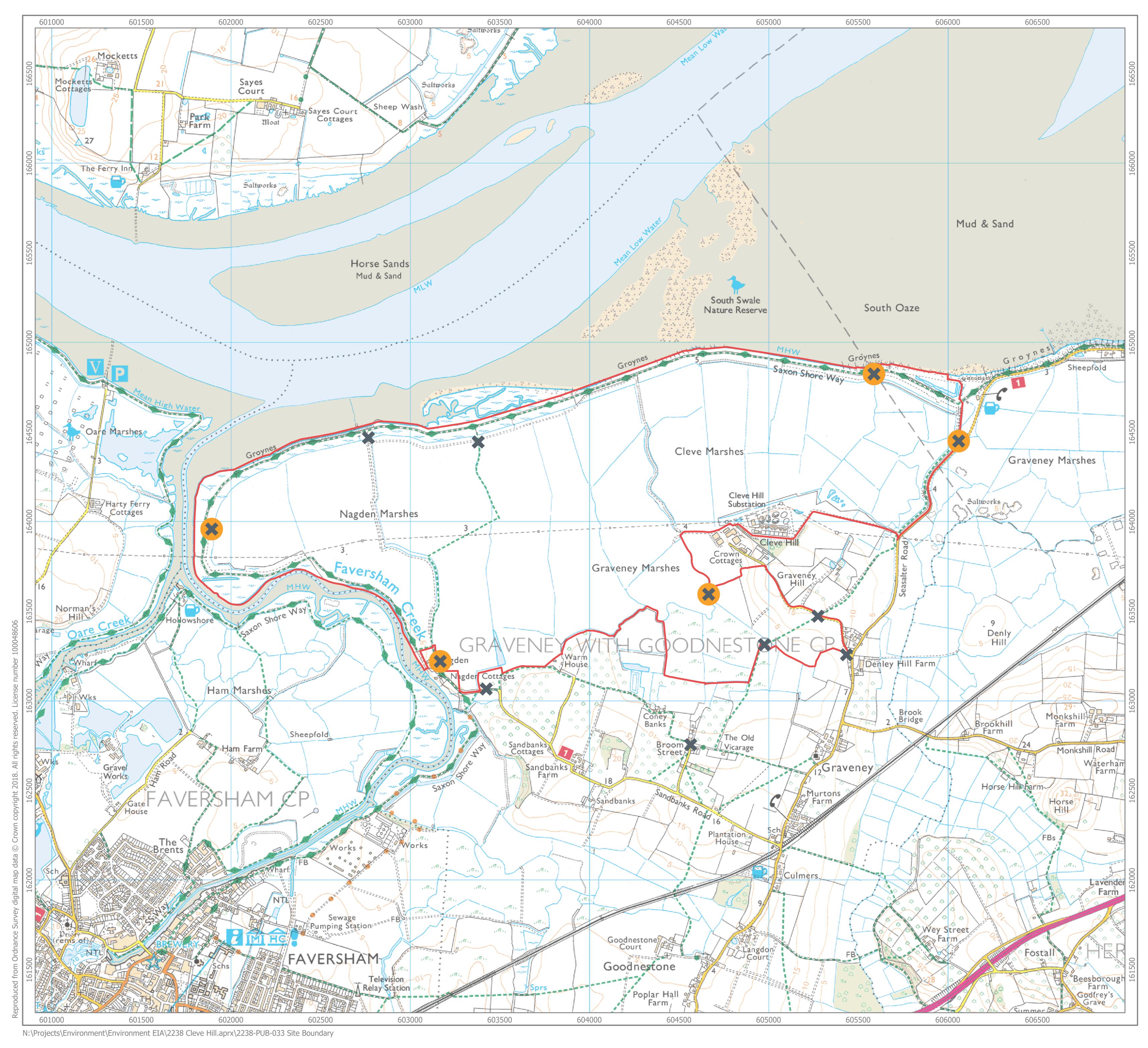
info@clevehillsolar.com











Ke

Site Boundary

Unknown Landowner Notice

Section 48 Notice



Consultation Report

Appendix 33: Habitat Management Steering Group Meeting Notes



Meeting Note

Project: Cleve Hill Solar Park

Type: Habitat Management Steering Group – Meeting 1

Date: Wednesday 21 February 2018

Time: 9.30am – 1:00pm

Location: Natural England, International House, Ashford, Kent

Present: Alison Giacomelli, Natural England [AG]

Paul Hyde, Natural England [PH]

Dora Querido, RSPB [DQ] Julian Nash, RSPB (apologies)

Greg Hitchcock, Kent Wildlife Trust (KWT) [GH]

Kevin Duvall, KWT [KD]

Simon McCarthy, Cleve Hill Solar Park Ltd [SM] Mike Armitage, Arcus Consultancy Services Ltd [MA] Mike Bird, Arcus Consultancy Services Ltd [MB]

Notes:

MB – introduced site and timescales

MA – summarised survey effort

KD / BH asked questions relating to use of the site by ruff, dunlin, breeding lapwing and other specific species.

PH discussed whether all species recorded would use the site at the same time, and whether the Habitat Management Area (HMA) would be expected to accommodate all species, or if certain species may dissuade others from using parts of the site. Highlighted that site is an important area of functional land and birds may preferentially use it.

AG – asked about the land – use history, and how far back records were available for. MA / MB explained there are various sources of info and for parts of the site, previous years survey data are available (pre-2014) from the substation surveys. MB/MA agreed to obtain as much info as possible in this regard.

KD – explained that annual honorary warden reports should be available and that he would try to obtain and send over.

All – general discussion regarding the applicability of WeBS data suggested it was good for trends but not necessarily for identifying usage of specific sites.



MB – explained the site design process and rationale for current position. Current plan is for panels covering c. 260 ha out of 360 ha available for development within the red-line, so there is c. 100 ha of habitat that can be managed outside the panels.

MB – explained approach being taken to the land beneath the panels and the work being progressed with Lancaster University to inform this.

KD – asked if there will be a buffer between the KWT reserve and the development. MB explained that there was a minimum set back from the top of the borrow dyke to a fence of 5 m and then a further separation of 5 m to the panels themselves. In many locations the separation will be greater due to the panel alignments, the location of the track across the northern boundary etc.

KD – discussed the challenges of managing water levels within the KWT reserve and GH/KD agreed that there could be improvement in water level management from KWT perspective as currently the landowner and KWT have conflicting aims in respect of retaining water onsite (KWT) vs. draining the land as effectively as possible (landowner).

AG – asked about the set back of the panels from ditches, how wide do areas need to be to accommodate marsh harriers? MA – need to look into this, but not likely to be much specific in literature.

SMcC – explained that all Wirsol's operational sites have sheep on them and that was the intention at Cleve Hill.

All – wider discussion regarding the management of vegetation to allow for O+M access to the site throughout operation.

SMcC – explained how grazing would typically take place, using stock fencing and compartmentalising large fields.

All – general discussion regarding water vole incl. poaching of water vole habitat by livestock.

All- ongoing discussion regarding ditches, ditch bank habitats and management. Water levels very dependent on rainfall and climate, this could be made less variable through water holding structures in ditches such as boards or weirs to control water levels.

All – discussion of IDB maintained ditches and further discussion with IDB required.

All – discussion of reed bed habitats and wider benefits of managing water levels for that habitat. KD mentioned that due to low water levels, some of the reed beds are sometimes at risk of drying out,

All – discussion of using stock fencing to keep livestock away from areas of biodiversity enhancement, such as wetter ditches and reed beds.



All – ditch management discussion – best practice management, rotational management all discussed.

KD/MB discussed the ownership of the borrowdyke on the northern boundary. MB to check.

Oare Gravel pits housing development near Faversham was mentioned as a cumulative development.

MB discussed the potential options for permissive rights of way through the site and the potential for impacts on birds. General agreement that the impacts could be complex - in some cases new routes may draw users away from more sensitive areas, in others, they could encourage users into more sensitive areas. Proposals need to be fully considered and assessed.

May be requirement to screen wildlife refuge areas from public rights of way users, with potential for natural screening and hides etc

All – discussion around improvements in the management of the SSSI adjacent to the proposed HMA. Sometimes this area is overgrazed and this could be improved. Improved management of that area could contribute to an uplift in the wider benefit of the HMA.

PH – discussed inverts / pollinators and discussed species mixes best suited to encouraging healthy invert populations, need to provide nectar sources early, mid and late seasons.

MA – explained the calculation of the HMA and the multiple metrics that are available to inform that calculation. Some discussion about new concept and need to be clear on how area is calculated.

AG – asked if the area would be able to accommodate the peak numbers of the species using the site. Mike A responded yes, and explained the spatial and temporal spread of the data.

GH asked about the relative importance of the site in wider SPA terms. Gen discussion of where the geese might be when not onsite

DQ – referenced the Solent study which has been undertaken using species counts rather than bird days. DQ said it was difficult to cross ref between the two methods and asked if data could be provided in such a way as to give the ability for comparison with the Solent project.

MA - to investigate if and how the principles applied in the Solent Waders and Brent Goose Strategy could be applicable in determining the size and nature of the HMA.

PH – asked whether the birds in question preferred arable habitat or grazing marsh habitat and requested more info of the carrying capacity of arable land for geese.

AG – need to assess if whole of HMA area would be available to birds or if there would be stand off from panels (i.e. displacement from proximity of panels).



All – discussed the principal of using the 40 ha set aside + some more specific management provisions on the SSSI land adjacent to mitigate for loss of availability of arable land. Agreement that once more data had been collected, the appropriateness of the size and location of this area could be better judged.



Meeting Note

Project: Cleve Hill Solar Park

Type: Habitat Management Steering Group – Meeting 2

Date: Wednesday 18 April 2018

Time: 9.30am – 12:00pm

Location: Natural England, International House, Ashford, Kent

Present: Alison Giacomelli, Natural England [AG]

Paul Hyde, Natural England [PH] Dora Querido, RSPB (apologies)

Julian Nash, RSPB [JN]

Greg Hitchcock, Kent Wildlife Trust (KWT) [GH]

Kevin Duvall, KWT [KD] John McAllister, KWT [JMcA]

Simon McCarthy, Cleve Hill Solar Park Ltd [SM] Mike Armitage, Arcus Consultancy Services Ltd [LN] Mike Bird, Arcus Consultancy Services Ltd [MB]

Notes:

MB – explained current status of the project, design for PEIR finalised and assessment process for the PEIR underway.

MB – showed plans with the latest design and explained the changes from previous layouts.

MB – gave brief summary of the meeting with KWT on 17 April and explained that the red line boundary is in the process of being finalised for the purposes of PEIR to include all of the land required to facilitate the development throughout its operational life. This includes adding in the SSSI land to the east to the habitat management proposals.

MB outlined the main areas to be discussed – the habitat management area and the landscape and biodiversity management plan.

MB explained that CHSPL is very keen to receive input from KWT, NE and RSPB using their experience and professional expertise to get the best outcomes for the site.

AG explained that for HRA purposes the SPA/SSSI land technically can't be used as mitigation land as the landowner has an existing obligation to maintain the designated status, however it is recognised that the SSSI land does afford potential for improvements in management for biodiversity.

PH raised the issue of disturbance effects in areas of the HMA that are close to the sea wall footpath and that if birds would not use those areas, they couldn't be included in the total



land available in the HMA. MA to investigate data to see if that effect is evident in the baseline.

JMcA asked about the location of the HMA refuge in relation to disturbance – would it be better sited at the western end where there are fewer walkers/dogs. MA explained that this had been considered but eastern end had been preferred because it can be contiguous with the SSSI grazing marsh near the Sportsman and the baseline data showed that there has been more use of fields at the eastern end, perhaps indicating that human/dog-walking disturbance is not a critical issue. Furth consideration to be given.

GH – set out that the value of the site varies considerably between seasons, and it is important to consider how that variation is considered in the assessment. As things stand KWT do not consider that enough land has been provided for the HMA.

GH agreed to issue KWT survey data including all annual reports (incl. this year), which will allow better assessment of variation in numbers between seasons to see if baseline data collected and analysed are typical and representative of the variation.

MA – following receipt of the data, CHSPL will consider how best to collate and use all data sources in the PEIR.

JMcA – raised whether unsustainable practices such as mowing and application of chemical fertilizer were necessary within the HMA and questioned whether natural regeneration or organic inputs and grazing would form a reasonable alternative. MA thought natural regeneration would not provide resources quickly enough to compensate for lost resources.

All agreed that sustainable practices and organic inputs would be preferential within the management regime,

JN – set out that from experience, an appropriate grazing regime and water management are the keys to achieving a successful arable reversion. Further discussion of subsoiling to relieve soil compaction and seek to improve soil structure.

JMcA - queried if it were known whether a "mineral pan" existed onsite. MB to check.

JN – suggested a site visit to Great Bells Farm on Sheppey to see the arable reversion project there, which is approx. 8 years in. MB to circulate dates.

Water levels were discussed, incl. the potential to raise the water levels in ditches. General agreement that this would be a positive intervention.

JMcA provided a quick summary of recent discussions between KWT, the EA, IDB Natural England, and the landowner regarding the management of the water levels in the ditches.

MB asked for a precis of the discussions and management prescriptions coming out of those discussions. JMcA to provide.



MB – queried the status of the sluice in the west of the site and what function it serves. JMcA stated that it was a sluice gate and a non-return valve that allows outflow from the site into the sea.

SM agreed that going forward the site offers the opportunity to create a close working relationship between CHSPL and KWT to manage water levels.

JN – suggested scrapes could be introduced to the HMA area to be of greater benefit and promote a mosaic of different habitats.

JN – discussed whether it would be possible to hydrologically disconnect the HMA area from the wider site to allow an alternative water management regime to be developed – likely raising water levels in the HMA.

PH asked if enough is known about hydrology to be confident that there is sufficient water to raise levels and create scrapes.

JMcA raised that the landownership boundary on the perimeter of the site is mid dyke, so the landowner has equal control of the management of the borrow dyke which forms the southern boundary of the nature reserve.

All – agreed that more work was required to understand the hydrological regime onsite and to create proposals for water management onsite.

JN – asked about invasives, esp. parrot's feather. MB – habitat survey did not record it; only invasive mentioned was duckweed *Lemna sp.*

JN asked whether the site would be compartmentalised using fencing.

MB responded that the perimeter fence would do this to an extent, and that ditches would form wet fences in some locations, however there wouldn't necessarily be compartmentalisation of areas within the perimeter fence, other than when the grazier required temporary fencing for stock control.

JN agreed that this was preferred to give flexibility and guide grazing pressure which would likely vary in the operational lifetime of the project as the soil fertility decreases following the cessation of fertilizer inputs. JMcA advised that electric fencing around ditches may be necessary to prevent overgrazing during initial phase when high density grazing needed in grassland to control ruderals.

JMcC / AG / GH discussed the existing and future use of the site by marsh harrier. A graphical representation of "corridor" widths across the site was requested – MB to provide.

All – agreed that the literature is limited in its ability to inform the development of proposals to manage the site to be of benefit to marsh harrier. There was some agreement that the wider "corridors" between panels if managed to be of benefit to marsh harrier could provide an extension to existing habitat. JMcA/JN raised that this should be extended to the perimeter ditches as well as the ditches that cross the site.



AG – suggested that widening corridors between compartments north of the power lines but narrower ones south of power lines could provide better availability for foraging harriers without losing energy capacity. Also asked if it is possible to take out some pinch points where panel layout forms narrowest points along corridors.

General proposals for ditch management included:

- Widening
- Introduction of reeds
- Raising water level

Permissive access to the site was discussed. While biodiversity enhancement in areas where public access may also be introduced may affect the effectiveness of the proposals but this shouldn't discourage CHSPL from seeking to enhance in the same areas that permissive access routes are proposed. General agreement that a new circular route in the east from the Sportsman could be a positive enhancement and could also serve to reduce disturbance to the SPA through reducing footfall in the designated area.

Grazing was discussed – SM stated the aim to graze sheep onsite and that a third party grazier would likely be involved. KWT stated that it would be likely that grazing by sheep and cattle would take place in the HMA, and recognised that just sheep would be more appropriate within the park as the solar PV structures could be damaged by larger livestock.

MB asked whether KWT would be interested in grazing some of the land with their herd. JMcA requested the areas of land to be grazed, to be considered further by KWT following receipt.

AG – encouraged MA to think about long term trends in site management on the site when undertaking the assessment, with information on long term crop rotations being important in influencing numbers of geese and lapwing/plovers.

Actions

MA to examine baseline data for evidence of disturbance effect in areas close to sea wall footpath

MB to provide summary of site areas, including areas of land to be grazed to JMcA and wider KWT team

KWT to provide support and advice to CHSPL on grazing detail incl. breeds and grazing pressure.

KWT to provide summary of desirable water management measures

KWT to provide narrative of previous water management agreement (which fell through before implementation) with landowner



KWT to provide summary of boundary reserve aims

MB to set up availability poll for site visit to Great Bells Farm on Sheppey

MB/MA to set up call with DQ for discussion about HMA/bird-days approach

MA to investigate possible synergies of approach with Solent Waders and Brent Goose Strategy



Meeting Note

Project: Cleve Hill Solar Park

Type: Habitat Management Steering Group – Meeting 3

Date: Wednesday 16 May 2018

Time: 13:00

Location: Great Bells Farm RSPB Nature Reserve, Sheppey

Present: Alison Giacomelli, Natural England [AG]

Paul Hyde, Natural England [PH] Dora Querido, RSPB (apologies)

Julian Nash, RSPB [JN] Nick May, RSPB [NM] Kevin Duvall, KWT [KD]

Simon McCarthy, Cleve Hill Solar Park Ltd [SM]

Hugh Brennan, Cleve Hill Solar Park Ltd

James Senior, Counter Context

Mike Armitage, Arcus Consultancy Services Ltd [LN] Mike Bird, Arcus Consultancy Services Ltd [MB]

Notes:

195 hectares no works on 50 ha

Compensation for freshwater habitat losses MEASS.

Poor environmentally when in arable

Better in grassland management but still poor.

EA brought in rspb through tender to manage site in 2010.

Water equals wetland birds.

Lapwing and redshank good indicators. Also skylark

Easy to monitor and good data.

Used liar data to Identify high spots and relic drainage.

Water levels were - 0.3 now at 1.7 m aod. Issues with idb/farmer water levels

Not ravines but topography is helpful to hold water.

Dam up ditches and include a lip. Bund of 400mm around edge.



Issues, archaeology.

Blocking up, lip.

Cutting, focus on lower ground

500mm deep scrapes, rills wide shallow batters.

Managed by budget and area available.

Priority areas. Based on historic drainage.

500mm with 10000mm batters either side.

Previously poor for water voles.

Archaeology due diligence, magnetometer survey for uxo. Practice bombing range ww1.

Foot drain in North.

Uxo was a problem. Zeteca did survey. A lot of 15lb bombs were dummies.

Uxo clearance didn't throw up any bombs.

Toolbox talk for uxo and watching brief.

Land drains. Dug out 2 M inside the ditch block up with clay.

Creates hydrological units for management.

Pump into system.

Rainfall or abstract from outside. From idb managed ditch. 194000 cubic per annum licence but using 70000 cubic.

Break into individual components can be more easily managed in drought situation.

Pipe elbow to control levels.

One abstraction point.

Topping undertaken summer and autumn. 0.75 livestock units per ha.

If dries out ineligible for env. stewardship

4 years work. Every year increased numbers.

2k per ha vs 14k per ha.



Mainly managing for breeding waders. AG

Mitigate for loss of arable land at cleve.

What are wintering bird numbers 25000 birds on site, geese ducks, waders. Pretty good. PH

EA looking to get site designated - needs wider interest.

JN fair few rare sp. Incl. Inverts shrill carder bees on high grassland - making a buzz for the coast with bbct.

Not just birds. Up to 40%/60% of ditch network has watervoles.

MA please can we have webs counts for site.

Great bells sector. Of webs.

Just Brent geese drill grass.

AG not too wet everywhere in winter.

JN no remediation for pan. More water gives more corovinid larvae.

Balance between diff aims.

MB can we use the designated land for this?

AG got to be careful from habitat regs. But the sssi bit got to hold water. JN

PH Sssi encouraging breeding waders

Sssi land not as good as it could be through lack of management. Grazing water controls. Sssi shouldn't need too much.

Employee to manage.

Budget/Cost? £330000 for capital works 550 850. Agency pay 16k per annum. Costs rspb 25 to £30000 per annum on top

2022 up for renewal.

Permanent?

Aspiration for water management to stop needing inputs

Soil type?

Off site ditches dryer? Lower levels? No abstraction balanced.



Automatic abstraction working?
Fish friendly pump
Predator control



Meeting Note

Project: Cleve Hill Solar Park

Type: Habitat Management Steering Group – Meeting 4

Date: Tuesday 21 August 2018

Time: 10:00

Location: Cleve Hill Solar Park proposed site location

Present: Alison Giacomelli, Natural England [AG]

Paul Hyde, Natural England [PH] Greg Hitchcock, KWT [GH] Kevin Duvall, KWT [KD]

Hugh Brennan, Cleve Hill Solar Park Ltd [HB] Simon McCarthy, Cleve Hill Solar Park Ltd [SM] Mark Hogan, Cleve Hill Solar Park Ltd [MH]

Mike Armitage, Arcus Consultancy Services Ltd [MA] Mike Bird, Arcus Consultancy Services Ltd [MB]

Notes:

- HMSG site visit to fields F, H, J and the HMA followed by lunch.
- Observed marked out solar PV tables the fence-line as it currently stands and the SSSI/SPA and HMA boundary.
- The increased buffers to drains were well received and the irregular areas around tables created by the non N-S alignment of the drains were observed to be relatively substantial.
- NE / KWT agreed it would be helpful to have further quantification of the size of these areas.
- Discussion regarding the fence line around the panels currently the fence is intended to be sited near field edge, rather than wrapped around the edge of the panel arrays. This could make it difficult to manage grazing units to manage separately the grassland pockets between arrays and the grassland under/around tables. CHSPL to consider this further.
- There was also some discussion about marsh harriers consensus that they would use the new habitat areas for foraging as long as they are not displaced entirely by the landscape scale change in habitat.
- KWT (GH) may seek advice from a marsh harrier expert with regard to wide-scale habitat use in this regard.



- The size of the HMA was discussed. CHSP agreed to issue a clear set of parameters that are considered to be the most representative of existing use for NE to comment on. General agreement on the preferred management prescription of low input organic fertilized grassland and the associated carrying capacity of this in terms of bird days.
- NE will seek further advice from Senior Ornithologist in NE regarding quantification of bird-use of the site based on the baseline data.
- KWT largely comfortable if NE are happy with the chosen metrics.
- Another meeting to be held with NE on 3 September to discuss the metrics and agree the necessary area of the HMA.





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