

### Mitigating flood risk

We have consulted with the Environment Agency (EA) throughout the pre-application process and as part of the statutory consultation. As acknowledged by the EA, the proposals for the Medway Estuary and Swale Strategy (MEASS) are strategic and there are a number of factors to be considered and overcome for the strategy to be implementable. Following consultation, the EA is expected to set out a scenario for managed realignment in the future as a plan B, should the Development be constructed.

The solar park is designed to withstand an overtopping of the existing defences taking into account future projections of sea level rise and extreme events. It is therefore in our interest to maintain the current standard of defences, to at least the same standard that the EA currently do.

### Impact on the local road network

The amount of construction traffic predicted to be generated by the construction of the proposed solar park has reduced from that identified in the Preliminary Environmental Information Report (PEIR). In response to comments received throughout the pre-application consultation, we have developed a Construction Traffic Management Plan which takes into consideration concerns for congestion and traffic numbers for the construction of the solar park. This plan is presented as part of the DCO application.

For example, it is proposed that the project will not accept HGV deliveries to site or let HGVs leave the site between the hours of 08.30 to 09.30 and 15.00 to 16.00 to avoid Graveney Primary School start/finish times.



A developable arable area of primarily lower grade agricultural land of which **45.5%** is solar panels. The land will also be used for dual land use such as lowland meadow and sheep grazing.



A new permissive **footpath** facilitating a round walk from Seasalter Road.

## 4. Register your interest and comment on the application

**With this newsletter we are giving you advance notice of how to get involved should the DCO application be accepted for examination. We will contact you again in the event the application is accepted.**

Cleve Hill Solar Park Ltd. submitted a DCO application for the solar park on 16 November 2018. The Planning Inspectorate has 28 days to accept the DCO application for examination. Should the DCO application be accepted, the formal examination process will then be managed by the Planning Inspectorate and individuals wishing to get involved will need to follow the prescribed process described below.

Representations can be made once an application is accepted. To give you a view of the application ahead of this time, the DCO application documents are available to view on the Planning Inspectorate's website via: <https://infrastructure.planninginspectorate.gov.uk/projects/south-east/cleve-hill-solar-park/> and also on our project website. Any representations (giving notice of any interest in, or objection to, the DCO application) must be made on the Planning Inspectorate's Registration and Relevant Representation Form, which will be accessible on their website at the point of application acceptance.

Should the DCO application be accepted, all details will be on our project website. From the date of acceptance, individuals wishing to make a representation will have 28 days to do so.

In order to be prepared, please see the Planning Inspectorate's Advice Notice 8.2: How to register to participate in an Examination (December 2016), on how to register and make a relevant representation. This can be accessed via the following link: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2013/04/Advice-note-8-2v3.pdf>

Please be aware that the Planning Inspectorate is required by law to make the information that you provide in any representation publicly available.

### Examination

Following the Relevant Representation Period (as detailed above), the Planning Inspectorate will appoint an Examining Authority and interested parties will be invited to attend a preliminary meeting (the date will be determined by the Planning Inspectorate).

Typically, the pre-examination period lasts approximately three months after which the formal examination begins, which can take up to six months. After the examination stage, the Planning Inspectorate have three months to prepare a report, including a recommendation for the Secretary of State for Business, Energy and Industrial Strategy (BEIS), and the Secretary of State then has a further three months to grant or refuse development consent.

## 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.

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.



**CLEVE HILL**  
SOLAR PARK



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# CLEVE HILL SOLAR PARK

Community Newsletter

November 2018

[www.clevehillsolar.com](http://www.clevehillsolar.com)



## 1. Introduction

Welcome to the latest newsletter for the proposed Cleve Hill Solar Park, a new solar and energy storage park that is being proposed by Cleve Hill Solar Park Ltd. The site is on the north Kent coast, located roughly one mile northeast of Faversham, three miles west of Whitstable and situated closest to the village of Graveney.

We are writing to provide an update on our Development Consent Order (DCO) application, which was submitted to the Planning Inspectorate on 16 November 2018.


This newsletter updates you on the final changes we have made to the proposals for the solar park as a result of the feedback we have received and how you will be able to make your final comments should the DCO application be accepted for examination by the Planning Inspectorate.

## 2. Our proposals


**Our aim is to make Cleve Hill Solar Park one of the lowest cost generators of electricity in the UK. This is at a time when a quarter of the UK's energy generating capacity is due to close and more renewable energy generation is needed to achieve the UK's legally binding targets of reducing our carbon emissions by 80% by 2050.**

Moving to a secure, low carbon energy system is challenging, but achievable. It requires a mix of new technologies to generate clean electricity, insulate our houses and electrify our means of transport. Large-scale solar is a part of this and will deliver benefits for the UK.


### Cleve Hill Solar Park provides:




**Subsidy-free** electricity, without public financial support.



Enough clean, renewable electricity to power over **91,000** UK homes.<sup>1</sup>



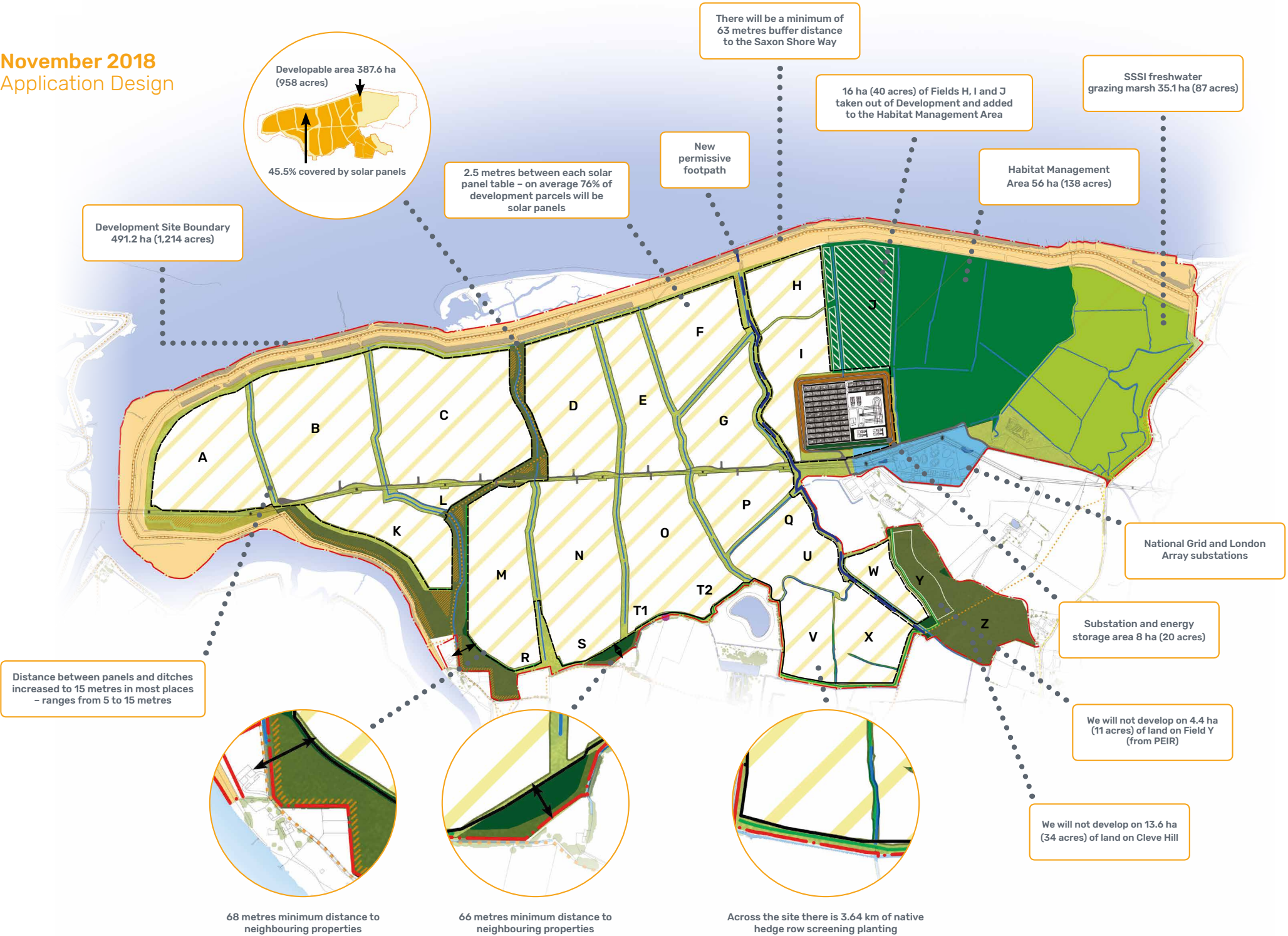
Pioneering **energy storage** technology, providing power to people's homes when it's needed the most.



A Habitat Management Area of 56 ha (138 acres) for over wintering **birds**.

<sup>1</sup> Based on the calculated estimate of annual energy output from the solar park of approximately 303 GWh and the Solar Trade Association's assumption of 3,300 kWh average annual consumption of electricity for a house.

## November 2018 Application Design



## 3. Listening to your feedback

### Reducing the scale of the project

In response to the comments received from the community and statutory stakeholders, we have reduced the overall area of solar panels to 45.5% of the developable area. This has been due to a number of project changes – including the decision not to develop 13.6 ha (34 acres) of land on Cleve Hill to reduce views of the solar park from nearby properties and from the village of Graveney. We have also set back solar panels from neighbouring properties, including at Nagden. We have also increased the distance between the panels and ditches from five metres to 15 metres across most of the site to accommodate marsh harriers.

### Assessing the impact on the local environment

We have undertaken a full Environmental Impact Assessment (EIA) for the project in accordance with the relevant environmental legislation. This is presented in document 6 as part of the DCO application. We have also designed a Landscape and Biodiversity Management Plan with leading research centres to maximise biodiversity gain on site. Consultation with Kent Wildlife Trust, RSPB, Natural England and others has taken place to ensure that net gains for biodiversity within the site through enhancements are achieved.

We have also established a Habitat Management Steering Group with local representation from Kent Wildlife Trust, as well as Natural England and RSPB, in order to discuss appropriate habitat mitigation, land management and biodiversity improvements. This has resulted in a Habitat Management Area for birds of 56 ha (138 acres), which has increased from 41 ha (101 acres) in response to consultation with the steering group.

### Reducing visual impact

We have undertaken a landscape and visual impact assessment for the solar park. In response to the comments received throughout the pre-application consultation we have decided not to develop 13.6 ha (34 acres) of land on Cleve Hill on the elevated and lower ground. This is now proposed to be an area of lowland meadow. We have devised an extensive screening and set back plan as part of our DCO application. This includes 3.64 km of native hedgerow planting, proposed lowland hedgerow at Nagden, a minimum buffer distance from the Saxon Shore Way of 63 metres and areas of lowland meadow around the site.

Business rates of around **£1 million** per year for local authorities plus additional business rates attributable to the energy storage.<sup>2</sup>

<sup>2</sup> Calculations based on Valuation Office Agency (2018).