

FAIR OAKS RENEWABLE ENERGY PARK

Further Environmental Information - EIA

PREPARED ON BEHALF OF



JUNE 2023



engena

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PREFACE

This Further Environmental Information (FEI) supplements the original Environmental Statement which describes the findings of the Environmental Impact Assessment (EIA) of the proposed Fair Oaks Renewable Energy Park. The volumes of the ES as submitted comprised:

Document	Title	Contents
Volume 1	Non-Technical Summary	Summarises the proposal and the key conclusions of the EIA for the non-technical reader
Volume 2A	Written Statement	Presents the full assessments of the EIA
Volume 2B	Appendices	Presents the appendices referred to in the Written Statement
Volume 3	Figures	Presents the figures referred to in the Written Statement
Volume 4	Visualisations	Presents the visualisations referred to in the Landscape and Visual Impact Assessment (LVIA) within the Written Statement

In addition to the Environmental Statement, the Applicant submitted a Planning Statement which summarised the planning policy context of the proposal. A Design and Access Statement as well as a supporting Socio Economics Statement, Transport Statement and environmental assessments undertaken outside of the EIA regulations also accompanied the planning application. A non-EIA FEI supplements these submissions.

A complete set of application documents can be viewed in person at Rushcliffe Borough Council (Planning Team), Rushcliffe Arena, Rugby Road, Bridgeford, NG2 7YG or downloaded from the project website, as detailed in the box below.

Digital versions, either as a download or on CD-ROM can be provided free of charge. Hard copies can be provided at a reasonable cost upon request.

To order copies, please contact Engena Limited at:

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<https://ridgecleanenergy.com/fairoaks/>

FURTHER ENVIRONMENTAL INFORMATION - EIA

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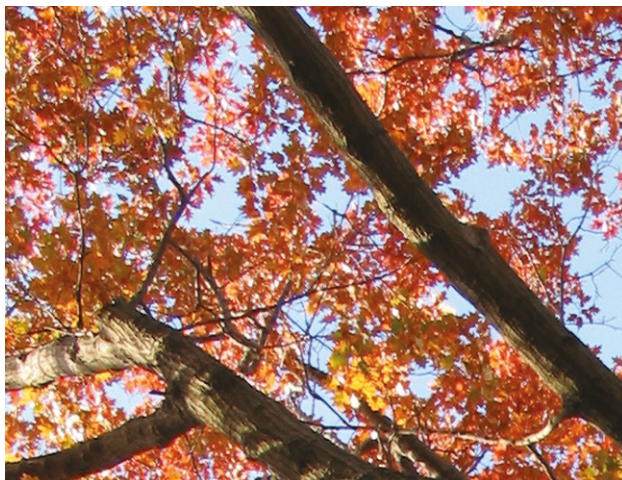


EXECUTIVE SUMMARY

- i Following the submission of the Fair Oaks Renewable Energy Park planning application in February 2023 (Rushcliffe Borough Council reference 23/00254/FUL), the Applicant has volunteered to submit a Further Environmental Information (FEI) report. It has been prepared to outline and consider changes to the Proposed Development following an independent landscape and visual impact review prepared for Rushcliffe Borough Council.
- ii Additional hydrological modelling was undertaken following comments made in March 2023 by the Environment Agency

- iii Following the comments received, the development has been updated to increase separation from public rights of way with a 100m buffer introduced to footpaths at the south of the site. This removed 6.4 ha from the solar development (8 ha of farmland including land between the security fence and the field boundary) with the land being retained as agricultural farmland.
- iv Changes to the heights of certain transformer units (between 0.03m and 0.64m) were made following the updated flood risk modelling.
- v To assess the impacts of the amendments to the development, an appraisal has been undertaken of changes to the various assessments associated with the Environmental Impact Assessment (EIA) as reported in the Environmental Statement as a consequence of the updates to the development. Based on the Scope of the EIA, these assessments comprise the Landscape and Visual Impact Assessment (LVIA), the Ecological Impact Assessment and also agricultural land. The anticipated production of renewable energy remains as reported in the ES.

- vi The LVIA identified the updated development will reduce anticipated impacts on landscape character and visual impacts as assessed at Viewpoint 1 and Viewpoint 2 helping to retain a sense of openness for walkers along these routes. This is particularly important for walkers experiencing the perceptual qualities of the Green Belt on foot. An additional viewpoint (Viewpoint 10) was added to assess the impacts on walkers within Rushcliffe Country Park. No significant impacts on landscape character or visual impact were identified for this viewpoint.
- vii The ecological impact assessment concludes that with the proposed mitigation in place, there would be no significant residual adverse ecological effects from the proposed development. This conclusion would be unaffected by the update to the proposed scheme.
- viii The updated development will result in an increase of 67% gain for habitats and 25 hedgerow units (there is no hedgerow in this area currently).
- ix In all other regards the EIA remains unchanged.
- x Changes to non-EIA impacts are addressed in a separate non-EIA FEI.



INTRODUCTION

- 11 This report has been prepared by Fair Oaks Renewable Energy Park Ltd (the Applicant) and Engena Limited (the Agent), in relation to the Fair Oaks Renewable Energy Park (the Proposed Development) (application reference 23/00254/FUL).
- 12 Following the submission of the application (reference 23/00254/FUL) in February 2023 (the Application), the Applicant has volunteered to submit this Further Environmental Information (FEI) report. It has been prepared to outline and consider changes to the

Proposed Development following an independent landscape and visual impact review prepared for Rushcliffe Borough Council (RBC) by Wynne-williams Associates dated April 2023 (the Landscape and Visual Impact Assessment (LVIA) review). Following comments made by the Environment Agency dated March 2023, updated flood risk modelling was undertaken to quantify risk to sensitive infrastructure to 2080.

- 13 A request for further information has not been made by Rushcliffe Borough Council (RBC) under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the EIA Regulations). Accordingly, the publication and consultation requirements under Regulation 25 of the EIA Regulation do not take effect.

- 14 This report relates to information which was submitted as part of the scope of the Environmental Statement (ES), namely:

- Landscape and Visual Impact Assessment;
- Ecology; and

- Agricultural Land Classification – note this was not scoped in for assessment, however was considered in detail within Chapter 4 – Existing Conditions of the ES.

- 15 This FEI does not seek to replace the previously submitted information for these environmental disciplines, rather to confirm the validity of extant information in light of the changes to the Proposed Development.

- 16 This report identifies the reason for, and changes to the Proposed Development and goes on to outline whether and/or how this change affects previously submitted material within the ES.

- 17 Assessments undertaken outside of the Environmental Impact Assessment scope are addressed under a separate Non-EIA FEI.



REASON FOR, AND CHANGES TO THE PROPOSED DEVELOPMENT

- 18 The original description of the Proposed Development can be found within the reports outlined above and in the submitted Planning Statement with the layout of the site provided as **Figure 1.2 - Proposed Site Layout**.
- 19 The LVIA review was submitted in April 2023, and specifically relates to the submitted LVIA included as part of the Environmental Statement (ES) (**Chapter 9**). However, it recommended a change to the site layout:

20 *"It is my opinion that the proposed solar farm should be offset by an additional 150m away from the southern and eastern corner of the site to further mitigate predicted effects on people using adjacent footpaths."*

Subsequently, the Applicant, their Landscape and Visual Impact consultant, RBC and author of the LVIA review held a virtual meeting to discuss the changes. The Applicant tabled a proposed set back distance of 100m from the public rights of way (PRoW), after which it was acknowledged by the author of the LVIA review that the proposed 150m was not an explicit recommendation, and that it would be for the Applicant to justify what was considered a proportionate setback distance.

21 Accordingly, based on the findings of the LVIA, the Applicant now proposes to remove land from the development to achieve a minimum 100m separation between PRoWs 5 and 8 and the extent of solar panel development in the south eastern corner of the Proposed Development site.

22 To allow the land removed from development to be continued to be farmed in line with current agricultural

practises, in some areas, larger separations have been adopted with straight edges to the development retained to allow practical use of the land by farm machinery.

23 A section of the proposed perimeter security fence has been re-aligned around the modified footprint of the solar PV arrays so that the fence will be at least 95m from the public footpaths along the southern and eastern boundaries of the site.

24 Proposed hedgerows will be planted just outside the re-aligned perimeter fence. These will remain for the duration of the operational phase (40 years from the date of export of electricity to the grid) and will then, to allow continued agricultural use of the land, be removed during the decommissioning phase. All the proposed boundary hedgerows to be planted along the site boundaries just outside the proposed perimeter fence (as shown in the Outline Landscape and Biodiversity Mitigation and Enhancement Plan (oLBMEP) as amended FEI Figure 5) will remain after the development is decommissioned.

25 Overall, this results in the removal of 6.4 ha of land from solar development (8 ha of farmland including land between the security fence and the

field boundary), with land reverted to continued agricultural use as currently exists.

- 26 The calculation of homes supplied (11 200) stands as the calculation relates to the export capacity of 49.9MW which does not alter.
- 27 The submitted Application Boundary is retained. A detailed description of the update proposal are provided from paragraph 21 on page 4
- 28 **FEI Figure 1** shows the footpath separation distances obtained by reducing the extent of solar panel development, and **FEI Figure 2** shows the updated site layout plan.

Updated Proposal

- 29 The aspects of the submitted scheme that have now changed in the updated proposal are as follows:
 - To achieve a buffer and a greater sense of openness between the proposed development and the public footpaths along the southern and eastern boundaries of the site:
 - The area of the site occupied by the proposed solar PV arrays

has been reduced from 30 ha to 27.9 ha, by the removal of solar panels from an L-shaped area along the southern and eastern boundaries of the site. Consequently, there will be at least 100m between the solar panels and the public footpaths along the southern and eastern boundaries of the site.

- A section of the proposed perimeter security fence has been re-aligned around the modified footprint of the solar PV arrays so that the fence will be at least 95m from the public footpaths along the southern and eastern boundaries of the site.
- Proposed hedgerows will be planted just outside the re-aligned perimeter fence. These will remain for the duration of the operational phase (40 years from the date of export of electricity to the grid) and will then, to allow continued agricultural use of the land, be removed during the decommissioning phase. All the proposed boundary hedgerows to be planted along

the site boundaries just outside the proposed perimeter fence (as shown in the Outline Landscape and Biodiversity Mitigation and Enhancement Plan (oLBMEP) as amended) will remain after the development is decommissioned.

- The 8 ha of arable farmland on the southern and eastern boundaries of the site (between the proposed hedgerows and the application boundary) will remain in agricultural use throughout the lifetime of the proposed development.
- A proposed copse of native trees shown in the southwest corner of the site on the oLBMEP for the submitted scheme has been removed from the amended oLBMEP to retain the sense of openness from the nearby footpath.
- In response to the 2080 flood risk assessment the heights of transformer units 1 – 6 in the centre of the site will increase as follows:
 - Transformer 1 – height above ground level = 3.79m agl (an increase of 0.03m);

- Transformer 2 – height above ground level = 3.73m agl (an increase of 0.03m);
- Transformer 3 – height above ground level = 3.66m agl (an increase of 0.02m);
- Transformer 4 – height above ground level = 3.57m agl (an increase of 0.02m);
- Transformer 5 – height above ground level = 3.51m agl (an increase of 0.61m); and
- Transformer 6 – height above ground level = 3.54m agl (an increase of 0.64m).
- It has not been necessary to change the heights of the solar panels (maximum 3m agl) as these will be at least 0.3m above the 2080 predicted flood levels, nor the heights of the substation and BESS infrastructure (maximum 6.285m agl to the top of the busbars) as the compound will be outside the flood zone (see the Flood Risk Technical Note, RAB April 2023).



LANDSCAPE AND VISUAL IMPACT

- 30 This section of the FEI (the “FEI LVIA”) sets out the effects of the proposed amendments to the Fair Oaks Renewable Energy Park (the “updated proposal”) on the landscape and visual amenity of the site and surrounding area, noting where the effects presented in the Landscape and Visual Impact Assessment in the Environmental Statement (the “ES LVIA”) for the submitted scheme still apply or are modified by this updated assessment.

Consultations and Scope of this FEI LVIA

- 31 Further to the Pre-Application Consultations described in the ES LVIA, and the further consultations with the Planning and Landscape Consultants working on behalf of Rushcliffe Borough Council, this FEI LVIA provides:
- Updates to the ES LVIA (**ES Chapter 9**) to take account of the updated proposal.
 - A viewpoint analysis of the updated proposal at a viewpoint in Rushcliffe Country Park (referred to as Viewpoint 10 below).
 - An assessment of the effects of the updated proposal on the character of the site landscape.

Method of Assessment, Legislation, Policy and Guidance

- 32 There have not been any changes to legislation, policy or guidance for LVIAs, so all of the information presented in the Method of Assessment and in the Legislation, Policy and Guidance sections in the LVIA remain valid.

Landscape and Visual Baseline

- 33 There have not been any changes to current landscape and visual baseline conditions, so all of the information presented in the Landscape and Visual Baseline section of the LVIA remains valid.

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Visibility Analysis

- 34 A Zone of Theoretical Visibility (ZTV) of the solar PV arrays for the submitted scheme was provided in ES **Figure 9.4a**. As the site is located on flat terrain surrounded by hills, removing the solar PV arrays along the southern and eastern boundaries of the site is unlikely to make a significant difference to the extent of the ZTV shown in ES **Figure 9.4a**, so the ZTV has not been re-generated.

- 35 As noted in the ES LVIA (para 9.138), *“these theoretical areas of visibility are more extensive than the actual areas of visibility for the proposed development would be, as views from much of these zones would be screened by intervening buildings, hedgerows and woodlands. Overtime, further screening would be*

afforded by the new planting proposed as part of the Outline LBMEP as this establishes and matures.”

- 36 Further to this, it should be noted that, with regards to the Percentage Theoretical Visibility of the Panels shown on the ZTV in ES **Figure 9.4a** (10%, 10 – 25%, 25 – 50%, etc), the analysis assumes that the panels are transparent (which they are not). In reality, when viewed at ground level, the nearest panels would screen views of panels further away. Consequently, the percentage visibility of the panels on the site and over most of the flat terrain within the study area would be a much lower than suggested by the ZTV in ES **Figure 9.4a**.

- 37 No changes to the Substation and BESS Infrastructure are proposed so the ZTV in ES **Figure 9.4b** still applies, together with the comments regarding screening by surface features explained in the ES LVIA (para 9.140).

Viewpoint Appraisal

- 38 **Table 1 - Viewpoint Appraisal** describes whether the removal of the solar PV arrays and the additional heights of transformer units 1 – 6 would be noticeable from each of the 9 viewpoints assessed in the

Viewpoint Analysis in the ES LVIA and the additional viewpoint, Viewpoint 10, in Rushcliffe Country Park.

- 39 As illustrated by the viewpoint appraisal in Table 1 above, removing the solar PV arrays from along the southern and eastern boundaries of the site would be noticeable in views from the footpaths close to the southern and eastern boundaries of the site and, to a lesser extent, in views from the more elevated but distant locations in the study area. It would also increase the distance to the solar panels in views from the west, southwest, south, southeast and east of the site and would decrease the horizontal field of view (HFoV) occupied by the solar PV panels in most views of the proposed development.

- 40 Transformer units 1 – 6 would now be slightly taller than the solar panels (by less than 1m). However, these are located within the centre of the site and, as illustrated in the viewpoint appraisal in Table 1 above, they would be screened by the surrounding solar PV panels in views from close to the site and barely noticeable amongst the solar PV arrays in views from the more elevated but distant locations.

- 41 An updated viewpoint-analysis has been undertaken for Viewpoints 1 and 2, where the removal of these solar PV arrays would result in a reduction in the magnitude of change, sufficient to reduce the overall effects on landscape character and/or views in these locations and also for Viewpoint 10, the new viewpoint. This updated analysis is described below, summarised in Tables 2 and 3 (below) and illustrated in Plate 1 (below) and in the updated visualisations for Viewpoints 1 and 2 (FEI Figures 3 and FEI Figure 4).

Table 1 - Viewpoint Appraisal - Consequences of Removing Solar PV Panels Along the Southern and Eastern Boundaries of the Site

Viewpoint Data:					Landscape Unit:	Visual Receptors:	Updated Proposal
No	Location	Easting Northing	Elevation (mAOD)	Distance/ Direction from Site	RLCS/DPZ	Receptor Types	Visible Changes to Views
					Planning Designations		
1	Footpath on north-eastern boundary of site	455941 330930	32.8 m AOD	0.11km/ SE	South Nottinghamshire Farmland RLCA/ SN02: Ruddington Alluvial Fringe Greenbelt, GI corridor	Walkers	The perimeter fence would be 108m from this viewpoint (compared with 13m for the submitted scheme) and the solar PV panels would be 113m from this viewpoint (compared with 18m for the submitted scheme) and the updated proposal would occupy a smaller HFoV (150° instead of 224°). Transformer units 1 – 6 would be screened by the intervening solar panels. See Viewpoint Analysis and Tables 2 and 3 below.
2	Footpath along Fairham Brook	455470 330580	32.4 m AOD	0.14km/ S	South Nottinghamshire Farmland RLCA/ SN02: Ruddington Alluvial Fringe Greenbelt, GI corridor	Walkers	The perimeter fence would be 140m from this viewpoint (compared with 45m for the submitted scheme) and the solar PV panels would be 145m from this viewpoint (compared with 50m for the submitted scheme) and the updated proposal would occupy a smaller HFoV (102° instead of 117°). Transformer units 1 – 6 would be screened by the intervening solar panels. See Viewpoint Analysis and Tables 2 and 3 below.

FAIR OAKS RENEWABLE ENERGY PARK

Viewpoint Data:					Landscape Unit:	Visual Receptors:	Updated Proposal
No	Location	Easting Northing	Elevation (mAOD)	Distance/ Direction from Site	RLCS/DPZ	Receptor Types	Visible Changes to Views
					Planning Designations		
3	Footpath east of site on Bunny Moor	456579 330339	34.5 m AOD	0.78km/ SE	South Nottinghamshire Farmland RLCA/ SN02: Ruddington Alluvial Fringe Greenbelt, GI corridor	Walkers	<p>The perimeter fence and solar PV panels would be further from this viewpoint and would occupy a slightly smaller HFoV (compared with the submitted scheme).</p> <p>Transformer units 1 – 6 would be screened by the intervening solar panels. The perimeter fence and solar PV arrays would be partially screened by intervening vegetation. The effects of the construction, operational and decommissioning phases on landscape character and views would remain as assessed in the ES LVIA and, therefore, have not been reassessed in this FEI LVIA.</p>
4	Footpath off Asher Lane	456379 332130	40.0m AOD	0.81km/ NE	South Nottinghamshire Farmland RLCA/ SN02: Ruddington Alluvial Fringe/ SN04: Cotgrave and Tollerton Village Farmlands Greenbelt, Urban Fringe Enhancement Area, GI corridor	Walkers	<p>The perimeter fence and solar PV arrays would occupy a slightly smaller HFoV but, as this viewpoint is to the northeast of the site, the distances to the nearest perimeter fence and solar panels would not change (compared with the submitted scheme). Transformer units 1 – 6 would be screened by the intervening solar panels. The perimeter fence and solar PV arrays would be partially screened by intervening vegetation.</p> <p>The effects of the construction, operational and decommissioning phases on landscape character and views would remain as assessed in the ES LVIA and, therefore, have not been reassessed in this FEI LVIA.</p>

Viewpoint Data:					Landscape Unit:	Visual Receptors:	Updated Proposal
No	Location	Easting Northing	Elevation (mAOD)	Distance/ Direction from Site	RLCS/DPZ	Receptor Types	Visible Changes to Views
					Planning Designations		
5	Footpath on edge of Fairham Pasture site	454300 332069	33.0m AOD	0.91km/ NW	South Nottinghamshire Farmland RLCA/ SN02: Ruddington Alluvial Fringe Greenbelt, Urban Fringe Enhancement Area	Walkers	The perimeter fence and solar PV arrays would occupy a very slightly smaller HFoV but, as this viewpoint is to the northwest of the site, the distances to the nearest perimeter fence and solar panels would not change (compared with the submitted scheme). Transformer units 1 – 6 would be screened by the intervening solar panels. The effects of the construction, operational and decommissioning phases on landscape character and views would remain as assessed in the ES LVIA and, therefore, have not been reassessed in this FEI LVIA.
6	Footpath east of Gotham	454422 330447	32.3m AOD	1.10km/ SW	South Nottinghamshire Farmland RLCA/ SN02: Ruddington Alluvial Fringe Greenbelt	Walkers	The perimeter fence and solar PV arrays would occupy a very slightly smaller HFoV but the distances to the nearest perimeter fence and solar panels would not change (compared with the submitted scheme). Transformer units 1 – 6 would be screened by the intervening solar panels. The effects of the construction, operational and decommissioning phases on landscape character and views would remain as assessed in the ES LVIA and, therefore, have not been reassessed in this FEI LVIA.

Viewpoint Data:					Landscape Unit:	Visual Receptors:	Updated Proposal
No	Location	Easting Northing	Elevation (mAOD)	Distance/ Direction from Site	RLCS/DPZ	Receptor Types	Visible Changes to Views
					Planning Designations		
7	Round Spinney Nature Reserve on Gotham Hill	453059 330863	82.4m AOD	2.15 km/ WSW	Nottinghamshire Wolds RLCA / NW01: Gotham and West Leake Wooded Hills and Scarps Greenbelt	Walkers, cyclists, equestrians	The perimeter fence and solar PV arrays would occupy a very slightly smaller HFoV but the distances to the nearest perimeter fence and solar panels would not change (compared with the submitted scheme). Transformer units 1 – 6 would be in the centre of the site surrounded by solar panels and barely noticeable from this more elevated location. The effects of the construction, operational and decommissioning phases on landscape character and views would remain as assessed in the ES LVIA and, therefore, have not been reassessed in this FEI LVIA.
8	Gotham Ride/ Bridleway on Court Hill	453504 328712	92.3m AOD	2.85 km/ SW	Nottinghamshire Wolds RLCA/ NW01: Gotham and West Leake Wooded Hills and Scarps Greenbelt	Walkers, cyclists, equestrians	The perimeter fence and solar PV panels would be further from this viewpoint and would occupy a slightly smaller HFoV (compared with the submitted scheme). Transformer units 1 – 6 would be in the centre of the site surrounded by solar panels and not noticeable from this elevated location. The effects of the construction, operational and decommissioning phases on landscape character and views would remain as assessed in the ES LVIA and, therefore, have not been reassessed in this FEI LVIA.

Viewpoint Data:					Landscape Unit:	Visual Receptors:	Updated Proposal
No	Location	Easting Northing	Elevation (mAOD)	Distance/ Direction from Site	RLCS/DPZ	Receptor Types	Visible Changes to Views
					Planning Designations		
9	Midshires Way / Restricted Byway on Lantern Lane at field entrance	456177 327903	94.3m AOD	2.83 km/ SSE	Nottinghamshire Wolds RLCA/ NW01: Gotham and West Leake Wooded Hills and Scarps Greenbelt	Walkers, cyclists, equestrians	The perimeter fence and solar PV panels would be further from this viewpoint and would occupy a very slightly smaller HFoV (compared with the submitted scheme). Transformer units 1 – 6 would be in the centre of the site surrounded by solar panels and not noticeable from this elevated location. The effects of the construction, operational and decommissioning phases on landscape character and views would remain as assessed in the ES LVIA and, therefore, have not been reassessed in this FEI LVIA.
10	Footpath within Rushcliffe Country Park	456850 331900	39mAOD	1.20km ENE	South Nottinghamshire Farmland RLCA/ SN04: Cotgrave and Tollerton Village Farmlands	Walkers	The perimeter fence and solar PV panels would be further from this viewpoint and would occupy a very slightly smaller HFoV (compared with the submitted scheme). Transformer units 1 – 6 would be in the centre of the site and, although they would be slightly above the surrounding solar panels, they would be barely noticeable from this location. See Viewpoint Analysis and Tables 2 and 3 below.

Viewpoint Analysis

Viewpoint 1: Footpath on northeastern boundary of site

42 The updates to paragraphs in the viewpoint analysis for Viewpoint 1 in the ES LVIA would be as follows:

9.149 Predicted view: as illustrated in FEI Figure 3, the solar PV arrays would be visible just beyond the perimeter fence, occupying approximately 150° of the view. Transformer units 1 – 6 would be screened by the intervening solar PV panels. The substation and BESS infrastructure would be largely screened by the solar PV panels with just the rooves of the substation and control building, the busbars and the tops of the battery storage containers and transformer visible over the panels from this location.

EFFECTS ON LANDSCAPE CHARACTER

9.152 Magnitude of change in landscape character that would arise as a consequence of the proposed updated development would be as follows:

- During construction phase: substantial/moderate adverse change due to the construction

works being undertaken on the site, arising mainly from the erection of the perimeter fencing, installation of the solar PV array supports and panels, and construction vehicle movements on the site.

- During operational phase (years 1 - 5): substantial/moderate adverse change due to the addition of the perimeter fence and solar PV panels, and the upper parts of the substation and BESS infrastructure into the nearby landscape but with the fore-ground landscape unchanged.
- After establishment of the measures in the Outline LBMEP (year 5 onwards): moderate adverse change as the site boundary hedgerows would be establishing and would begin to screen the fence and solar PV panels, and the upper parts of the substation and BESS infrastructure from this location. The fore-ground landscape would still be visible, and the open character of the surrounding landscape would be retained.
- During decommissioning: negligible change due to the decommissioning works being largely screened by the

established boundary vegetation. The perimeter fence and hedgerow along the eastern and southern boundaries of the solar PV arrays would be removed at the end of the decommissioning phase once the other decommissioning works on the site have been completed.

9.153 Overall effects on landscape character during construction: as described in ES LVIA.

9.154 Overall effects on landscape character during operation (years 1 – 5): Moderate+ adverse effect (medium sensitivity resource and a substantial/moderate adverse magnitude of change). These adverse effects on landscape character would be direct, individual, medium-term/temporary, reversible and significant.

9.155 Overall effects on landscape character during operation (year 5 onwards): Moderate adverse effect (medium sensitivity resource and a moderate adverse magnitude of change). These adverse effects on landscape character would be direct, individual, long-term/temporary, reversible and not significant.

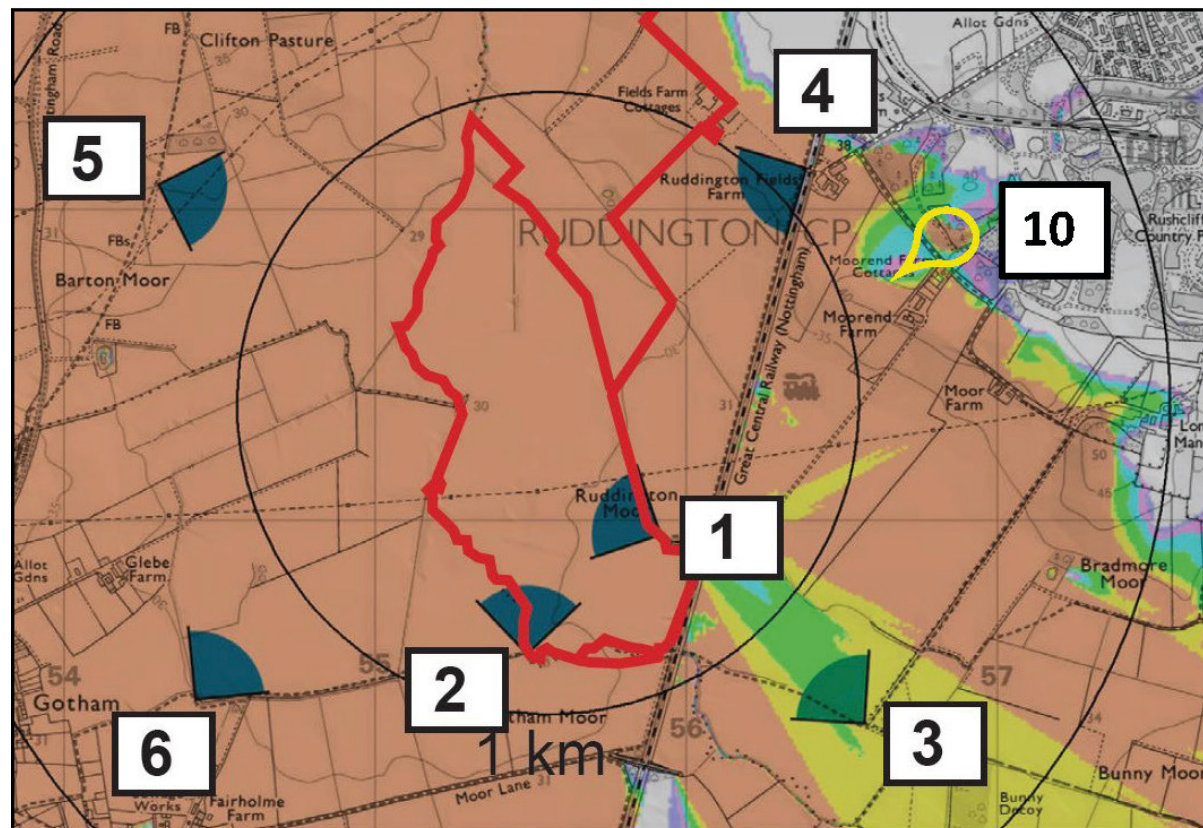
9.156 Overall effects on landscape character during decommissioning: as described in ES LVIA.

EFFECTS ON VIEWS

Plate 1 - Extract from ES Figure 9.4a showing location of Viewpoint 10

9.161 Magnitude of change in the view for receptors that would arise as a consequence of the proposed updated development would be as follows:

- During construction phase: substantial/moderate adverse change due to the construction works being undertaken on the site, arising mainly from the erection of the perimeter fencing, installation of the solar PV array supports and panels, and construction vehicle movements which would be visible on the site.
- During operational phase (years 1 - 5): substantial/moderate adverse change due to the addition of the perimeter fence and solar PV panels, and the upper parts of the substation and BESS infrastructure into this view. The updated development would be seen against the lower slopes of the surrounding hills but would not obscure the long-distance views of the hills and the fore-ground landscape would still be visible and part of the view.



- After establishment of the measures in the Outline LBMEP (year 5 onwards): moderate adverse change as the site boundary hedgerows would be establishing and would begin

to screen the fence and solar PV panels, and the upper parts of the substation and BESS infrastructure from this location. The fore-ground landscape would still be visible, the long-distance

views of the hills would remain and the open character of the view would be retained.

- During decommissioning: negligible change due to the decommissioning works being largely screened by the established boundary vegetation.

9.162 Overall effects on the view for walkers during construction: as described in ES LVIA.

9.163 Overall effects on the view for walkers during operation (years 1 – 5): Major/moderate adverse effect (high/medium sensitivity receptors and a substantial/moderate adverse magnitude of change). These adverse effects on the view would be direct, individual, medium-term/temporary and significant.

9.164 Overall effects on the view for walkers during operation (year 5 onwards): Moderate+ adverse effect (high/medium sensitivity receptor and a moderate adverse magnitude of change). These adverse effects on views would be direct, individual, long-term/ temporary, reversible and significant.

9.165 Overall effects on the view for walkers during decommissioning: as described in ES LVIA.

Viewpoint 2: Footpath along Fairham Brook

43 The updates to paragraphs in the viewpoint analysis for Viewpoint 2 in the ES LVIA would be as follows:

9.168 Predicted view: as illustrated in Figure 9.5.2 of ES Volume 4, the solar PV arrays would be clearly visible just beyond the perimeter fence on the other side of the Brook, occupying approximately 102° of the view. The substation and BESS infrastructure would be entirely screened by the solar PV panels from this location.

EFFECTS ON LANDSCAPE CHARACTER

9.171 Magnitude of change in landscape character that would arise as a consequence of the proposed updated development would be as follows:

- During construction phase: substantial/moderate adverse change due to the construction works being undertaken on the site, arising mainly from the erection of

the perimeter fencing, installation of the solar PV array supports and panels, and construction vehicle movements on the site.

- During operational phase (years 1 - 5): substantial/moderate adverse change due to the addition of the perimeter fence and solar PV panels into the nearby landscape beyond the fore-ground landscape which would remain unchanged.
- After establishment of the measures in the Outline LBMEP (year 5 onwards): moderate adverse change as the hedgerow around the southwest corner of the site would be establishing and would begin to screen the perimeter fence and solar PV panels in this corner of the site, the fore-ground landscape would still be visible and, although the perimeter fence and solar panels further northwards along the western boundary would be visible, the open character of the landscape immediately surrounding this viewpoint would be retained.
- During decommissioning: slight change as the decommissioning

works in the closest part of the site would be screened by the established hedgerow but other decommissioning works further along the western boundary of the site would be visible. The perimeter fence and hedgerow would be removed at the end of the decommissioning phase once the other decommissioning works on the site have been completed.

9.172 Overall effects on the view for walkers during construction: as described in ES LVIA.

9.173 Overall effects on landscape character during operation (years 1 – 5): Moderate+ adverse effect (medium sensitivity resource and a substantial/moderate adverse magnitude of change). These adverse effects on landscape character would be direct, individual, medium-term/temporary, reversible and significant.

9.174 Overall effects on landscape character during operation (year 5 onwards): Moderate adverse effect (medium sensitivity resource and a moderate adverse magnitude of change). These adverse effects on landscape character would be direct,

individual, long-term/temporary, reversible and not significant.

9.175 Overall effects on landscape character during decommissioning: as described in ES LVIA.

EFFECTS ON VIEWS

9.180 Magnitude of change in the view for receptors that would arise as a consequence of the proposed updated development would be as follows:

- During construction phase: substantial/moderate adverse change due to the construction works being undertaken on the site, arising mainly from the erection of the perimeter fencing, installation of the solar PV array supports and panels, and construction vehicle movements on the site.
- During operational phase (years 1 - 5): substantial/moderate adverse change due to the addition of the perimeter fence and solar PV panels into this view. The updated development would be seen against the lower slopes of the surrounding hills but would not obscure the long-distance views of the hills and the fore-

ground landscape would remain unchanged.

- After establishment of the measures in the Outline LBMEP (year 5 onwards): moderate adverse change as the new hedgerows in the southwest corner of the site would be establishing and would begin to screen the fence and solar PV panels in this corner of the site. The perimeter fence and solar panels further along the western boundary would be visible but the fore-ground landscape would remain, the long-distance views of the hills would remain and the open character of the view would be retained.
- During decommissioning: slight change as the decommissioning works in the closest part of the site would be screened by the established hedgerow but other decommissioning works further along the western boundary of the site would be visible. The perimeter fence and hedgerow would be removed at the end of the decommissioning phase once

the other decommissioning works on the site have been completed.

9.181 Overall effects on the view for walkers during construction: as described in ES LVIA.

9.182 Overall effects on the view for walkers during operation (years 1 – 5): Major/moderate adverse effect (high/medium sensitivity receptors and a substantial/moderate adverse magnitude of change). These adverse effects on the view would be direct, individual, medium-term/temporary and significant.

9.183 Overall effects on the view for walkers during operation (year 5 onwards): Moderate+ adverse effect (high/medium sensitivity receptor and a moderate adverse magnitude of change). These adverse effects on views would be direct, individual, long-term/ temporary, reversible and significant.

9.184 Overall effects on the view for walkers during decommissioning: as described in ES LVIA.

Viewpoint 10: Footpath within Rushcliffe Country Park

44 Location: this viewpoint is on a circular footpath route within Rushcliffe Country Park near some benches. It represents a 300m section of the route where it emerges from woodland and provides a relatively open view towards the northwest, west and southwest. The footpath is accessible to the public but not part of any long distance or local walking routes within the study area. It is 1.2km to the site perimeter fence and east-northeast of the site centre (see Plate 1).

45 Existing view: the foreground is currently open grassland with mature hedgerows with hedgerow trees along a green lane that marks the boundary of the park. In the middle ground are arable fields bounded by intermittent hedgerows and occasional hedgerow trees and the heritage railway (in cutting and not visible but marked by the avenue of oak trees). Beyond this are more arable fields and then the site, crossed by the line of pylons. There are also views of the West Leake Hills to the southwest, Gotham Hill to the west and Brands Hill to the northwest.

46 Predicted view: the solar PV arrays would be visible beyond and partially screened by the intervening vegetation, occupying approximately 65° of the view. The substation and BESS infrastructure would also be visible from this location.

EFFECTS ON LANDSCAPE CHARACTER

Landscape character area (DPZ): SN04: Cotgrave and Tollerton Village Farmlands.

47 Landscape sensitivity: Medium. SN04 is a landscape of local value and moderate susceptibility to this type of development (see Table 9.5 in the ES LVIA).

48 Magnitude of change in landscape character that would arise as a consequence of the proposed updated development would be as follows:

- During construction phase: moderate/slight adverse change due to the construction works being undertaken on the site, arising mainly from the erection of the perimeter fencing, installation of the solar PV array supports and panels and the substation and BESS infrastructure, and

<p>construction vehicle movements on the site, which would be in the landscape in the middle distance but partially screened by the intervening hedgerows and trees.</p>		<p>the decommissioning works being largely screened by the established boundary vegetation.</p>		<p>Overall effects on landscape character during construction: Moderate/minor+ adverse effect (medium sensitivity resource and a moderate/slight adverse magnitude of change). These adverse effects on landscape character would be direct, individual, short-term/temporary, reversible and not significant.</p>
<ul style="list-style-type: none"> During operational phase (years 1 - 5): moderate/slight adverse change due to the addition of the perimeter fence, solar PV panels, and the upper parts of the substation and BESS infrastructure into the landscape in the middle distance, which would be partially screened by the intervening hedgerows and trees. 	49	<p>Overall effects on landscape character during construction: Moderate/minor+ adverse effect (medium sensitivity resource and a moderate/slight adverse magnitude of change). These adverse effects on landscape character would be direct, individual, short-term/temporary, reversible and not significant.</p>		<p>Overall effects on landscape character during decommissioning: Minor adverse effect (medium sensitivity resource and a negligible adverse magnitude of change). These adverse effects on landscape character would be direct, individual, short-term/temporary, reversible and not significant.</p>
<ul style="list-style-type: none"> After establishment of the measures in the Outline LBMEP (year 5 onwards): slight adverse change as the site boundary hedgerows with hedgerow trees along the northeastern boundary of the site would be establishing and would progressively screen the fence, solar PV panels, and the substation and BESS infrastructure from this location and would be low down in the landscape so would not screen the views of the hills. 	50	<p>Overall effects on landscape character during operation (years 1 – 5): Moderate/minor+ adverse effect (medium sensitivity resource and a moderate/slight adverse magnitude of change). These adverse effects on landscape character would be direct, individual, medium-term/temporary, reversible and not significant.</p>	53	<p>Location value: Community (as this is a public footpath through a Country Park used by the local community).</p>
<ul style="list-style-type: none"> During decommissioning: negligible change due to 	51	<p>Overall effects on landscape character during operation (year 5 onwards): Moderate/minor adverse effect (medium sensitivity resource and a slight adverse magnitude of change). These adverse effects on landscape character would be direct, individual, long-term/temporary, reversible and not significant.</p>	54	<p>Receptor susceptibility: Walkers: Susceptible (as they would be moving slowly, would be exposed to the change in the view for short periods when travelling along this footpath, could experience the view frequently and where the focus of their view could be both in the direction of travel and also across the landscape towards the proposed development).</p>
			55	<p>Receptor sensitivity: Walkers: High/medium sensitivity (as they would be in a location with local community value and would be susceptible to change).</p>

EFFECTS ON VIEWS

Visual receptors: walkers.

56	<p>Magnitude of change in the view for receptors that would arise as a consequence of the proposed updated development would be as follows:</p> <ul style="list-style-type: none"> During construction phase: moderate/slight adverse change due to the construction works being undertaken on the site, arising mainly from the erection of the perimeter fencing, installation of the solar PV array supports and panels and the substation and BESS infrastructure, and construction vehicle movements on the site, which would be in the middle distance but partially screened by the intervening hedgerows and trees. During operational phase (years 1 - 5): moderate/slight adverse change due to the addition of the perimeter fence, solar PV panels, and the upper parts of the substation and BESS infrastructure into the landscape in the middle distance, which would be largely screened by the intervening hedgerows and trees. After establishment of the measures in the Outline LBMEP (year 5 onwards): slight adverse 	<p>change as the site boundary hedgerows with hedgerow trees along the northeastern boundary would be establishing and would progressively screen the fence, solar PV panels, and the substation and BESS infrastructure from this location and would be low down in the landscape so would not screen the views of the hills.</p> <ul style="list-style-type: none"> During decommissioning: negligible change due to the decommissioning works being largely screened by the established boundary vegetation. 	<p>would be direct, individual, medium-term/temporary and not significant.</p>
		<p>59 Overall effects on the view for walkers during operation (year 5 onwards): Moderate/minor+ adverse effect (high/medium sensitivity receptor and a slight adverse magnitude of change). These adverse effects on views would be direct, individual, long-term/temporary, reversible and not significant.</p>	
		<p>60 Overall effects on the view for walkers during decommissioning: Minor+ adverse effect (high/medium sensitivity resource and a negligible adverse magnitude of change). These adverse effects on views would be direct, individual, short-term/temporary, reversible and not significant.</p>	
	<p>57 Overall effects on the view for walkers during construction: Moderate adverse effect (high/medium sensitivity receptors and a moderate/slight adverse magnitude of change). These adverse effects on the view would be direct, individual, short-term/temporary, reversible and not significant.</p>		
	<p>58 Overall effects on the view for walkers during operation (years 1 – 5): Moderate adverse effect (high/medium sensitivity receptors and a moderate/slight adverse magnitude of change). These adverse effects on the view</p>		

Table 2 - Viewpoint Analysis – Summary of Effects on Landscape Character (together with former assessment in faint text)

Viewpoint Data:				Landscape Unit:		Effects on Landscape Character			
No	Location	Easting Northing	Distance/ Direction from Site	DPZ	Sensitivity	Construction Phase (9 months)	Operational Phase (1 – 5 years)	Operational Phase (5 – 40 Years)	Decommissioning Phase (9 months)
1	Footpath on north-eastern boundary of site	455941 330930	0.11km/ SE	SN02: Ruddington Alluvial Fringe	Medium	Moderate + adverse (formerly Major/ moderate adverse) (short-term)	Moderate + adverse (formerly Major/ moderate+ adverse) (medium-term)	Moderate adverse (formerly Major/ moderate adverse) (long-term)	Minor adverse (formerly Minor+ adverse) (short-term)
2	Footpath along Fairham Brook	455470 330580	0.14km/ S	SN02: Ruddington Alluvial Fringe	Medium	Moderate + adverse (formerly Major/ moderate adverse) (short-term)	Moderate + adverse (formerly Major/ moderate+ adverse) (medium-term)	Moderate adverse (formerly Major/ moderate adverse) (long-term)	Moderate/ Minor adverse (formerly Moderate/ minor+ adverse) (short-term)
10	Footpath within Rushcliffe Country Park	456850 331900	1.20km/ ENE	SN04: Cotgrave and Tollerton Village Farmlands	Medium	Moderate/ minor + adverse (short-term)	Moderate/minor + adverse (medium-term)	Moderate/ minor adverse (long-term)	Minor adverse (short-term)

Table 3 - Viewpoint Analysis - Summary of Effects on Views (together with former assessment in feint text)

Viewpoint Data:				Visual Receptors		Effects on Views			
No	Location	Easting Northing	Distance/ Direction from Site	Receptor Types	Sensitivity	Construction Phase (9 months)	Operational Phase (1 – 5 years)	Operational Phase (5 – 40 Years)	Decommissioning Phase (9 months)
1	Footpath on north-eastern boundary of site	455941 330930	0.11km/ SE	Walkers	High/ medium	Major/moderate adverse (formerly Major/ moderate adverse) (short-term)	Major/moderate adverse (formerly Major/ moderate+ adverse) (medium-term)	Moderate+ adverse (formerly Major/ moderate adverse) (long-term)	Minor + adverse (formerly Minor+ adverse) (short-term)
2	Footpath along Fairham Brook	455470 330580	0.14km/ S	Walkers	High/ medium	Major/moderate adverse (formerly Major/ moderate adverse) (short-term)	Major/moderate adverse (formerly Major/ moderate+ adverse) (medium-term)	Moderate+ adverse (formerly Major/ moderate adverse) (long-term)	Moderate/minor + adverse (formerly Moderate/ minor+ adverse (short-term)
10	Footpath within Rushcliffe Country Park	456850 331900	1.20km/ ENE	Walers	High/ medium	Moderate adverse (short-term)	Moderate adverse (medium-term)	Moderate/minor + adverse (long-term)	Moderate/ minor + adverse (short-term)

Assessment of Effects on Landscape Resources

Effects on the Landscape Fabric of the Site

- 61 The assessment of effects on the landscape fabric of the site would remain as described in the ES LVIA (albeit the development footprint within the site has reduced by 8 ha).

Effects on the Landscape Character of the Site

- 62 The site is located within SN02: Ruddington Alluvial Fringe (medium sensitivity). As noted in the ES LVIA (paras 9.323 – 9.229), there would be significant effects on the character of the site and surrounding landscape during the construction and operational phases. With regards to the decommissioning phase (para 9.330), the ES LVIA should have noted that there would also be significant effects on the character of the site landscape but not on the surrounding landscape.
- 63 With regards to the updated proposal, the effects on the landscape character of the site only would be as follows:

CONSTRUCTION PHASE

- 64 There would be some substantial adverse effects on the character of the site during the construction phase due to works being undertaken on the site, arising mainly from the erection of the perimeter fencing, installation of the solar PV array supports and panels, substation and BESS infrastructure and construction vehicle movements on the site.

- 65 Overall effects on landscape character during construction: Major/moderate adverse effect (medium sensitivity resource and a substantial adverse magnitude of change). These adverse effects on the landscape character of the site would be direct, individual, short-term/temporary, reversible and significant.

OPERATIONAL PHASE (YEARS 1 – 5)

- 66 There would be substantial adverse effects on the character of the site during the construction phase due to the presence of the perimeter fencing, solar PV arrays, substation and BESS infrastructure.
- 67 Overall effects on landscape character during operation (years 1 – 5): Major/

moderate adverse effect (medium sensitivity resource and a substantial adverse magnitude of change). These adverse effects on landscape character would be direct, individual, medium-term/temporary, reversible and significant.

OPERATIONAL PHASE (YEAR 5 ONWARDS)

- 68 There would be adverse effects on the character of the site during the construction phase due to the presence of the perimeter fencing, solar PV arrays, substation and BESS infrastructure offset to a degree by the new boundary hedgerows and hedgerow trees which would progressively establish around the development footprint, such that the magnitude of change would be substantial/moderate adverse.
- 69 Overall effects on landscape character during operation (year 5 onwards): Moderate+ adverse effect (medium sensitivity resource and a substantial/moderate adverse magnitude of change). These adverse effects on landscape character would be direct, individual, long-term/temporary, reversible and significant.

DECOMMISSIONING PHASE

- 70 There would be some substantial adverse effects on the character of the site during the construction phase due to works being undertaken on the site, arising mainly from the removal of the perimeter fencing, the solar PV array supports and panels, substation and BESS infrastructure and vehicle movements on the site.
- 71 Overall effects on landscape character during decommissioning: Major/moderate adverse effect (medium sensitivity resource and a substantial adverse magnitude of change). These adverse effects on the landscape character of the site would be direct, individual, short-term/temporary, reversible and significant.
- 72 At the end of the decommissioning phase, the site would be reinstated, with much of the boundary hedgerows and hedgerow trees retained such that, compared with the existing site landscape, there would be a Moderate/minor beneficial effect on landscape character (medium sensitivity resource and a slight beneficial magnitude of change). These beneficial effects on the landscape character of the site

would be direct, individual, long-term, permanent and not significant.

Effects on the Landscape Character of the Study Area

- 73 The assessment of effects on landscape character within the study area would remain as described in the ES LVIA.

Assessment of Effects on Visual Amenity

RESIDENTS

- 74 The assessment of effects on the visual amenity of residents within the study area would remain as described in the ES LVIA.

VISITORS

- 75 Para 9.348 in the ES LVIA would now read:
- 9.348 As shown on the ZTVs, views from Nottingham Transport Heritage Centre and Nottingham Heritage Railway, Ruddington Village Museum, the Framework Knitters' Museum and the human sundial in Ruddington would be screened by topography and

there would not be any effects on views and the visual amenity of visitors to these visitor attractions. With regards to Rushcliffe Country Park, there would be views of the construction, operational and decommissioning phases of the updated proposal from a 300m section of footpath around the southwestern outskirts of the Park. However, as illustrated by Viewpoint 10, these views would be partially screened by intervening vegetation (more so in summer than in winter) and will be progressively screened by the proposed planting around the boundaries of the site such that there would not be any significant effects on views and the visual amenity of visitors to the Park during the construction, operational and decommissioning phases.

CYCLISTS, EQUESTRIANS AND WALKERS

- 76 The assessment of effects on the visual amenity of cyclists, equestrians and walkers within the study area would remain as described in the ES LVIA, except the distance from Viewpoint 1 to the perimeter fence is now 108m (para 9.356).

77 Also, it should be noted that, although there would still be significant effects on users of footpaths Ruddington FP6 (alongside the railway line) and Gotham FP5 (from Gotham to the railway line) during the construction and operational phases (see the analysis of Viewpoints 1 and 2 above), the effects would be less and the existing sense of openness along these routes would be retained due to the buffer of agricultural land that will now be between the site and both of these routes.

MOTORISTS

78 The assessment of effects on the visual amenity of motorists within the study area would remain as described in the ES LVIA.

Assessment of Cumulative Effects

79 The assessments of cumulative effects with the two permitted solar farms in the study area (Gotham Moor and Sharpley Hill) and with the proposed Highfields Farm solar farm (now permitted) would remain as described in the ES LVIA. The planning application for the proposed Kingston Solar Farm has been refused and so, unless the application is re-

submitted or the refusal appealed, the assessment of cumulative effects with the proposed Kingston Solar Farm is not relevant to the consideration of this updated proposal.

Conclusions

80 The updated proposal would not result in any significant effects on landscape and visual amenity that would not have arisen as a consequence of the submitted scheme.

81 The updated proposal would provide a buffer of agricultural land between the solar PV arrays and the footpaths along the southern and eastern boundaries of the site. This has been achieved by removing solar panels from an L-shaped area (8 ha) along the southern and eastern boundaries and re-aligning the perimeter fence and boundary hedgerow around the modified development footprint. This would provide a wide (at least 100m) set back from the footpaths, would reduce the effects on landscape character, views and visual amenity and would help to retain a sense of openness for walkers along these routes.

82 An additional viewpoint within Rushcliffe Country Park (Viewpoint 10) has been analysed and, due to distance and partial screening, there would not be any significant effects on landscape character, views or visual amenity from this location.

83 There would be significant effects on the landscape character of the site during the construction, operational and decommissioning phases (compared with the current baseline). However, these effects would be slightly less extensive as the footprint of the development has been reduced and, in some of the closer views, such as at Viewpoints 1 and 2, the effects on landscape character, views and visual amenity would be less.

84 As with the submitted scheme, once the site is decommissioned and reinstated, there would be long-term beneficial effects on landscape character due to the retention of most of the boundary hedgerows and hedgerow trees planted and maintained as part of this proposed development



ECOLOGY

- 85 This section sets out the ecological effects of the proposed update to the Fair Oaks Renewable Energy Park, and specifically how these now differ from those presented in the Ecological Impact Assessment (EclA). The key difference relating to ecology from the submitted application is that the current proposal will retain 8 ha. of arable farmland on the eastern and southern edge of the site. This area is therefore no longer to be converted to biodiverse neutral grassland.

Baseline Conditions

- 86 There would be no change to current ecological baseline conditions, so all of the information presented on the baseline in the EclA (**ES Chapter 8**) still remains valid.

Changes to the Ecological Impact Assessment

- 87 In paragraph 8.63 of the EclA it is stated that the solar panels would cover about 30ha of the 84ha site. This area will now be reduced to 27.9 ha. of the site.

Table 4 - Fair Oaks Renewable Energy Park: Development Details and Habitats Affected

Description	Area/Length Affected (EIA)	Habitat Type	Area/Length Affected (Update)
Solar Panels	30.5ha.	Arable farmland	27.9ha
Construction compound temporary surfacing	0.08 ha.	Arable farmland	0.08 ha.
Substation and battery storage facility	1 ha.	Arable farmland	1 ha.
Transformers (ten)	0.014 ha.	Arable farmland	0.014 ha.
New access track (4m wide)	0.81 ha. (2.02 km)	Arable farmland	0.81 ha. (2.02 km)
Temporary site access (construction only)	0.62ha.	Arable farmland	0.62ha.

88 The other areas of habitat loss set out in paragraph 8.64 of the EclA would be unchanged, as there would be no change to the new access track requirement, the site compound or the battery storage facility.

89 Table 8.7 of the EclA set out the habitat losses that would occur as a result of the development. This Table has been reproduced below, with the addition of a final column that gives the habitat loss from the current updated proposal. The only difference from the original application would be a reduced loss of arable farmland.

90 An updated Figure 8.2 of the EclA is included as FEI Figure 6, showing the amended Phase 1 habitat map for the operational phase of the proposed development.

91 The new native woodland planting will also be reduced, as it will only be implemented in the north-west corner of the site, not in the south-west. There would be a reduction in the area of woodland planting from 0.45ha to 0.2ha.

92 Table 8.8 from the EclA set out the headline results from the BNG calculations. That Table is reproduced

below, with the addition of a column for the BNG for the updated proposal. The net gain from the original proposal was set out in paragraph 8.98 of the EclA: "Whilst there will be a small loss of arable farmland habitat to the development, the proposed enhancement measures set out above will deliver a clear net gain. There will be a net 75% gain in habitat units, from 165 to 288 Biodiversity Units. Hedgerow units will increase from 0 to 25 Units."

Changes to Biodiversity Net Gain (BNG)

93 Paragraph 8.88 of the EclA set out the target to enhance the 83ha of arable farmland within the site by converting it to biodiverse neutral grassland. This area will now be reduced by 8ha to 75ha.

94 The update will mean that 8ha. less arable farmland will be enhanced to grassland. As a result, the net gain will be reduced from 75% to 67%, with an increase of 110 biodiversity habitat units in comparison with the previous gain of 123 units.

95 The EclA paragraph 8.105 also requires updating, as the OLBMEP (FEI Figure 5) will now deliver a net gain of 110 habitat units (an increase of 67%) and 25 hedgerow units (there is no hedgerow in this area currently). This compares with a previous gain of 123 units, an increase of 75%.

Conclusions

96 It was concluded in the EIA (paragraph 8.106) that "overall, with the proposed mitigation in place, there would be no significant residual adverse ecological effects from the proposed Fair Oaks Renewable Energy Park." This conclusion would be unaffected by the update to the proposed scheme.

Table 5 - Biodiversity Net Gain Headline Results

	Type of biodiversity unit	EIA	Update
On-site Baseline	Habitat units	164.8	164.8
	Hedgerow units	0.00	0.00
	River units	50.83	50.83
On-site Post-intervention (Including habitat retention, creation & enhancement)	Habitat units	287.9	275.0
	Hedgerow units	24.6	24.6
	River units	50.83	50.83
On-site net % change (Including habitat retention, creation & enhancement)	Habitat units	74.7%	66.9%
	Hedgerow units	100.00%	100.00%
	River units	0.00%	0.00%
Off-site Baseline	Habitat units	0.00	0.00
	Hedgerow units	0.00	0.00
	River units	0.00	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	0.00
	Hedgerow units	0.00	0.00
	River units	0.00	0.00

	Type of biodiversity unit	EIA	Update
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	123.1	110.2
	Hedgerow units	24.6	24.6
	River units	0.00	0.00
Total on-site net % change plus off-site surplus (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	74.7%	66.9%
	Hedgerow units	100.00%	100.00%
	River units	0.00%	0.00%
Trading rules Satisfied?	Yes	Yes	



AGRICULTURAL LAND – DESCRIPTIVE NARRATIVE

- 97 **Paragraphs 4.60 and 4.61 of the ES** concluded that an area of approximately 82.4ha of land was classified as Grade 3a, the lowest quality of land to be considered best and most versatile. The change removes circa 8 ha of land from the development, allowing 8 ha of land to be retained for arable use.
- 98 The Proposed Development remains a temporary feature, resulting in no loss of agricultural land and the landowner can resume arable management of the land following decommissioning. There is no change to the description as outlined in paragraph 4.61 of the ES.



CONCLUSION

- 99 This report has detailed the change to the Proposed Development following the LVIA review undertaken on behalf of RBC. Notwithstanding the identified reporting which is being prepared, no impacts are likely to occur from the change which are new or worse than that identified in submitted reports, the conclusions of which remain valid.

REFERENCES

RAB (April 2023) Flood Risk – Fair Oaks Renewable Energy Park Technical Note, on behalf of Ridge Clean Energy

Wynne-Williams Associates (April 2023) Land at Fields Farm, Asher Lane, Ruddington - Landscape Review (a report prepared by Robert Browne, CMLI for Ruddington Borough Council).

