

FAIR OAKS RENEWABLE ENERGY PARK

Further Environmental Information - Non EIA

PREPARED ON BEHALF OF

Fair Oaks Renewable Energy Park Limited

JUNE 2023



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FURTHER ENVIRONMENTAL INFORMATION - NON EIA

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1. INTRODUCTION

- 1 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).
- 2 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).

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

- Historic Environment;
- Traffic and Access;
- Acoustic;
- Hydrology and Flood Risk;
- Glint and Glare; and
- Socio-economics.

- 4 It 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.

- 5 **Section 2** of this report identifies the reason for, and changes to the Proposed Development. **Section 3 – Section 8** then outline whether and/

or how this change affects previously submitted material.

- 6 Assessments undertaken under the Environmental Impact Assessment scope (that is; Ecology and LVIA) are addressed under separate reports updating the ES.

2. REASON FOR, AND CHANGES TO THE PROPOSED DEVELOPMENT

- 7 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**.

- 8 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:

"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."

9	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.		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.	
10	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.	13	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.	16 Overall, the changes result in the removal of 6.4 ha of land from solar development, with land reverted to continued agricultural use as currently exists.
11	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.	14	The 6.4 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.	17 Following updated flood risk modelling responding to comments made by the Environment Agency dated March 2023, the heights of transformer units 1 – 6 in the centre of the site will increase by between 0.03m and 0.64m. Heights of all other elements remain unchanged.
12	As detailed further from paragraph 21 on page 3, a section of the	15	A proposed copse of native trees shown in the southwest corner of the site on the oLBMEP for the submitted	18 The calculation of homes supplied (11 200) stands as the calculation relates to the export capacity which does not alter.
				19 The submitted Application Boundary is retained. A detailed description of the update proposal are provided from paragraph 21 on page 4
				20 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

21 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).

3. THE HISTORIC ENVIRONMENT

- 22 The submitted material relevant to the historic environment constitutes:
- Geophysical Survey Report of Fair Oaks Renewable Energy Park. Magnitude Surveys, April 2022; and
 - Fair Oaks Renewable Energy Park, Ruddington, Nottinghamshire – Historic Environment Desk-Based Assessment. Orion Heritage, November 2022.
- 23 The changes would reduce both the visual envelope and the footprint of built

form of the Proposed Development. No impact is likely to occur which is new, or worse than that identified in the above reports resulting from the change. The conclusions of reports therefore remain 'worst case' and valid.

4. TRAFFIC AND ACCESS

- 24 The submitted material relevant to transport and access constitutes:
- Fair Oaks Renewable Energy Park, Traffic and Access Statement. Engena, January 2023.
- 25 In response to comments raised through the statutory consultation process, the Applicant has undertaken additional traffic count surveys on Pasture Lane and has submitted a revised Traffic and Access Statement (Traffic and Access Statement (Re-issued, May 2023) incorporating the impact from construction workers and light goods vehicles.
- 26 The changes would reduce the total amount of construction work and infrastructure required to facilitate the Proposed Development, thus commensurately reducing the numbers of associated Heavy Goods Vehicles.

- 27 The additional assessment demonstrates vehicle capacity at the Pasture Lane Clifton Lane junction and that HGVs can successfully navigate the junction. The calculated light goods vehicle traffic flows have been shown to not be significant.
- 28 HGV movements will be managed by banksmen and a holding pen within the site to avoid congestion on Pasture Lane. A Construction Traffic Management Plan will be agreed with RBC to ensure implementation of the mitigation measures and be controlled by planning condition.
- 29 No impact is likely to occur which is new, or worse than that identified in the initial report resulting from the change. The conclusions of the report have been updated in the Traffic and Access Statement (Re-issued, May 2023).

5. ACOUSTIC

- 30 The submitted material relevant to acoustics constitutes:
- Fair Oaks Renewable Energy Park, Noise Assessment for Planning (A1909 R01D)). Ion Acoustics, November 2022.

31 The change would increase the distance from noise generating equipment to noise sensitive receptors to the south east of the Proposed Development. No impact is likely to occur which is new, or worse than that identified in the above reports resulting from the change. The conclusions of the report therefore remains 'worst case' and valid.

6. HYDROLOGY AND FLOOD RISK

32 The submitted material relevant to hydrology and flood risk constitutes:

- Fair Oaks Renewable Energy Park Flood Risk Assessment V3.0. RAB, November 2022.

33 The change would result in an increased area of retained agricultural land, to be used consistent with current farming practises. The area retained does not fall within an area defined as flood zone.

34 The Applicant has undertaken revised flood risk modelling (the 2080 Flood Risk Assessment - Flood Risk Technical Note, RAB April 2023) following consultation with the

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This page is intentionally blank submitted a technical note to RBC in 2023. This revised modelling work resulted in the increasing in height of six transformer units as identified in section 2 above. As a result of this design change, freeboard allowances acceptable to the Environment Agency have been retained between re-modelled flood heights and sensitive infrastructure.

7. GLINT AND GLARE

35 The submitted material relevant to hydrology and flood risk constitutes:

- Fair Oaks Renewable Energy Park, Glint and Glare Assessment. Neo Environmental, October 2022.

36 The change would reduce the footprint of the Proposed Development. No impact is likely to occur which is new, or worse than that identified in the above reports resulting from the change. The conclusions of reports therefore remain 'worst case' and valid.

8. SOCIO-ECONOMICS

37 The submitted materials relevant to socio-economics constitutes:

- Fair Oaks Renewable Energy Park Socio Economic Statement. Engena, January 2023.

38 The change would result in the reduction of construction works on site, resulting in a slight reduction of workforce required/reduction of time required on site to for construction. However, this is not anticipated to materially alter the identified benefits in the report which remains valid.

9. CONCLUSION

39 This report has detailed the changes to the Proposed Development following the LVIA review undertaken on behalf of RBC and the 2080 flood risk modelling. Additional reporting has being prepared (Flood Risk Technical Note, RAB April 2023 and Traffic and Access Statement (Re-issued, May 2023) and no impacts are likely to occur from the change which are new or worse than that identified in these or the originally submitted reports identified above, the conclusions of which remain valid.

