



Kitland Solar Farm
North Somerset Council

Statement of Community
Involvement

Prepared for Kitland Solar Farm Ltd
May 2024

1. EXECUTIVE SUMMARY

- 1.1 This Statement of Community Involvement (SCI) has been prepared in support of an application for full planning permission submitted to North Somerset Council under the provisions of the Town and Country Planning Act 1990 (as amended), on behalf of Kitland Solar Farm Ltd, a wholly owned subsidiary of Statkraft UK Ltd (the “Applicant”).
- 1.2 The SCI outlines the pre-application public consultation activity undertaken by the Applicant regarding Kitland Solar Farm prior to the submission of a planning application, seeking:
- Full planning permission for the construction and operation of a ground mounted solar array and battery energy storage system (BESS), associated infrastructure, and landscape and biodiversity enhancements on land at Lower Stock Farm, Bakers Lane, Wrington, BS40 5HT.
- 1.3 The Applicant understands the importance of engaging early and throughout the development process with communities and key stakeholders. Traditional and digital forms of engagement were used by the Applicant to ensure comprehensive and meaningful engagement has taken place. Where possible, community feedback has been used to help shape the proposal.
- 1.4 The engagement programme began in August 2023, when the proposal was submitted for a Screening Request and entered the public domain and will continue throughout the project lifetime i.e. at application submission and post submission, to ensure interested parties are informed of progress. This report covers engagement activity from August 2023 to May 2024.
- 1.5 In August 2023, as noted above, when the EIA Screening report was submitted and the project entered the public domain the Applicant launched their dedicated project website, kitland-solar.co.uk. Members of the public have and can continue to submit feedback and reach out to the project team at any time via the website. In addition, in August local stakeholders, including Ward members and the local Parish Councils, were contacted via email to let them know about the project and were invited to share their views on the proposal.
- 1.6 In November/December 2023 the Applicant engaged with Churchill and Wrington Parish Councils to gather their views on both the project and the proposed public consultation event to be held over January and February 2024.
- 1.7 Across January and February 2024 a public exhibition was held, both on-line and in-person. The in-person Public Exhibition was held on 24th January 2024. To ensure as many people knew about the exhibition, engagement activity included a mailing sent to over 1,500 local households ahead of the exhibition to invite them to engage in the pre-application consultation. Over 100 people (107) attended the event, and 81 feedback forms were received during the consultation period. The online exhibition was live from 24th January – 9th February 2024.
- 1.8 The comments received during the public consultation are detailed in the feedback section of this report. A number of the comments raised during the engagement helped to inform changes to the initial proposal and helped shape the application that has been submitted.
- 1.9 Several notable ways the proposal has changed include:
- The panel layout has been designed to fit within North Somerset Council’s proposed Public Right of Way (PRoW) diversions and other accommodations have been made to retain and enhance recreational pathways within and around the site;
 - A community orchard will be included in the eastern field close to Wrington in response to public feedback;
 - Increased development setbacks and planting have been included around a number of individual residential properties at the request of the owners; and
 - Significant new woodland and hedgerow planting is proposed across the site to enhance habitats for a range

of species and screen the development from residential receptors.

A full list of the way the site has changed throughout the development process in response to the full range of stakeholders and their feedback is provided in section 5 of this document.

- 1.10 The SCI has been written in line with North Somerset Council's Statement of Community Involvement (2019).
- 1.11 This statement forms part of a suite of documents submitted as part of the planning application for the scheme.

2. CONSULTATION POLICY CONTEXT

2.1 Effective and meaningful engagement is a key part of the Applicant's approach to planning. By working with communities and having proactive discussions about proposals, the Applicant works to improve the development plans using local input, wherever possible.

2.2 The consultation programme was also carried out in accordance with the Revised National Planning Policy Framework (NPPF) 2023. The NPPF encourages proactive community engagement. Paragraph 137 of the NPPF 2023 states that:

"Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

2.3 Additionally, it followed the guidelines of North Somerset Council's Statement of Community Involvement (2019), which sets out the importance of involving statutory bodies and the community in pre-application consultations and planning applications. Section 3 of the SCI states:

"We strongly encourage applicants to discuss their proposals with local people adjoining the development site, the relevant town or parish council and their North Somerset councillor, at an early stage before they submit their planning application."

3. CONSULTATION ACTIVITY

- 3.1 The Applicant has undertaken the process of pre-application consultation in line with national and local guidance and requirements. This provided an important opportunity to engage with the Council, key stakeholders and the local community to gather feedback and enable issues and concerns to be addressed prior to the submission of the planning application, where reasonably possible.
- 3.2 The application proposal has benefitted from extensive pre-application discussions with the Council. Pre-application meetings were held on 28th November 2023 and 13th March 2024. These were attended by Council planning officers, the Applicant and their technical team. In addition, a series of meetings have been held between the Applicant and the Council's Public Rights of Way team over the course of preparing the design layout. Furthermore, the scope of technical work for the Landscape and Visual Impact, Noise and Heritage assessments has been agreed with the relevant Council Officers.

CONSULTATION WITH LOCAL REPRESENTATIVES

- 3.3 To ensure local representatives had the opportunity to input and learn about the proposals at an early stage, the Applicant first contacted local stakeholders, including local ward members, parish councils and Council cabinet members on 14th August 2023 (Appendix 1) when an EIA screening request was submitted to the Council.
- 3.4 The Applicant contacted local stakeholders again on 24th November 2023 to seek feedback on plans for consultation with the wider community (Appendix 2).
- 3.5 The Applicant met with Churchill Parish Council on 18th December 2023 to discuss the initial proposals, introduce the project team to members and gather feedback on the plans for consultation. Points of discussion included:
- Parish assistance advertising the consultation
 - Community benefit
 - Site access
 - Cumulative impact
- 3.6 Wrington Parish Council also provided written and verbal feedback on the methods for consultation, including venue and timings of the in-person consultation.
- 3.7 The Applicant subsequently invited local representatives to the public consultation, with the option to attend a preview session in the hour before the Public Exhibition opened to the public (Appendix 3).

COMMUNITY CONSULTATION

- 3.8 The Applicant opted to undertake a hybrid consultation which included a digital consultation on a project website and an in-person Public Exhibition for people to meet the team and view plans in detail.
- 3.9 On 8th January 2024, the Applicant issued a consultation invitation (Appendix 4) to 1,523 addresses within a consultation zone surrounding the proposed development (Appendix 5). The invitations introduced the proposals and provided details of a project website and the upcoming Public Exhibition event, as well as ways to get in touch with the project team. The mailings also included a reply card (Appendix 6) and freepost envelope for residents to share their initial feedback on the proposals.
- 3.10 On 8th January 2024 an additional 52 letters (Appendix 7) were issued to 52 neighbours in a radius of addresses closest to the site (Appendix 8). This provided near neighbours with a direct line of contact to the project team as well as introducing the proposals and advertising the online and in-person public consultation.
- 3.11 The Applicant took additional steps to ensure as many people as possible had the opportunity to learn about

the proposals and give feedback. This included a newspaper advert in the North Somerset Times on the physical paper on 17th January 2024 (Appendix 9). The advert was also available on the North Somerset Times website between 17th January and 23rd January 2024.

- 3.12 The Applicant also worked with local parishes to share details of the consultation and, as a result, both of the parishes covering the site advertised the consultation event on their Facebook pages (Appendix 9).
- 3.13 An email address was included in consultation advertisements so that residents could contact the project team to find out more about the proposals (UKProjects@statkraft.com). A total of two emails were received over the consultation period.
- 3.14 Members of the public had the opportunity to contact the project team on freephone number 0800 772 0668 or visit the website to request a call back. Two calls were received from the period of the mail drop to the end of the consultation period.
- 3.15 A public consultation event took place on 24th January 2024 at Mendip Spring Golf Club (Appendix 10) where the local community were able to find out more about the proposals from the project team. The Public Exhibition provided members of the local community to meet the project team and give feedback on the proposals. A total of 107 people attended the Public Exhibition.
- 3.16 To ensure the best possible consultation experience, the Applicant ensured that consultees had multiple opportunities to give feedback in person. This included the use of marbles to vote for how some of the fields within the site boundary could benefit the community and enhance biodiversity within the site too, and a suggestions board to share thoughts on how a Community Benefit Fund could support local initiatives. Attendees could also take a two-page hand-out about the proposals away with them to read at their convenience. All materials that were displayed at the Public Exhibition are available in Appendix 11.
- 3.17 A project website (www.kitland-solar.co.uk) (Appendix 12) was also created at EIA Screening stage and enabled residents to learn more about the proposals, the Applicant and submit feedback. The webpage also detailed how to get in contact with the project team. Between the 24th January and 9th February the project website included a virtual exhibition where visitors could view all information on that was on display at the Public Exhibition and provide an opportunity to give feedback. The consultation website received a total of 67 unique visitors during the consultation period.
- 3.18 To ensure open and ongoing communication with the local community, the Applicant responded to questions and queries from the public consultation, in adherence with GDPR, in May 2024 by emailing answers to questions, as well as thanking residents for attending the Public Exhibition or participating in the consultation online.

4. FEEDBACK

INTRODUCTION

- 4.1 Local residents were given the opportunity to submit feedback either by returning a freepost reply card included with the invitation to exhibition, filling out a feedback form on the dedicated project website or at the Public Exhibition, or by getting in touch through email.
- 4.2 The Public Exhibition survey gave attendees space to provide feedback (Appendix 13). A total of 25 surveys were received at the Public Exhibition. A further 48 reply cards were returned by post to the Freepost address by the 16th February, and 8 surveys were returned via the website during the exhibition period. Additionally, two people emailed their feedback and two people called to provide feedback. All written feedback is available in Appendix 14.

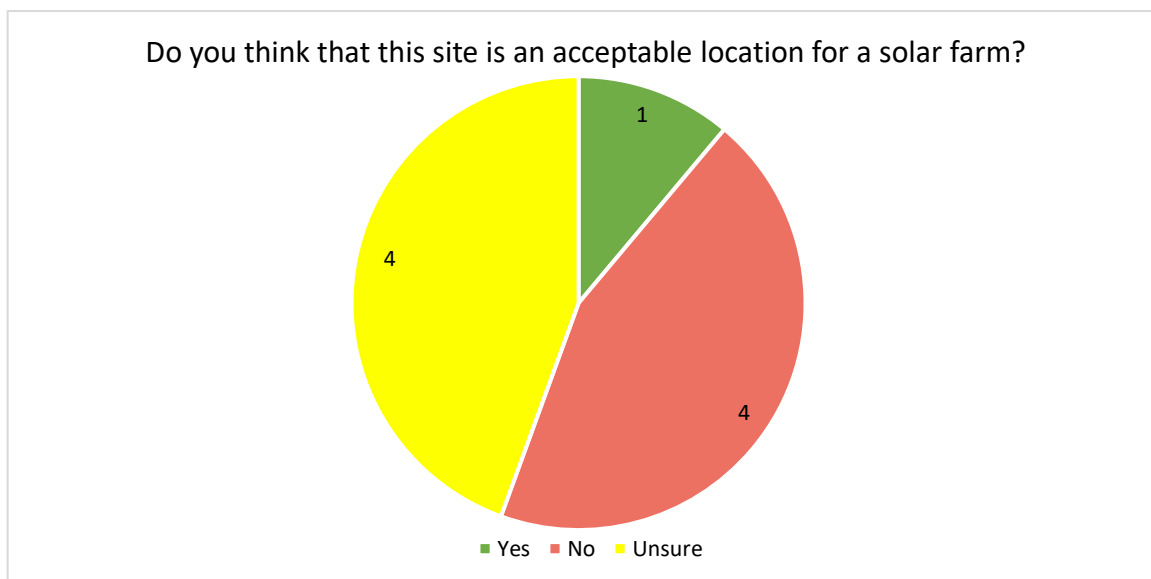
QUANTITATIVE ANALYSIS

- 4.3 The reply card, online survey and Public Exhibition survey all had three multiple-choice questions, the first two of which were the same across all three feedback methods. Below is a quantitative analysis of the responses to the first two questions. One person chose not to answer this group of questions.

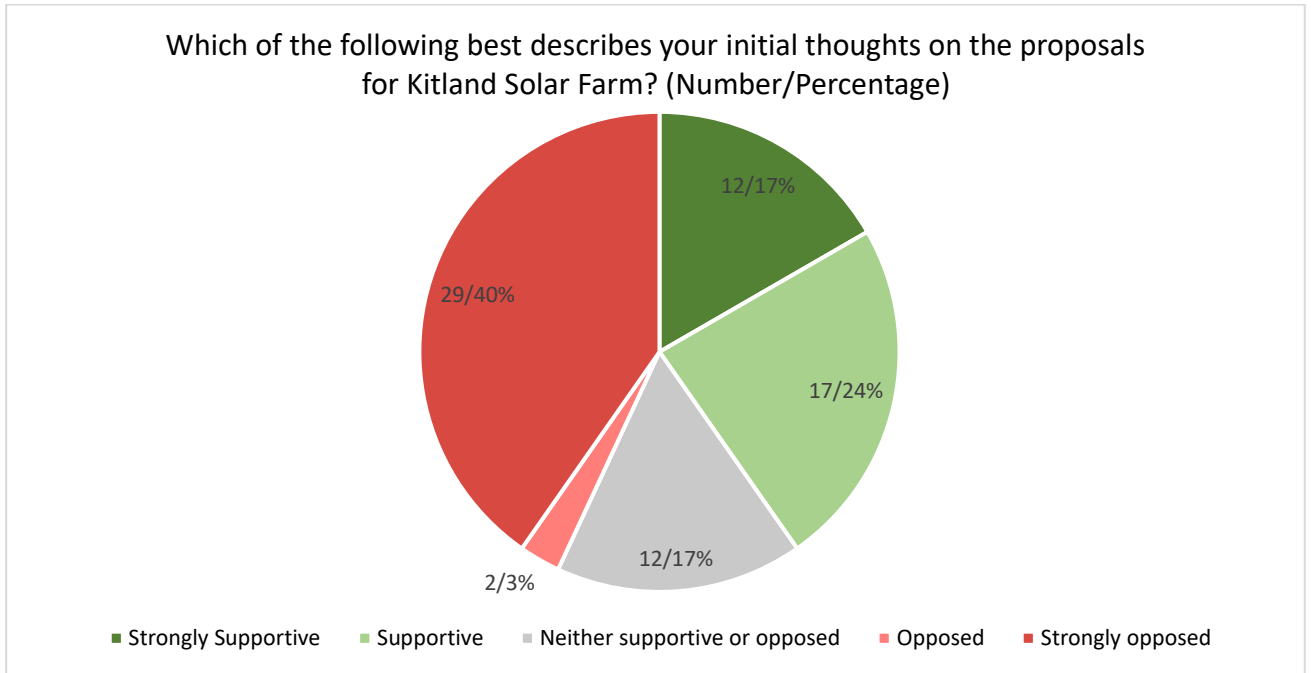
	Do you think that the country needs to generate more electricity from renewable sources? (Number/Percentage)	Do you agree that solar farms are a good way to achieve this? (Number/Percentage)
Yes	63 (79%)	32 (40%)
No	4 (5%)	20 (25%)
Maybe/ Unsure	13 (16%)	28 (35%)

Base: 80 Respondents

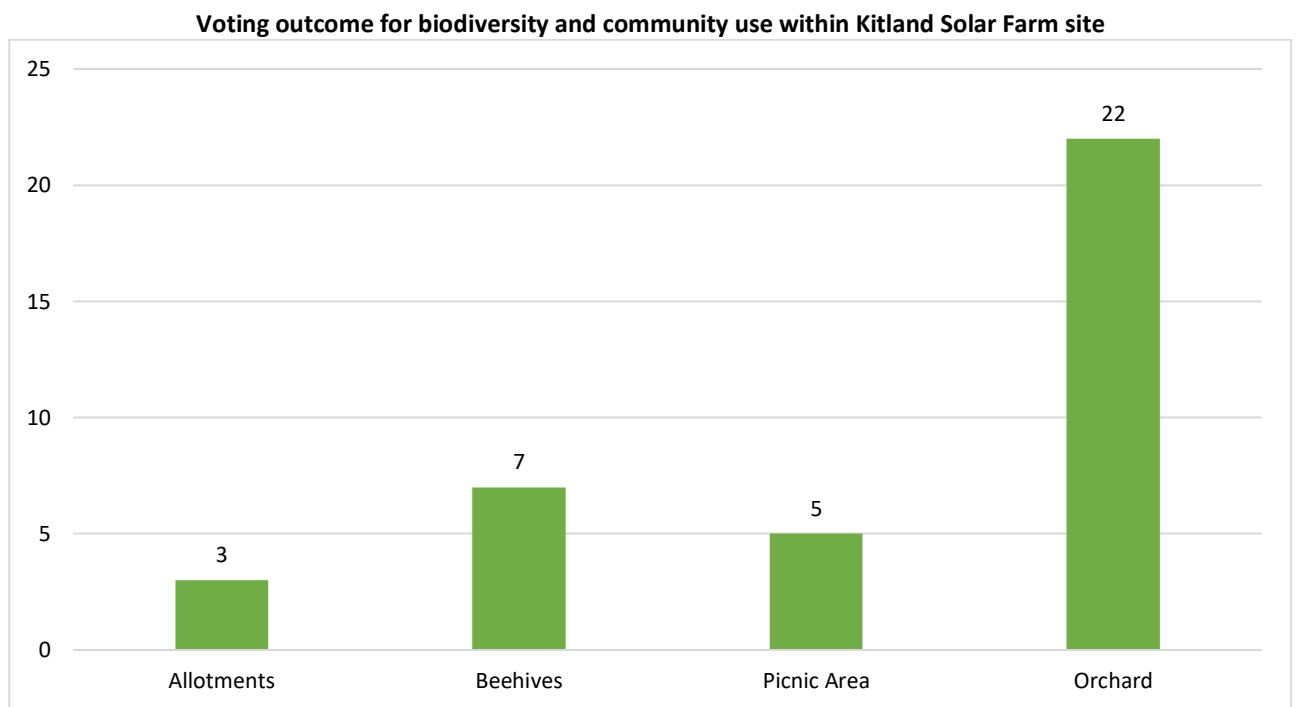
- 4.4 The online feedback form also asked respondents if they believed that the site was an acceptable location for a solar farm. Eight residents responded via the online form during the consultation period and their feedback is available below.



4.5 The reply card and Public Exhibition feedback form also asked respondents their initial thoughts on the proposals for Kitland Solar Farm. 72 residents completed the question and their feedback is available below.



4.6 At the Public Exhibition, attendees were invited to vote on the way some of the fields on the site that were not allocated for solar panels might be used by placing marbles in jars. The results of the marble voting system are shown below.



QUALITATIVE ANALYSIS

4.7 At the Public Exhibition and via the website survey and reply card, consultees were asked to submit written feedback on a range of elements of the plans. As well as this, residents emailed their comments and questions or called with feedback and questions.

VERBAL FEEDBACK AT PUBLIC EXHIBITION

4.8 107 people attended the Public Exhibition at Mendip Spring Golf and Country Club on 24th January 2024. This provided a valuable opportunity to discuss the proposals with the local community. The Applicant and consultants that attended the consultation and spoke with attendees received the following verbal feedback for consideration:

- Request for Longhorn cattle in the field where grazing is planned – they said it would be nice to get some friendly and placid cattle
- Request for orchards, tree planting and a wildlife only area in the field to the east
- Ensuring cycle (and walking) access is provided via Wrington and the vet school
- Request for better cycle links around Stock Lane
- Request to restore the meanders to Langford Brook
- Consideration for waterfowl that can misinterpret the panels as water from the air
- Consideration of sheep grazing area as not permitted within the wildflower planting area
- Questions about noise from solar panels and BESS
- Community benefit amount
- Educational opportunities with local primary school
- Concern over flooding risk
- Partnership with local vet school
- Creation of hedgehog passing points in deer fencing
- Creation of hedgehog hibernacula

4.9 As noted above attendees were invited to share ideas about how the up to £7,900 per year Community Benefit Fund for the project presented at the exhibition could be used by writing ideas on a suggestions board. Please see image and examples below.

Community Benefit Fund Feedback



Examples include:

- *“Greater Community Benefit in terms of being able to walk through and enjoy the natural landscape.”*
- *“Convert current footpaths and tracks to bicycle paths between Wrington and the Veterinary School and from Stock Lane to the veterinary school to improve public transport.”*
- *“Paying for resources/learn resource packs/staff training to help teachers deliver environmental education on this and other ‘interesting’ sites in the locality.”*
- *“Re-wild the stream”*
- *“Putting the meanders back on the Langford Book to improve Biodiversity and increase retention of rainfall to reduce flooding (look at pre-1980 maps)”*
- *“Fix potholes in the roads”*
- *“Wildlife habitat suitable for Hedgehogs. Hedgehog Highways.”*
- *“Wildlife + Agricultural education for children + young people.”*
- *“Whatever the potential for community ownership of the farm? Many other farms are community owned = community buy in.”*
- *“Insulting the small amount being allocated for community benefit.”*
- *“Funding towards active travel, strawberry line link from Congresbury to Wrington is much needed.”*
- *“Pavements on Stock Lane”*

WRITTEN FEEDBACK

4.10 65 consultees submitted written feedback through the reply card at the Public Exhibition, online survey or by post (Appendix 14).

4.11 A number of residents left comments that were supportive of the proposals, such as:

- *“I recognise the need for ‘green’ energy production”*
- *“A clean way of producing electricity which does not harm the environment”*
- *“I would prefer solar farms to new housing estates which displace wildlife and cause floods by replacing grass with concrete”*
- *“I think there are efforts being made to involve the community, boost biodiversity, support community through practical and monetary means”*
- *“I believe that solar farms are good provided they are not intrusive - hedging around the edge should be retained and allowed to grow to obscure the panels from view. These fields include many permitted paths used by walkers - it would be good if a network of walking paths were retained”*
- *“As long as the site remains ‘greenfield’, will continue as grazing and can be returned to agriculture. The development will prevent development/housing.”*
- *“very supportive in theory - we will visit your exhibition to find out more”*

4.12 Other respondents left comments that raised their issues with the plans, which presented themes such as:

Site access and footpaths:

“Stock Lane is already too busy with far too much traffic and huge corners.”
“We walk round some of these fields - will we still be able to?”

Loss of agricultural land

“Productive farmland going to waste”

Alternative energy production

“Not renewable when panels only last 25 years - build more nuclear plants!”
“This country needs to focus on nuclear power - not on unreliable sources of power like wind and sun”
“I like wind farms they are very relaxing and good for the country”

Location

"Unfortunately I am opposed due to proximity of neighbouring houses. My house borders this development and I am concerned about loss of countryside, house devaluation, loss of wildlife and flooding risk"

"All in favour of solar energy - but in the right place - such as on roofs of commercial buildings, houses, supermarket car parks, and the like. NOT on farmland"

"Solar panels should be put on rock or all new buildings and put on all warehouses roofs not on green fields"

Community Benefit

"The £200/MW/year community benefit fund should be higher. I would expect £500-£1000/MW/yr"

Battery Energy

"...to meet UK energy needs, we also need local energy storage, so I look forward to seeing how much storage is proposed to accompany the photovoltaic panels. This storage could also be used to store surplus energy from wind turbines elsewhere on the grid when generation outstrips demand and the local panels are not generating."

"Where are the solar panels manufactured - China? What is the carbon and environmental impact of mineral extraction to manufacture the large BESS?"

Landscape, Visual and Cumulative Impact

"Destroys our rural landscape"

"I recognise that the UK needs to move towards a higher level of self sufficiency in energy generation, and reduce over-reliance on other countries. However, I do think that the proposed Kitland site is too large overall for the Wrington Vale area"

"The size of this project is ridiculous. Our beautiful countryside around our village. I'm sure there must be fields that are less obvious and will spoil views."

"I am not against the project but I am concerned about the size of it and the loss of so much green space"

"I believe in green energy - but two sites so close together when two already exist? seems excessive. Add in the housing developments on this road (Stock Lane) and surrounding area - it feels as if this small pocket of previously agricultural open space is being industrialised"

Flood Risk

"I hope you have considered the problem of flooding - given river isn't far away"

"I agree on development of more sustainable energy sources but they should be sited away from communities, especially where the land floods repeatedly."

Wildlife Impact

"It will negatively affect the wildlife"

"my support will depend on how they've affected and the impact on wildlife and biodiversity"

- 4.13 At the Public Exhibition, residents were invited to share ideas for uses of the Community Benefit Fund by putting post-it notes on a suggestions board. The responses were:

"Greater Community Benefit in terms of being able to walk through and enjoy the natural landscape."

"Convert current footpaths and tracks to bicycle paths between Wrington and the Veterinary School and from Stock Lane to the veterinary school to improve public transport."

"Paying for resources/learn resource packs/staff training to help teachers deliver environmental education on this and other 'interesting' sites in the locality."

"Re-wild the stream"

"Putting the meanders back on the Langford Brook to improve biodiversity and increase retention of rainfall to reduce flooding (look at pre-1980 maps)"

"Fix potholes in the roads"

"Make the ecological data available – the raw data, not the analysed data so we can keep an eye on how the farm is affected"

"Wildlife habitat suitable for Hedgehogs. Hedgehog Highways."

"A lot less than £30,000 every year."

"Wildlife and agricultural education for children and young people."

"Whatever the potential for community ownership of the farm? Many other farms are community owned = community buy in."

"Wetland and wildlife area (samples/hades etect other Holt Bim)"

"Insulting the small amount being allocated for community benefit."

"Funding towards active travel, strawberry line link from Congresbury to Wrington is much needed."

"Pavements on Stock Lane"

5. RESPONSE TO FEEDBACK

- 5.1 The feedback in section 4 revealed that residents are interested in site selection and location, landscape, visual and cumulative impact and the environment impact.
- 5.2 The Applicant has provided a response to issues raised through feedback in the points below.

ISSUE	RESPONSE
<p>SITE ACCESS, FOOTPATHS</p>	<p>Construction Traffic:</p> <p>The Applicant’s focus is on minimising the impact on local residents and the local road network, particularly during the 6-9 month construction period. A Construction and Traffic Management Plan, which sets out measures to minimise the construction impact on local residents and road users has been prepared. This includes a prescribed route which construction vehicles and deliveries must follow as well as limitations on the timings and quantity of site deliveries. These plans will be agreed with the Highways Authority. Once operational the solar farm will attract very little traffic as it does not require a permanent on-site presence.</p> <p>Footpaths:</p> <p>The Applicant is working with North Somerset Council to retain and enhance recreational pathways within and around the site. This includes the re-routing of some pathways to avoid areas that have become waterlogged during times of inclement weather and to create better and more effective access through the site for walkers and other users. The aim is to make the paths more accessible throughout the year. The Applicant is supporting these changes to the recreational network by including them in our plans. In total, the proposed changes to the PRow network across the site will result in a net addition of 3,778m of definitive PRow enhancing linkages across the site between Wrington and Langford and the wider countryside.</p>
<p>LOSS OF AGRICULTURAL LAND</p>	<p>The Applicant has sought to design the site to minimise the area occupied on Best and Most Versatile (BMV) land.</p> <p>Approximately 0.2 ha of BMV land will be disturbed to create access tracks, bases and for the installation of panels. All of this is capable of full restoration at the decommissioning stage. The BMV resource is not, therefore, lost. The land will continue to be farmed by the grazing of sheep. There are also significant benefits to soils in terms of carbon levels, soil biodiversity and organic matter levels from long-term grassland.</p> <p>Ground-mounted solar power is built on several types of land. As we design our project, we seek to minimise any development on higher grade agricultural land where possible. More generally, even if all future ground-mounted solar was built on farmland, the impact on UK food production as a result of the change in land use would be small. Solar power currently covers less than 0.1% of UK land and is expected to increase to less than 0.3%. This is less than the area currently used by golf courses in the UK, which is 0.51% (Source: Carbon Brief Analysis using Corine Land Cover data and estimates from Solar Energy UK, using Solar Media data).</p>

<p>ALTERNATIVE ENERGY PRODUCTION</p>	<p>Solar energy is one of a range of renewable technologies that will help the UK reach it's net zero goals by 2050, contribute to energy security and lower energy bills.</p> <p>Solar power is a clean, abundant and endless source of energy. We need a mix of all types of renewable energy generation to achieve our aims. Solar is presently the most cost-effective way to deliver green energy in the UK. Electricity generated by the sun is a third of the cost of power made from burning gas and will result in lower household fuel bills in the future. (https://solarenergyuk.org/news/large-scale-solar-provides-cheapest-power-says-government-report/)</p> <p>The design has sought to maximise the production of renewable energy available within the site. The proposal also includes a Battery Energy Storage Scheme, that will allow the green energy produced on site to be maximised, storing energy on site and releasing it on to the grid at times of high demand.</p>
<p>LOCATION</p>	<p>The location of Kitland has been chosen for several reasons including high levels of solar irradiance, proximity to an existing substation and a suitable grid connection offer from National Grid. In terms of the site itself it is comprised of mixed quality agricultural land, can be visually very well contained and allows for the enhancement of public footpaths, biodiversity areas, ongoing agricultural use and informal community spaces alongside the solar development.</p>
<p>COMMUNITY BENEFIT</p>	<p>The Applicant has committed to offering a community benefit fund of more than £291,000* over the 40 year operational lifetime of the solar farm. The offering of a community benefit fund is not material in planning. The Applicant does not prescribe how the funds shall be used. Should the project be consented The Applicant looks forward to working with the community to deliver a fund that meets local needs and priorities. The suggestions regarding how the fund could be used put forward by the community at the Public Exhibition will be kept recorded for use in any future conversations.</p> <p><small>*The community benefit fund is based on 36.48 MW solar capacity x £200 x 40 years, if consented the value of the fund determined by installed solar capacity and inflation as fund is index linked.</small></p>
<p>BATTERY ENERGY</p>	<p>The Battery Energy Storage Scheme will not generate any additional electricity but is designed to support the flexible operation of the National Grid and the decarbonisation of electricity supply.</p>
<p>VISUAL and CUMULATIVE IMPACT</p>	<p>The Applicant's design approach has sought to maximise the use of existing hedgerows to provide screening, as well as the use of new hedgerows and woodland and individual tree planting, and locating site infrastructure to minimise impact on viewpoints and local dwellings. At the exhibition several local viewpoints were presented to illustrate how the Proposed Development would look. These viewpoints are available on the project website. Updated viewpoints are included with the planning application submission. See Wildlife impact for details of hedgerows and new woodland to be planted.</p> <p>An assessment of cumulative visual effects of the Proposed Development in the context of operational, consented and other solar developments in the planning system has been undertaken as part of the LVIA.</p>
<p>FLOOD RISK</p>	<p>The risk of flooding is something that has been assessed as part of the pre-submission surveys and a full flood report is submitted with the planning application. The site does not fall within flood zones classified as Zone 2 and 3 but a full flood risk assessment and drainage strategy has been produced for the proposals to ensure that they will not result in an increased flood risk elsewhere.</p>
<p>WILDLIFE IMPACT</p>	<p>It is a requirement for projects of this type to deliver a minimum of 10% biodiversity net gain which means that the Applicant is responsible for improving conditions for wildlife compared to what is currently there within the Proposed Development.</p>

	<p>These biodiversity enhancements are very much at the forefront of the proposal and the Applicant has aimed to exceed this minimum target. The plans to increase biodiversity i.e. to promote bird, bat and insect species will be incorporated throughout the site, for example the planting of new hedgerows and other types of planting. Community feedback on several environmental measures has been valuable and has informed our plans.</p> <p>We have increased the biodiversity habitats by 117.74%, hedgerows by 55.49% and watercourses by 24.87%, and the measures that will implemented on site include:</p> <p>Planting 5,750 linear metres of new hedgerow 58,140 sqm of new woodland 175,390 sqm of wildflower planting 4 new ponds and the reinstatement of 3 existing ponds 1,120 sqm of new wetland scrapes 5,664 sqm of new community orchard</p>
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6. CONCLUSION & NEXT STEPS

- 6.1 This SCI demonstrates the pre-application consultation undertaken with local residents and stakeholders for the development of Kitland Solar Farm.
- 6.2 The initial proposals were designed in response to a thorough analysis of the Kitland site, Langford, and the surrounding area.
- 6.3 The consultation process allowed the Applicant to further understand local views on the proposals, prior to submitting a planning application to North Somerset Council.
- 6.4 The feedback indicates that some residents had questions or concerns about site selection and location, landscape visual and cumulative and environmental impact. Feedback from the local community has directly influenced the pathways within the site, relocation of some infrastructure and the use of hedgerows to screen the development and provide enhanced bat foraging corridors. A cumulative LVIA assessment of the development has also been undertaken. From an environmental perspective, members of the community are also supportive of the plans, such as the path network included in our proposals.
- 6.5 The Applicant has reviewed all feedback received during the consultation and, where possible, has responded to this in the final plans. This has included alterations and additions to the path network across the Proposed Development and the orchard area to the north of site.
- 6.6 The Applicant will continue its discussions and engagement with local residents and stakeholders as the application progresses.

7. APPENDICES

APPENDIX 1: 14 AUG 2023 - EIA SCREENING LETTER

By Email

14 August 2023

Dear [REDACTED]

I am writing to let you know about a new project that Statkraft is bringing forward in North Somerset. We are developing early plans for a new solar energy farm with a capacity of up to 49.9MW, located close to Langford, across the boundary of Churchill and Langford Parish Council (Churchill Parish) and Wrington Parish in North Somerset Council on land to the east of Stock Lane. As part of the development Statkraft are also considering the opportunity for a battery energy storage system (BESS), which stores electricity and feeds it back into the energy network at times of high demand.

Our proposals, in addition to delivering renewable energy, will enhance biodiversity, and provide benefits to the local community, while supporting North Somerset Council's pledge to increase renewable energy generation in line with its strategy to reach net zero carbon by 2030.

The project, known as Kitland Solar Farm, is currently at the earliest stage of the planning process. We are committed to consulting local residents and their representatives early to ensure everyone's views have the opportunity to be considered. To this end I am writing to let you know about our emerging development, consultation plans and to offer the opportunity to meet to discuss the proposals.

About Kitland Solar Farm Project

The project comprises a solar farm and an opportunity to consider energy storage on land close to Langford within North Somerset Council. This site has been carefully selected as part of a detailed feasibility process we have undertaken which considers designated areas, land grade and levels of solar energy. A range of both on and offsite surveys are now being carried out to confirm the land's suitability for the proposed development project.

Environmental Impact Assessment (EIA) Screening Request

We will shortly be submitting an EIA Screening Request to North Somerset Council as part of the pre-application process. This will gather the views of key stakeholders to inform and set the scope of the topics to be included in the environmental reports submitted as part of any future planning application.

How we plan to consult the local community

Public consultation is an important part of our project and we are working with dedicated community consultants, Quatro PR, to ensure everyone can have their voice heard as the project progresses.

We are aiming to share our emerging plans with the local community in the autumn. Ahead of our events taking place in the autumn we will send a newsletter invite and a reply card to local residents informing them of the project, details of the local consultation events including the dedicated consultation website. In the meantime, once the screening report has been submitted, we will have an 0800 number and a dedicated project website www.kitland-solar.co.uk to maximise engagement opportunities.

We would welcome discussions with you to ensure that our consultation area meets the expectations and needs of those living in your ward and will be happy to share our engagement plan with you in advance of the public consultation.

The most up to date project information will be made available on the website. The consultation website, to be made available in the autumn, will include detailed information on our plans for the development and a dedicated feedback section. We will take feedback received from the consultation activity and incorporate, where possible, into our plans. At the time of submission of any planning application, we will explain how we have responded to local feedback.

Enhancing biodiversity and delivering local benefits

A key aim of our projects is to enhance biodiversity and contribute to the local area. We will be working with environmental consultants and organisations such as the Bumblebee Conservation Trust to help shape environmental and biodiversity measures for Kitland.

We are keen to work with local suppliers and encourage local suppliers to register on our website to have the opportunity to be considered for relevant future opportunities.

In addition, as part of the project we will be offering a community benefit fund which could be worth up to nearly £400,000 over the operational lifetime of the site, based on an installed capacity of 49.9MW. We look forward to learning and hearing from community members the way community benefit activities could best meet local needs.

Get in touch

Our dedicated community consultation lead, Richard Parry, will be in touch again ahead of our public consultation to share the engagement plan for your input. In the meantime, if you would like to arrange an informal discussion about the plans or the upcoming consultation, please do get in touch with [REDACTED] at [REDACTED]

Yours sincerely





BY EMAIL

POSTAL ADDRESS:
Statkraft UK LTD
16th Floor
22 Bishopsgate
London
EC2N 4BQ

INTERNET:
www.statkraft.co.uk

E-MAIL:
ukprojects@statkraft.com

24 November 2023

Dear [REDACTED]

Kitland Solar Farm – Public Consultation

I hope this finds you well. I am writing with an update about the plans for Kitland Solar Farm, near Langford in North Somerset and to offer the opportunity to meet to discuss, and feed into our consultation plans, ahead of our public consultation early in the new year.

Update

We last wrote to you in August to advise that we were submitting an EIA Screening Request to North Somerset Council to help inform the environmental studies and reports required for any future planning application for Kitland Solar Farm.

The Council have decided that the proposed development does not constitute an Environmental Impact Assessment Development and therefore an Environmental Statement will not be needed for a future application on the site ([view the decision letter on the council's planning portal](#)).

We will nonetheless be undertaking environmental surveys around the site and working to increase biodiversity through our proposals. We will be looking at opportunities to enhance nature and wildlife associated with the site.

The Proposal

As a reminder, Kitland Solar Farm is a proposal for a new solar energy farm with a capacity of up to 49.9MW, located to the north of Langford, across the boundary of Churchill and Langford Parish Council (Churchill Parish) and Wrington Parish in North Somerset Council on land to the east of Stock Lane. As part of the development, we are also considering the opportunity for a battery energy storage system (BESS), which stores electricity and feeds it back into the energy network at times of high demand.

The proposals will help meet the identified need for renewable energy set out in North Somerset Council's pledge, to increase renewable energy generation in line with its strategy to reach net zero carbon by 2030. The communities in which Statkraft develop and operate renewable energy facilities are a key priority, and a community benefit fund is established for each of its projects.

Community Engagement

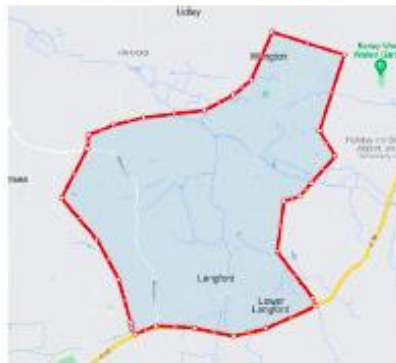
We want to ensure local residents have the opportunity to share their views on our proposal, and we would appreciate your feedback on our consultation plans and zone.

We intend to hold a public consultation event early in 2024 where the project team can present the proposals, get local feedback and answer questions.

We take a hybrid approach to consultation, including a traditional face-to-face event at a local venue as well as an online exhibition for those unable to attend in person. A project website (www.kitland-solar.co.uk) will be kept up-to-date throughout the lifetime of the project.

We would appreciate an opportunity to discuss how we can best publicise the event as well as how we can maximise attendance, for example by selecting the best event timings.

Ahead of our events, we will send a newsletter invite and a reply card to local residents within the mailing zone, informing them of the project, details of the local consultation event and the dedicated project website. Please see mailing zone below which currently includes 1523 households and businesses.



Next steps

We would like to receive your feedback on our proposed consultation zone and activity by Monday 11th December, we'd be delighted to arrange a meeting virtually at a time of your convenience. Please contact us at ukprojects@statkraft.com or phone [REDACTED] on 0800 772 0668.

Yours sincerely,



APPENDIX 3: 10 JAN 2024 - EXHIBITION INVITATION TO LOCAL REPRESENTATIVES



POSTAL ADDRESS:
Statkraft UK LTD
19th Floor
22 Bishopsgate
London
EC2N 4BQ

INTERNET:
www.statkraft.co.uk

E-MAIL:
ukprojects@statkraft.com

BY EMAIL

10 January 2024

Dear [REDACTED]

Kitland Solar Farm – Public Exhibition

I hope this letter finds you well. As an elected representative I am getting in touch to provide you with advance notice of our upcoming public exhibition for Kitland Solar Farm on 24th January 2024 at Mendip Spring Golf and Country Club. The proposed solar farm is located to the north of Langford, across the boundary of Churchill and Langford Parish Council (Churchill Parish) and Wrington Parish in North Somerset Council on land to the east of Stock Lane.

Community Engagement

We are committed to ensuring as many local residents have the opportunity to understand our proposals and provide feedback before we finalise our plans and submit a planning application later this year.

We wrote to the local Parish Councils in November to ask for feedback on the best way to consult the local community and have incorporated it, where possible, into our consultation activity which is set out below.

- **Local Mailing:** The attached leaflet will be landing at 1523 addresses in the local area in the coming days to inform local residents of the project, details of the local exhibition event and the dedicated project website. Enclosed with the leaflet is a reply card which recipients can send back to us in the envelope provided to Freepost Statkraft.
- **Exhibition:** As noted above a public exhibition event will be held at Mendip Spring Golf and Country Club, BS49 5JT on Wednesday 24th January between 3:30pm and 8:30pm. The project team will be there to discuss our proposals, answer any questions and listen to feedback.
- **Virtual Exhibition:** For those unable to attend, our project website www.kitland-solar.co.uk will be kept up to date throughout the project. Between the 24th January to 9th February it will also provide access to our virtual exhibition where visitors can view all information on display at our public exhibition, and provide an opportunity to give feedback.
- **Newspaper Advert:** We will be placing a newspaper advert in the North Somerset Times on 17th January 2024.

In addition, local residents have been provided with an e-mail and a freephone number to contact a team member directly with queries, should they wish.

We invite you to a preview session being held for local representatives to view the consultation materials ahead of our event at the Golf Club. We would be delighted if you would be able to attend between 2:30pm – 3.30pm on 24th January 2024.

We will be in touch in the coming weeks to see if you are able to attend, if you're not, we would be happy to meet at a time of your convenience following the event. If you have any questions about the preview session, please contact us at ukprojects@stakraft.com or phone Suzanna Kerr on 0800 772 0668.

Yours sincerely,

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

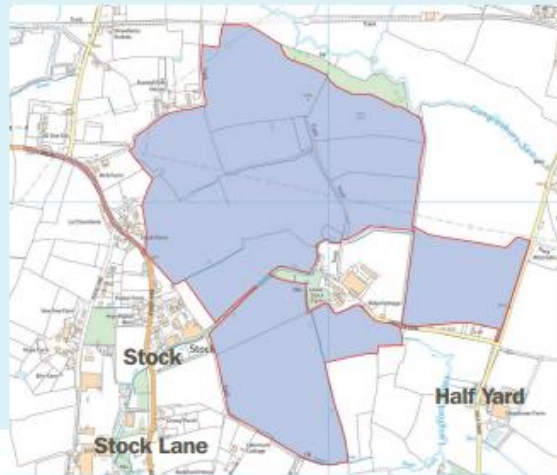


Kitland Solar Farm

Statkraft is holding a public exhibition as we prepare to submit a planning application later this year to North Somerset Council for a new solar energy farm near Langford.

Ordnance Survey
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Licence number 100034829.

 Development Boundary



Have your say

Before we finalise our plans and submit a planning application, we want to ensure you are involved and have a chance to review the plans, ask questions and provide feedback. To provide opportunities to hear from you we are undertaking public consultation including holding a drop-in event on 24th January 2024.

You can get involved by:

-  Attending our public exhibition at **Mendip Spring Golf and Country Club, BS49 5JT on Wednesday 24th January**. Members of the project team will be at the event to present plans and answer questions.
-  Visiting our virtual exhibition website at www.kitland-solar.co.uk to find out more and provide feedback via an online form. The exhibition website will be live from 24th January – 9th February.
-  Contacting a member of the team via email at ukprojects@statkraft.com
-  Sending your reply card back to us in the provided envelope to **Freepost Statkraft**.

The proposals

The site, which is located to the north of Langford, North Somerset has been carefully chosen for its potential to deliver renewable electricity to the grid, helping meet national and local renewable energy targets. If consented, we estimate the site could generate electricity to power the equivalent of approximately 11,500 homes* per year. To maximise the renewable energy potential of the development our plans also consider the opportunity for a battery energy storage system (BESS), which stores electricity and feeds it back into the energy network at times of high demand. We're also committed to providing local benefits including increasing the biodiversity value of the site, creating an annual community benefit fund for local projects, and seeking to use local suppliers.

*Consumption of 3,509kWh pa (BEIS, December 2022)

About Statkraft

Statkraft is Europe's largest generator of renewable energy delivering 70 terrawatt-hours of energy across 20 countries every year. In 2020 we acquired Solarcentury, a global solar developer to deliver the energy transition.

Our vision is a world where renewable energy powers every industry, every business, every community and every home. In the UK we are on target to make a significant contribution to the UK Government's 2050 net zero target, its targets for renewable energy and energy supply security.

We recognise the value of community input and are committed to engaging with local communities throughout the development of our projects.

Get in touch

If you have any questions or would like further information, you can contact us by:

-  **0800 772 0668**
-  **www.kitland-solar.co.uk**
-  **ukprojects@statkraft.com**
-  **FREEPOST Statkraft
(no stamp required)**

Public exhibition

Come to our public exhibition:

-  **Mendip Spring Golf and Country Club**
-  **Wednesday 24th January
between 3:30pm and 8:30pm**

Members of the project team will be at the event to present plans and answer questions. Visit our **Virtual Exhibition** from 24th January to 9th February at **www.kitland-solar.co.uk**.

APPENDIX 5: CONSULTATION INVITATION DISTRIBUTION AREA (1,523 addresses)



APPENDIX 7: NEAR NEIGHBOURS LETTER

POSTAL ADDRESS:
Statkraft UK LTD
19th Floor
22 Bishopsgate
London
EC2N 4BQ

INTERNET:
www.statkraft.co.uk

E-MAIL:
ukprojects@statkraft.com

Dear Neighbour,

Kitland Solar Farm – Public Exhibition

You are receiving this letter because you are identified as a near neighbour of our project and we want to make sure you hear from us. You should also receive an invitation to attend our public exhibition, which is part of a mailing to a wider area using a public mailing list.

We are developing plans for Kitland Solar Farm located to the north of Langford.

As a local neighbour to the site, we are committed to ensuring you have the opportunity to understand our proposals and provide feedback before we finalise our plans and submit a planning application.

We are inviting you to the public consultation event we are holding on 24 January 2024 between 3.30pm – 8.30pm at Mendip Spring Golf and Country Club. The project team will be there to discuss the proposals, answer any questions you have and listen to your feedback.

If you are unable to attend, we would be more than happy to arrange a phone call or virtual meeting with you to discuss the project. Please do get in touch to arrange this by emailing ukprojects@statkraft.com or by phoning us on 0800 772 0668.

Our dedicated project website www.kitland-solar.com will be kept up to date throughout the project. Between 24 January - 9 February it will also provide access to our virtual exhibition where visitors can view all information on display at our public exhibition, and provide an opportunity to give feedback.

About us

Statkraft is Europe's largest generator of renewable energy, with origins going back over 125 years in Norwegian hydropower, and is at the heart of the UK's energy transition. Since 2006, Statkraft has gone from strength to strength in the UK building experience across wind, solar, hydro, storage, grid stability and EV charging. We have 5,700 employees across 21 countries, over 450 of whom are based in the UK.

Community Engagement

We are committed to ensuring that you and members of the local community have as much information as possible throughout the process.

We are looking forward to meeting you at the end of this month. If you have any questions or if you are unable to attend the public consultation and would like more information, please don't hesitate to contact us using the details above

Yours sincerely,

[Redacted signature block containing three columns of blacked-out text]

APPENDIX 8: NEAR NEIGHBOURS LETTER DISTRIBUTION AREA (52 ADDRESSES)



APPENDIX 9: NEWSPAPER ADVERT (NORTH SOMERSET TIMES)



Kitland Solar Farm Public Exhibition

Statkraft is preparing to submit a planning application later this year for a new solar energy farm near Langford in North Somerset.

Before we finalise our plans and submit a planning application, we want to ensure you are involved and have a chance to review the plans, ask questions and provide feedback.



Ordnance Survey © Crown Copyright 2023.
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You can get involved by:



Attending our public exhibition at Mendip Spring Golf and Country Club, BS49 5JT on Wednesday 24th January 2024 between 3:30pm and 8:30pm. Members of the project team will be at the event to present plans and answer questions.



Visiting our virtual exhibition website which will be live from 24th January 2024 to 9th February 2024, where you can view detailed plans for the site and provide feedback via an online form.

Thank you and we hope you can attend the exhibition.

Find out more at www.kitland-solar.co.uk



Churchill & Langford Parish Council

10 January · 🌐



For those unable to attend, the project website is www.kitlandsolar.co.uk will be kept up to date throughout the project. Between the 24th January to 9th February it will also provide access to our virtual exhibition where visitors can view all information on display at our public exhibition, and provide an opportunity to give feedback.



and Solar Farm

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opment Boundary



which is located to the north of Langford, North Somerset has been chosen for its potential to deliver renewable electricity to the grid, to meet national and local renewable energy targets. If consented, we estimate the solar farm will generate electricity to power the equivalent of approximately 11,500 households. To maximise the renewable energy potential of the development we will consider the opportunity for a battery energy storage system (BESS), which will store electricity and feeds it back into the energy network at times of high demand. We are committed to providing local benefits including increasing the biodiversity of the site, creating an annual community benefit fund for local projects and to use local suppliers.

Production of 3,509MWh pa (BEIS, December 2022)

about Statkraft

Statkraft is Europe's largest generator of renewable energy delivering 70 TeraWatt hours of energy across 20 countries every year. In 2020 we acquired Solarcentric, a leading solar developer to deliver the energy transition.

Our vision is a world where renewable energy powers every industry, every business, every community and every home. In the UK we are on target to make a significant contribution to the UK Government's 2050 net zero target, its targets for renewable energy and energy supply security.

We value the value of community input and are committed to engaging with local communities throughout the development of our projects.

your say

To finalise our plans and submit a planning application, we want to be as open as possible and have a chance to review the plans, ask questions and provide feedback. To provide opportunities to hear from you we are undertaking public consultation including holding a drop-in event on 24th January 2024.

how to get involved by:

Attending our public exhibition at Mendip Spring Golf and Country Club, Langford, on Wednesday 24th January. Members of the project team will be at the event to present plans and answer questions.

Visiting our virtual exhibition website at www.kitland-solar.co.uk to find out more and provide feedback via an online form. The exhibition website will be live from 24th January – 9th February.

Contacting a member of the team via email at ukprojects@statkraft.com or by dropping your reply card back to us in the provided envelope to Freepost

get in touch

If you have any questions or need further information, please contact us by:

0772 0668

www.kitland-solar.co.uk

ukprojects@statkraft.com

EPOST Statkraft (stamp required)

Public exhibition

Come to our public exhibition:

Mendip Spring Golf and Country Club

Wednesday 24th January between 3:30pm and 8:30pm

Members of the project team will be at the event to present plans and answer questions. Visit our Virtual Exhibition from 24th January to 9th February at www.kitland-solar.co.uk



Wrighton Parish Council

23 January · 🌐



Don't forget the public exhibition about a proposed solar farm between Wrighton and Langford is tomorrow. If you can't get to the exhibition in person you can see it on their website (www.kitland-solar.co.uk) from 24 January to 9 February.



Langford Solar Farm

The Council is holding a public exhibition to prepare for a planning application later in the year to North Somerset Council for solar energy near Langford.

Survey
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Number 100034829.



Development Boundary

... which is located to the north of Langford, North Somerset has been chosen for its potential to deliver renewable electricity to the grid, helping to meet national and local renewable energy targets. If consented, we estimate the solar farm will generate electricity to power the equivalent of approximately 11,500 homes. To maximise the renewable energy potential of the development our plans include the option to consider the opportunity for a battery energy storage system (BESS), which will store electricity and feeds it back into the energy network at times of high demand. We are also committed to providing local benefits including increasing the biodiversity of the site, creating an annual community benefit fund for local projects to use local suppliers.

Production of 3,509kWh pa (BEIS, December 2022)

About Statkraft

Statkraft is Europe's largest generator of renewable energy delivering 70 TeraWatt hours of energy across 20 countries every year. In 2020 we acquired Solarcentric, a leading solar developer to deliver the energy transition.

Our vision is a world where renewable energy powers every industry, every business and every home. In the UK we are on target to make a significant contribution to the UK Government's 2050 net zero target, its targets for renewable energy and energy supply security.

We recognise the value of community input and are committed to engaging with local communities throughout the development of our projects.

Have your say

As we finalise our plans and submit a planning application, we want to ensure you are involved and have a chance to review the plans, ask questions and provide feedback. To provide opportunities to hear from you we are undertaking public consultation including holding a drop-in event on 24th January 2024.

How to get involved by:

Attending our public exhibition at **Mendip Spring Golf and Country Club, Bristol** on **Wednesday 24th January**. Members of the project team will be at the event to present plans and answer questions.

Visiting our virtual exhibition website at www.kitland-solar.co.uk to find out more and provide feedback via an online form. The exhibition website will be live from 24th January – 9th February.

Contacting a member of the team via email at ukprojects@statkraft.com or by sending your reply card back to us in the provided envelope to **Freepost S...**

Get in touch

If you have any questions or need further information, please contact us by:

01274 772 0668

www.kitland-solar.co.uk

ukprojects@statkraft.com

FREEPOST Statkraft
(no stamp required)

Public exhibition

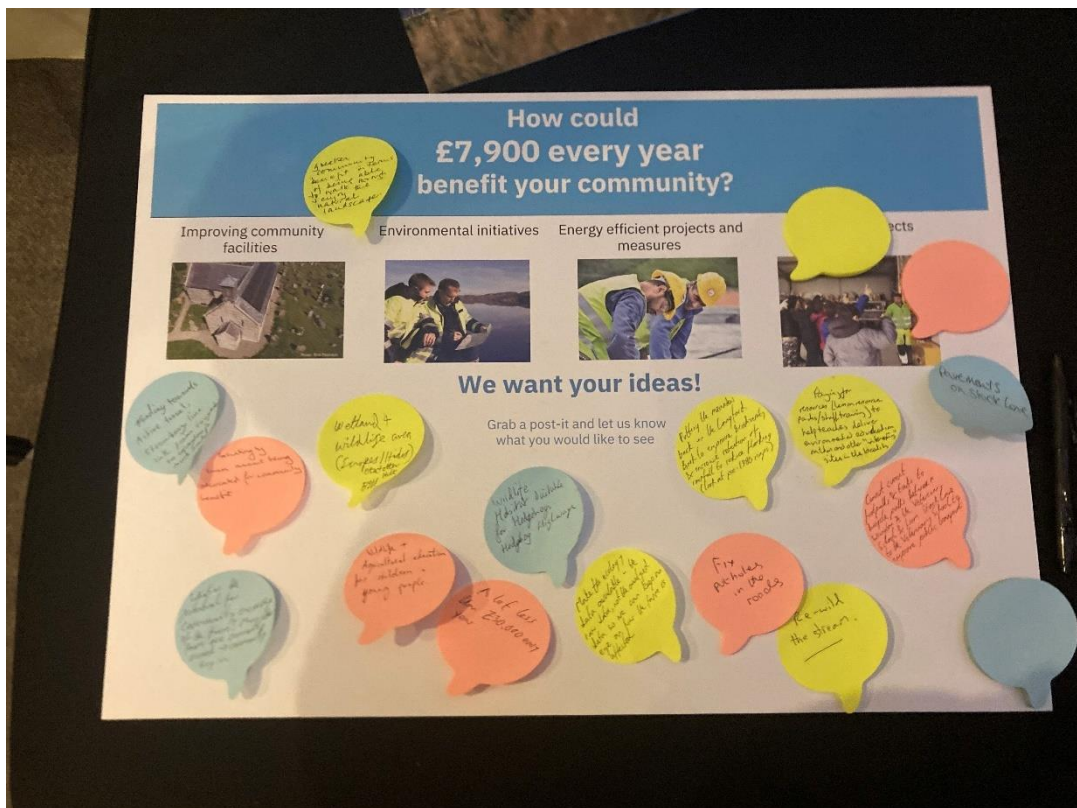
Come to our public exhibition:

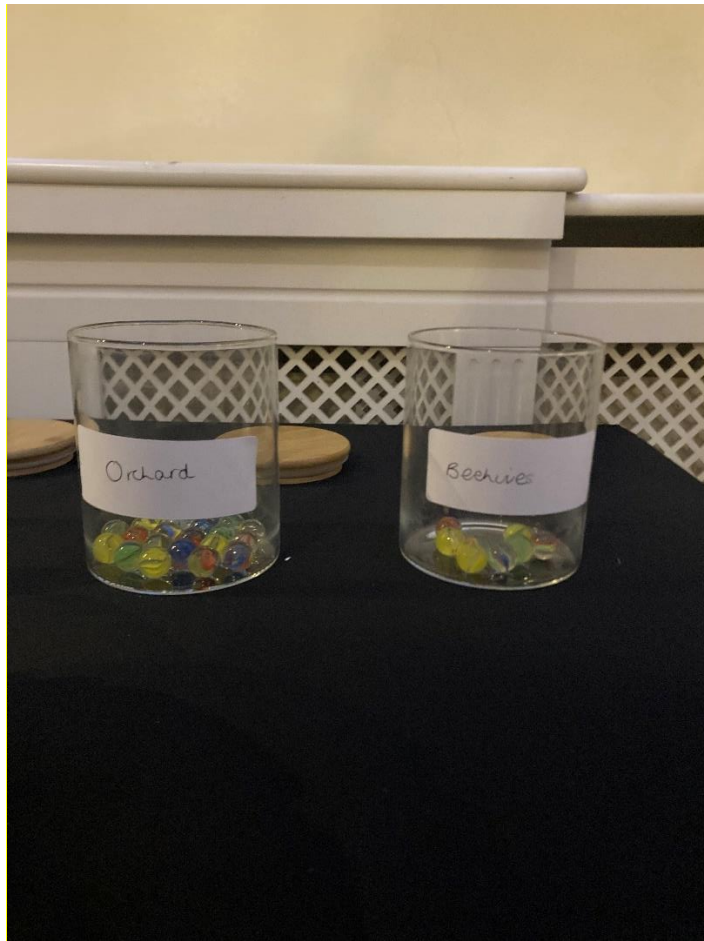
- 📍 **Mendip Spring Golf and Country Club**
- 🕒 **Wednesday 24th January**
between 3:30pm and 8:30pm

Members of the project team will be at the event to present plans and answer questions. Visit our **Virtual Exhibition** from 24th January to 9th February at www.kitland-solar.co.uk

1 share




APPENDIX 10: PUBLIC EXHIBITION IMAGES





APPENDIX 11: PUBLIC EXHIBITION MATERIALS

Information banners:





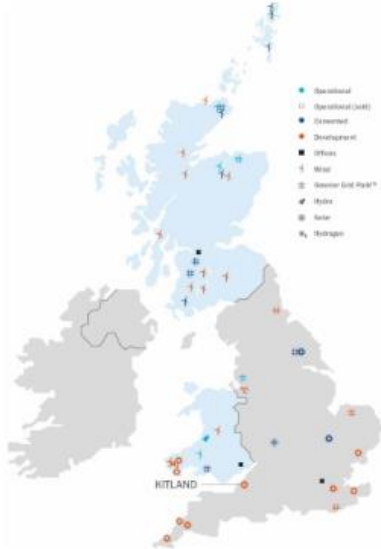
Welcome

We are consulting the community on our proposals in advance of submitting a planning application for the proposed development. We are here today to discuss our plans, listen to your views and answer your questions.

We sought pre-application advice from North Somerset Council in August 2023 and introduced our plans to local representatives for feedback at this time too. Following further studies of the site we are now presenting our updated plans for consideration and feedback by the wider community.

About Statkraft

- The largest generator of renewable energy in Europe
- A state-owned utility with origins in Norwegian hydropower over 125 years ago
- Operating in the UK since 2006 with offices across the UK
- Ramped up solar expertise through the acquisition of SolarCentury in 2020
- Expertise in developing and operating, wind, solar, hydro, and grid stability services
- Mer, our EV charging company, is helping the shift towards net zero transportation
- Distributed over £4 million to support local communities near renewable energy projects





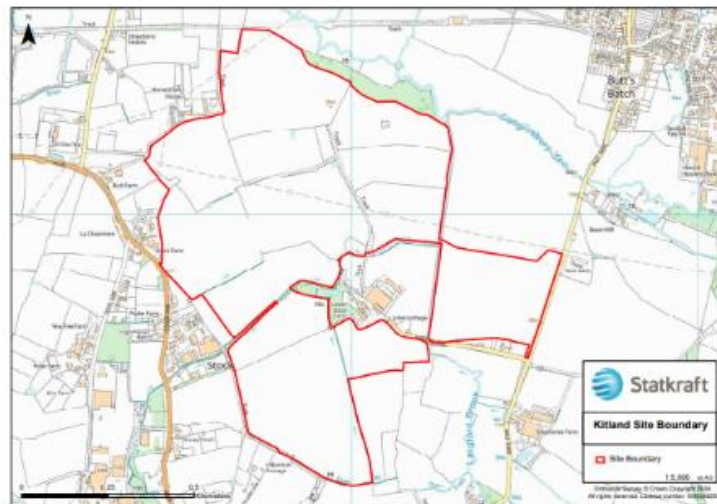
The Site

The proposed development is located south-west of Wrington, north of Langford, and south-east of Congresbury. The site is comprised of agriculture fields used for both arable and pasture purposes.

Why here?

- Excellent solar irradiance levels to maximise efficient electricity generation
- A potential suitable underground grid connection route being explored
- A mixed quality of agricultural land
- Opportunities for landscape planting and biodiversity enhancement

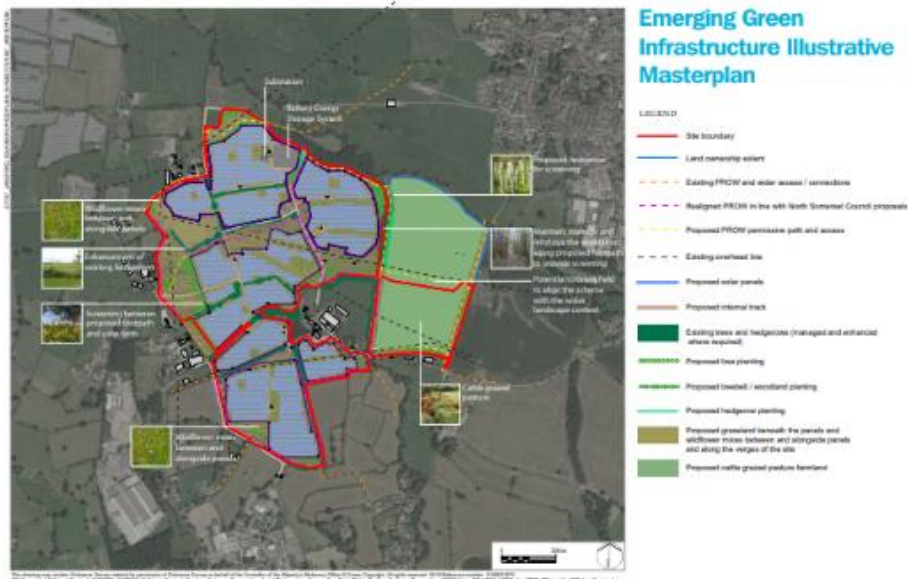
If consented, farming practices could continue on-site alongside the solar panels, and at the end of the development's operational life, once the solar farm is decommissioned, the land can be returned to the original use.





About Kitland Solar Farm

Our proposal is for a 39.9MW solar farm with consideration for a Battery Energy Storage System (BESS).



<p>Clean, renewable electricity to power the equivalent of 11,500 homes*</p>	<p>40 year operational life</p>
<p>Potential for Battery Energy Storage System to maximise renewable energy produced</p>	<p>Extensive landscape planting to minimise visual impact and increase biodiversity benefit</p>
<p>Delivering biodiversity net gain and enhancing nature by providing new habitats</p>	<p>Working with North Somerset Council to improve recreational pathways within the site</p>

* Based on 3,509 MWh (BES, Dec 2022)





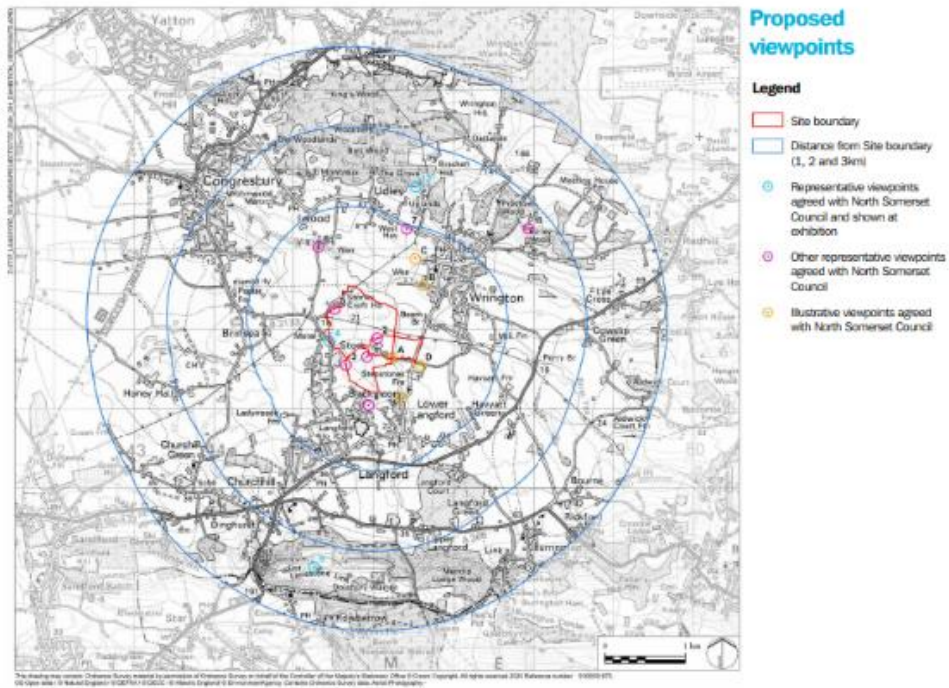
Viewpoint location plan

We understand that members of the community will want to know how the current proposals could look. Today we can share predicted views from three locations.

When designing the site, we have;

- Sought to maximise the use of existing hedgerows to provide screening
- Located site infrastructure to minimise impact on land use and local dwellings
- Limited infrastructure in the eastern field to reduce views from Wrington Conservation Area

We have agreed with North Somerset Council to include 16 viewpoints. These, along with a cumulative assessment of our development and solar farms nearby in operation, construction, planning and scoping at the time of submission, will be available as part our application.





What will Kitland Solar Farm look like?

Predicted viewpoint 1: Location 4 Stock Lane, western boundary of the proposed development site.



What the view looks like now



Predicted view at year 1 of operation



Predicted view at year 15 of operation



What will Kitland Solar Farm look like?

Predicted viewpoint 2: Location 9 Dolebury Warren Hill Fort, south of the proposed development.



What the view looks like now



Predicted view at year 1 of operation



Predicted view at year 15 of operation



What will Kitland Solar Farm look like?

Predicated viewpoint 3: Location 12 Public footpath north of West Hay Road, north of the proposed development.



What the view looks like now



Predicted view at year 1 of operation



Predicted view at year 15 of operation



Enhancing Biodiversity

Our plans will enhance biodiversity and provide new habitats for wildlife. We are committed to supporting a range of species through onsite and offsite measures. We will achieve, at the very least, a 10% net gain in biodiversity through measures associated with the project and implemented on or offsite. A full assessment of the biodiversity measures we are proposing will be made and included as part of our application.

We are keen to hear your views on several of our proposed biodiversity measures.

Our plans include:



Opportunities for sheep to control grass and cattle grazing to increase biodiversity.



No chemicals will be used in the washing of the solar panels which will be cleaned with water.



Wild flower meadows and grassland to encourage more diverse species of plants and insects.



Tree planting, including hedgerows, to restore or create habitats for a variety of species from insects to birds and mammals.

Helping Bumblebees thrive

Statkraft is working closely with the experts at the Bumblebee Conservation Trust to develop solar farms that enhance, restore and create bumblebee habitats.

The Bumblebee Conservation Trust provides feedback on habitat, plant species and ground preparation techniques that enable bumblebees to thrive.



8

/ 11





Site Access and Construction

We are currently completing a detailed assessment of the potential construction and operational traffic routes and access points. Our focus is on minimising the impacts on the local road network, particularly during the 6 - 9 month construction period.

During operation

Should the development be consented, the operational solar farm will attract very little traffic as it does not require a permanent on-site presence.

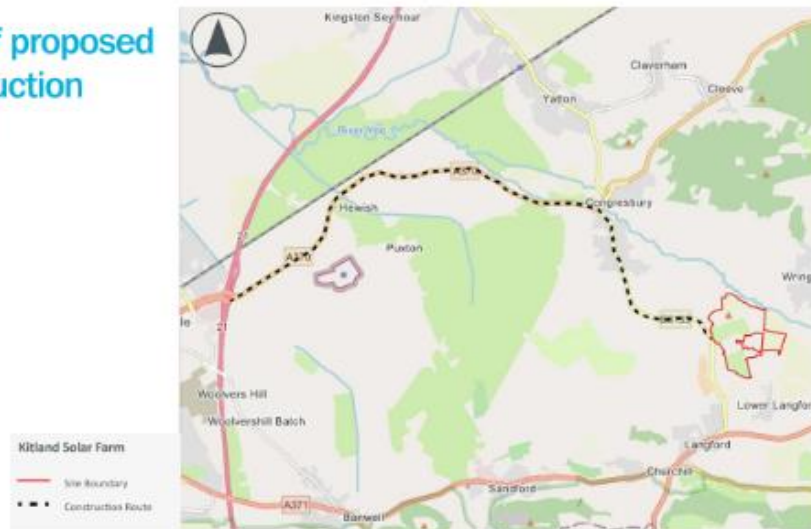
During construction

After the parts have been delivered to site there are fewer vehicle movements as the site is constructed and made operational.

As part of the planning application, we will prepare a Construction and Traffic Management Plan, which will set out measures to minimise the construction impact on local communities. This will include a plan to manage deliveries to site, including a prescribed route which construction vehicles and deliveries must follow.

We are keen to hear your views on the potential construction access route and how best to manage the traffic to the development.

Plan of proposed construction route:





Community Benefits

We want to hear your ideas about how our project could help deliver positive benefits to the local community.

Community Benefit

The project would generate over £7,900* per year for local projects (based on an installed project of 39.9MW).

This would be for the benefit of local organisations and projects and index-linked to account for inflation. Our community funds typically support improving community facilities, education, energy efficiency and environmental projects.

Over the operational lifetime of 40 years the fund will be worth over £319,000 due to inflation.

*Actual value determined by installed capacity.

Local Suppliers

The relationships made with local suppliers help our projects to become successful and provide valuable investment in the local area.

Potential opportunities for local businesses exist in terms of groundwork, landscaping, hospitality, civil engineering and construction contracts.

Local businesses are encouraged to register as a supplier to the project, using the 'Local Suppliers Registration Form' on the project website. Or you can scan the QR code to register your business now:



Biodiversity

We look to actively improve the environment around our projects.

We will exceed the minimum biodiversity net gain of at least 10% and are working with experts to maximise local biodiversity improvements and enhancements.





Feedback and next steps

Thank you for visiting our consultation event.

Our plans have moved on since we began seeking feedback in August 2023 and our understanding of the site improved following further detailed studies. We want to understand your views as we finalise the plans ahead of the submission of a planning application to North Somerset Council.

We will set out our response to all feedback when the planning application is submitted, highlighting where the scheme may have changed.

Please take the time to fill out a feedback form and leave it with our team today. You can also provide feedback online at www.kitland-solar.co.uk



INDICATIVE TIMELINE

ONGOING COMMUNITY ENGAGEMENT

- August 2023**
Project introduced to local Council and stakeholders as part of the pre-application EIA Screening Request
- Late 2023**
Consultation approach issued to local representatives for feedback
- January/February 2024**
Public consultation
- February/March 2024**
Further design refinement and response to consultation feedback
- Spring 2024**
Submit planning application
- Summer 2024**
Planning application determined
- 2026/27**
Construction starts (if consented)
- 2027/28**
Solar farm operational



Please return the feedback form



Register for updates: www.kitland-solar.co.uk



UKProjects@statkraft.com



Phone the project hotline: 0800 772 0668



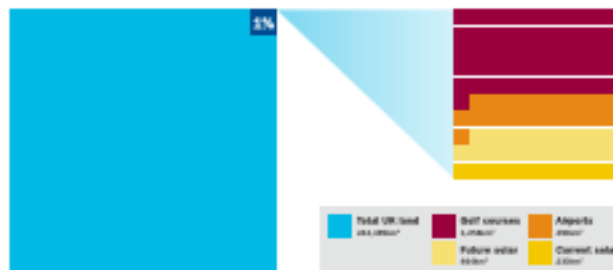
Solar power is a clean, abundant and endless source of energy. It will play a vital role in providing the clean energy of the future.

Solar farms deliver more than just energy:

- the most affordable renewable energy in the UK
- strengthen and supports the agricultural industry
- improves local biodiversity

How much land in the UK is used for solar farms?

Current and future solar power land use compared to other uses



Proportion of total UK land taken up by built courses (0.1%), airports (0.1%), ground-mounted solar panels in 2022 (0.03%) and estimated additional land taken up by ground-mounted solar panels in the future under UK Government plans (0.3%). The right-hand square represents 0.3% of the left-hand square. Source: Carbon Brief analysis using Central Land Cover data and estimates from Solar Energy UK, using Solar Works data. Chart by Tom Procter for Carbon Brief.

Ground-mounted solar power is built on several types of land. However, even if all future ground-mounted solar was built on farmland, the impact on UK food production as a result of the change in land use would be small.

Solar power currently covers less than 0.1% of UK land. Even if UK Government plans to build more solar go ahead, coverage will be less than 0.3%.



Breakdown of different land uses in the UK (left) by area, with the figure representing the total UK land area. The left column shows the area currently used for ground-mounted solar panels in 2022 and the figure represents the additional estimated area taken up by ground-mounted solar panels in the future under UK Government plans. Source: Carbon Brief analysis using Central Land Cover data and estimates from Solar Energy UK, using Solar Works data. Chart by Tom Procter for Carbon Brief.

Enhancing Biodiversity

Biodiversity is our strongest natural defence against climate change.



Solar farms offer shelter to wildlife through increased hedgerows and other planting. Hedgerow loss is a major concern for countryside management around the country. New solar projects aim where possible to preserve, restore or deliver hedgerow growth.



Studies have indicated that solar farms tend to be home to many species of plants and insects. All proposed solar developments in England must demonstrate a Biodiversity Net Gain (BNG) of at least 10%.



Solar farms provide the opportunity to establish wildflower meadows and grasslands. The areas between panels and between the edge of the site can be used to create new habitats for pollinators, butterflies, and ground nesting birds.



Care is taken during the development and construction process to identify and preserve existing habitats. This includes being sensitive to protected landscapes and enhancing the ecological value of the land.



Solar farms give agricultural land an important period of rest to increase soil health, for example by removing pesticide use on the land during the solar farm's operation.



As members of the Bumblebee Conservation Trust, we work closely to ensure our habitat management practices provide opportunities for enhancement, creation and restoration of bumblebee habitats.



Summary Sheet:



Kitland Solar Farm

Public Consultation



Thank you for attending the public consultation for Kitland Solar Farm.

The proposed development is located south-west of Wrington, north of Langford, and south-east of Congresbury. Our proposal is for a 39.9MW solar farm with consideration for a Battery Energy Storage System (BESS).

Why here?

- Excellent solar irradiance levels to maximise efficient electricity generation
- A potential suitable underground grid connection route being explored
- A mixed quality of agricultural land
- Opportunities for landscape planting and biodiversity enhancement



Community Opportunities

The project would generate over £7,900 per year* for local projects (based on installed project of 39.9MW). This would be for the benefit of local organisations and projects and index-linked to account for inflation. Our community funds typically support improving community facilities, education, energy efficiency and environmental projects.

Over the operational lifetime of 40 years the fund will be worth over £319,000 investment due to inflation.

The relationships made with local suppliers also help our projects to become successful and provide valuable investment in the local area. Potential opportunities exist in terms of groundwork, landscaping, hospitality, civil engineering and construction contracts. **Local suppliers can register on the project website or scan the QR code:**



www.kitland-solar.co.uk

Key Facts

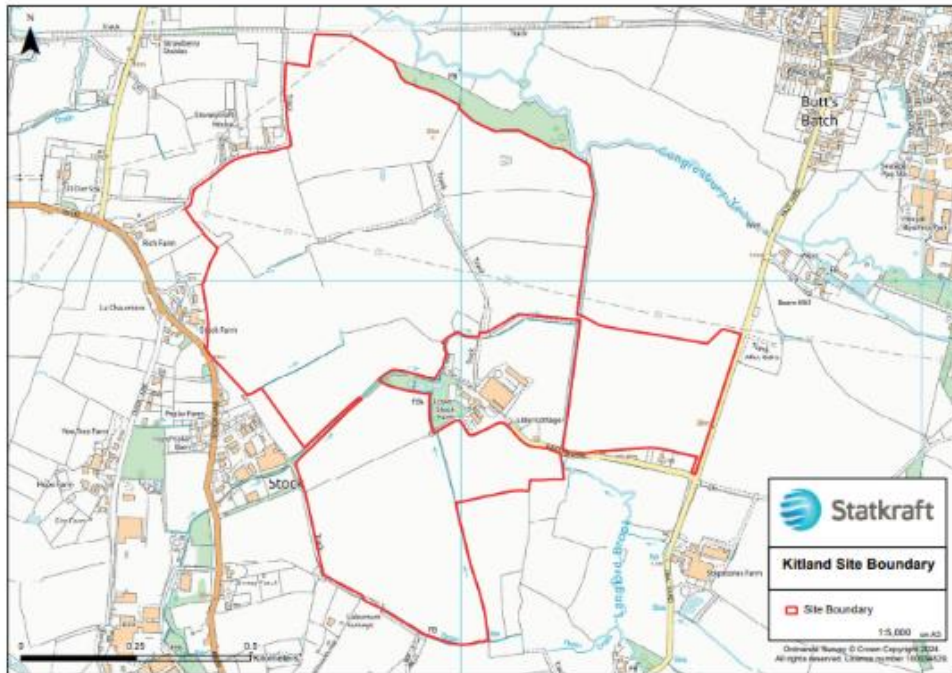
Expected Installed Capacity:	39.9MW
Estimated Generation (homes equivalent):	11,500 homes*
Operational Life:	40 years
Community Benefit Fund:	worth over £319,000 over the project's operational life time*

*Based on 3,509 kWh (BEIS, Dec 2022)

**Actual value determined by installed capacity.

Kitland Solar Farm

Public Consultation



Enhancing biodiversity

We look to actively improve the environment around our projects. We will exceed the minimum biodiversity net gain of at least 10% and are working with experts to maximise local biodiversity improvements and enhancements.

The design approach

When designing the site, we have:

- Sought to maximise the use of existing hedgerows to provide screening
- Located site infrastructure to minimise impact on land use and local dwellings
- Limited infrastructure in the eastern field to reduce views from Wrington Conservation Area

We have agreed with North Somerset Council to include 16 viewpoints within our application along with a cumulative assessment of our development with solar farms nearby.

www.kitland-solar.co.uk


	Phone the project hotline: 0800 772 0668
	Email us at: UKProjects@statkraft.com
	Complete the feedback form today

View all of the consultation materials here:



APPENDIX 12: PROJECT WEBSITE – www.kitland-solar.co.uk

← → ↻ 🌐 <https://projects.statkraft.co.uk/kitland>



Home Kitland Solar Farm


Project Updates

Project Documents

Local Suppliers

Frequently Asked Questions

Get in touch

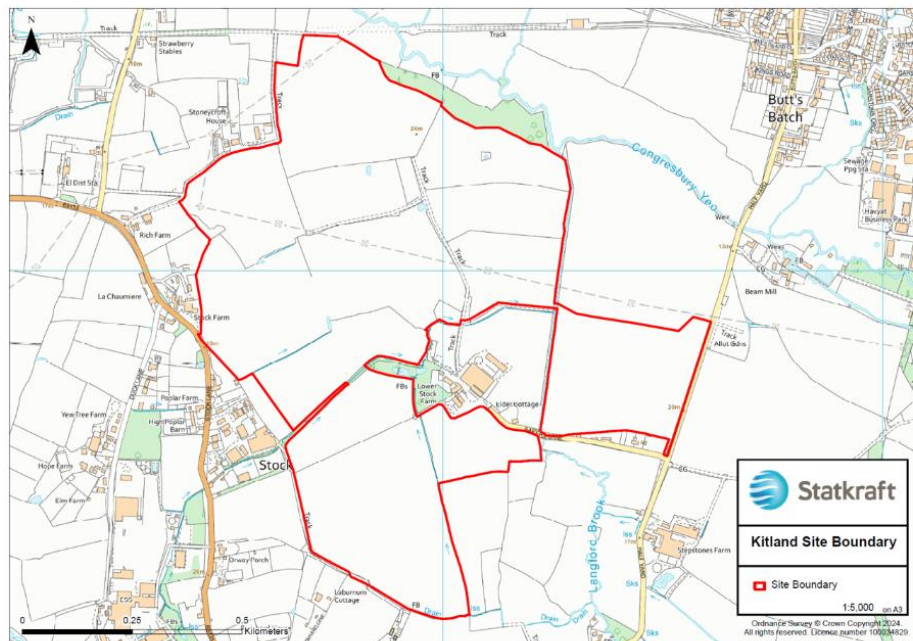


Kitland Solar Farm
A solar energy development of up to 39.9MW close to Langford in North Somerset.

You will find the latest information about the proposed Kitland Solar Farm on these webpages.


About Kitland Solar Farm

The proposed solar energy development of up to 39.9MW, is located south-west of Wrington, north of Langford, and south-east of Congresbury.



As part of the development we are also considering the opportunity for a battery energy storage system (BESS), which stores electricity and feeds it back into the energy network at times of high demand.


As part of the development we are also considering the opportunity for a battery energy storage system (BESS), which stores electricity and feeds it back into the energy network at times of high demand.

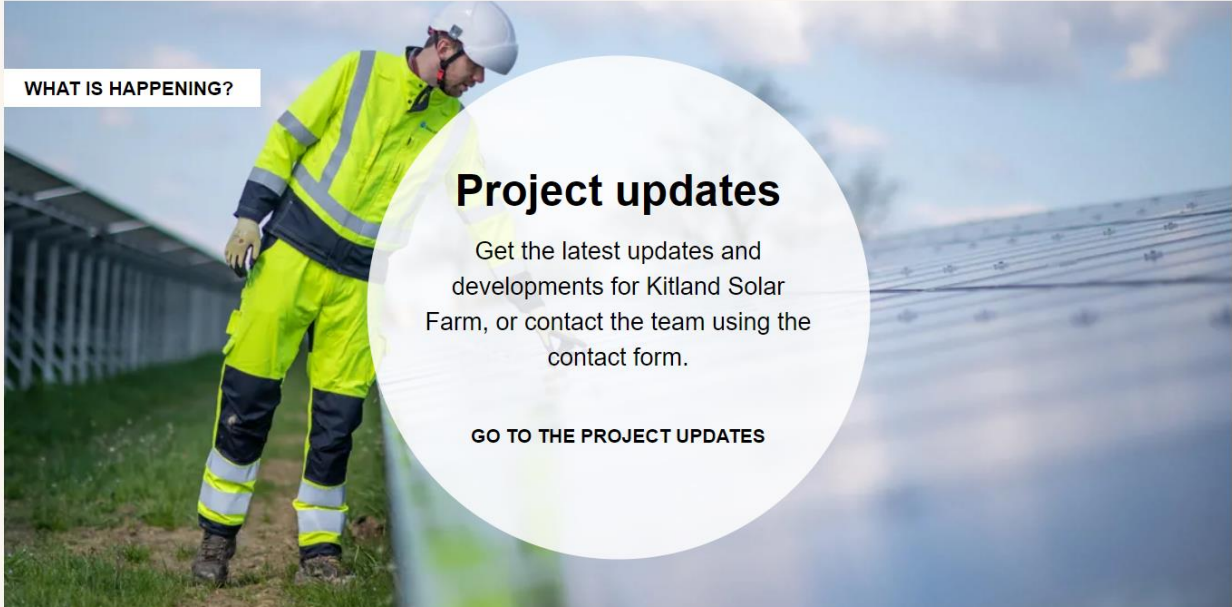
We presented our revised plans at the public exhibition events held between the 24 January and 9th February which you can view under our [project documents](#) . We want to thank local residents for engaging with us during the exhibition and for your feedback. We are currently considering the feedback and completing our studies before submitting our application in Spring this year.

Our proposals, in addition to delivering renewable energy for 11,500 households every year, will enhance biodiversity, and provide benefits to the local community, while supporting North Somerset Council's pledge to increase renewable energy generation in line with its strategy to reach net zero carbon by 2030.

Feedback

As our proposals progress the most up to date information will be shared here to help keep everyone informed.

In the meantime you can share your views and feedback on our proposals at any point please [get in touch or provide your feedback](#) .



WHAT IS HAPPENING?

Project updates

Get the latest updates and developments for Kitland Solar Farm, or contact the team using the contact form.

GO TO THE PROJECT UPDATES



Get answers to the most frequently asked questions here.

If you can't find your question here, please feel free to get in touch.

[Read more→](#)



Local Suppliers

Our aim is to have the least impact and provide the most benefit to the communities in which we operate. The construction phase is one way we can create economic benefits through inward investment, i...

[Read more→](#)

Project timeline



Stage 1: Site Selection

Extensive research to identify suitable sites. No public engagement is carried out during this time because the site may not pass the criteria required for development.



Stage 2: Pre-planning

We will consult local communities, stakeholders and elected representatives on the emerging proposals.



Stage 3: Planning application submission (summer 2024)

A detailed planning application will be submitted following our consultation. The proposed development will be considered by North Somerset Planning and Regulatory Committee.

SHOW MORE



The project team



Tim MacKeller

Project Manager



Suzy Kerr

Community Liaison Manager



Welcome to the Exhibition

You will find all of the information provided at the in-person Public Exhibition held at Mendip Spring Golf and Country Club on 24 January 2024 here.

The on-line exhibition will be live from the 24 January - 9 February, 2024.

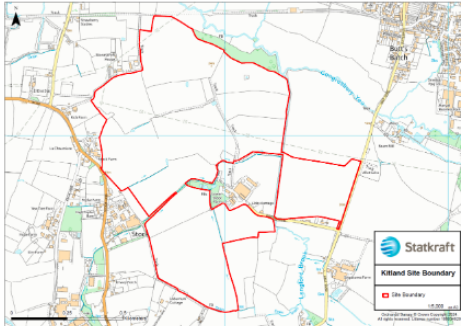
We invite you to browse the exhibition to learn more about the proposal. Please share your views with us to help, shape the plans and maximise the opportunities and benefits the project could bring to the local area.

If you would like to share your views, ask questions or request a phone call, you can do that through our [feedback and callback request form](#).

Kitland Solar Farm in brief

The proposed development is located south-west of Wrington, north of Langford, and south-east of Congresbury.

Our proposal is for a 39.9 MW solar farm with consideration for a Battery Energy Storage System (BESS). We estimate the site has potential to produce enough clean, renewable electricity to power the equivalent of 11,500 homes. Including the potential for Battery Energy Storage would help maximise renewable energy produced on site.



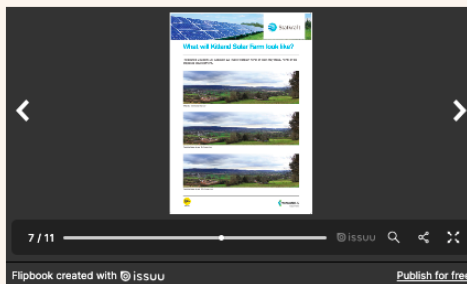
Why Solar Energy?

Solar power is a crucial technology to help overcome our energy security and climate challenges. One of the reasons for choosing to develop Kitland Solar Farm here is because of high solar radiation levels, making it a great location for solar farms and helping to reduce our reliance on fossil fuels.

The cost of solar has significantly reduced in recent years: it is now one of the cheapest ways to produce electricity. 2022 was a record-breaking year for renewable energy in the UK; solar power can produce as much as 30% of UK electricity at different points in the year.

Solar farms can also be wildlife havens, by incorporating wildflower meadows, restoration of hedgerows, and native planting. The first results of a national survey produced with Lancaster University highlight the valuable biodiversity benefits from solar farms across the UK.

Exhibition Boards



Feedback and/or register for updates

Give your feedback on this project in the form we have provided. You also have the option to register for updates on this project.

[Take me to the feedback form](#) →

Register for updates

We would like to keep you updated with news on this project. You can expect to receive about 2 or 3 emails per year. *

- Yes, add my email to the mailing list. By submitting this form, I consent to the processing of my e-mail address by Statkraft AS, for the purpose of sending me information on the project in question.
- No, I would not like to receive project updates.

[Privacy policy of Statkraft](#)

- By submitting this form, I agree to the processing of my personal data by Statkraft, in accordance with and as described in the privacy policy (see link above)
- I have read and understood the Privacy Policy by Statkraft AS (link above)

SUBMIT

APPENDIX 13: PUBLIC EXHIBITION SURVEY

Kitland Solar Farm Feedback Form Public Exhibition



You can use this form to let us know your views on the proposals. You can post this feedback form back to us at FREEPOST STATKRAFT.

 0800 772 0668  www.kitland-solar.co.uk  ukprojects@statkraft.com

1. Do you agree that the country needs to generate more energy from renewable sources?

Yes No Maybe

2. Do you agree that solar farms are a good way to achieve this?

Yes No Maybe

3a. Which of the following best describes your initial thoughts on the proposals for Kitland Solar Farm?

I am strongly supportive I am supportive I am neither supportive or opposed I am opposed I am strongly opposed

3b. Please tell us why you chose this option:

4. If you have any questions or would like more information about a specific topic, please share these below.

Would you like to receive project updates? If yes, please leave your contact details below:

Name:

Address:

Postcode: Telephone:

Email:

PRIVACY STATEMENT

Respect for privacy and personal data protection is part of Statkraft's corporate culture. This enables us to maintain an environment where our customers, vendors and other stakeholders can trust Statkraft to process their personal data. Our online privacy statement explains how, why and for how long Statkraft processes your personal data. Go to <https://ibj/5K18p2>. Comments made to Statkraft are not representations to the consenting authority. Please note all comments from this community consultation should be received by Statkraft by no later than 16 February 2024. An application is expected to be submitted in 2024. If an application is submitted, there will be an opportunity to make representations on that application to the consenting authority.

APPENDIX 14: WRITTEN FEEDBACK

3b) Please tell us why you chose this option (Public Exhibition Form)

- Need alternative energy sources
- We can supply products and you are nice and local - approx 5 miles
- A clean way of producing electricity which does not harm the environment
- I support an increase in renewable generation, however have some reservations around visual impact and permissive path access
- "I believe that in these days of climate change we need more energy from renewable sources. This looks a well planned scheme which I'd support provided
- footpaths aren't reduced and in fact enhanced (esp the muddy permissive path along the western side of Half Yard road)
- trees and hedges are enhanced (as it appears they will be) not reduced
- the development as a whole is not very visible from ground level (behind hedges) and can appear like lakes from the Mendips AONB to the South"
- Fully in favour in principle. As every devil can be in the detail! Key Qs - ensuring land in between panels is used to max. for supporting nature. How the local community fund will work in practice etc
- Need to ensure that the measures talked about for wildlife comes into fruition
- I recognise the need for 'green' energy production
- I think there are efforts being made to involve the community, boost biodiversity, support community through practical and monetary means
- This is an inappropriate site due to its proximity to Langford, Wrington, and Congresbury. One is already proposed at Honey Hall. This will decimate the rural area, footpaths and views.
- Due to the proximity close to 2 villages and the infrastructure of Stock Lane surely there must be more appropriate sites close to major road networks i.e. motorways, dual carriageways which are not on arable or farming land
- I live on the boundary
- It will negatively affect the wildlife
- The size of this project is ridiculous. Our beautiful countryside around our village. I'm sure there must be fields that are less obvious and will spoil views.
- good agricultural land should be used to produce food. ALL new houses should be built with solar panels. All owners of older homes should be given incentives to have panels added. What about all the footpaths that help with good mental health and animal welfare (walks)
- "spoils area of outstanding beauty, better to invest in nuclear energy.
- The area already has a large solar farm, a second planned for langford area. I walk all this area often!! There will be no countryside left!!"
- Mainly because of the fact of the looks of the countryside. And I've heard after 40 years you can build more houses on the land
- I believe in green energy - but two sites so close together when two already exist? seems excessive. Add in the housing developments on this road (Stock Lane) and surrounding area - it feels as if this small pocket of previously agricultural open space is being industrialised
- Still waiting to see final plans and impact on the environment, wildlife, and community access
- on the basis that the land remains greenfield both during and after its use as a solar farm, and that the promises regarding the environmental features are kept
- as long as the site remains 'greenfield', will continue as grazing and can be returned to agriculture. The development will prevent development/housing.
- I am not sure of Statkraft's longer term intentions

- the area proposed is large and I am concerned about the loss of farmland and the change in views from Wrington hill
- I recognise that the UK needs to move towards a higher level of self sufficiency in energy generation, and reduce over-reliance on other countries. However, I do think that the proposed Kitland site is too large overall for the Wrington Vale area

4. If you have any questions, or would like more information about a specific topic, please share these below. (Public Exhibition Form)

- Need to ensure footpaths are retained. Perhaps add a cycle path from Wrington to Churchill crossing Stock Lane
- Please can those responsible contact us - REDACTED
- would welcome more detailed mapping of proposed paths, confirmation of pathway widths. Also confirmation that panels in Half Yard field are not in scope.
- "How will you cope with construction traffic on such poor access roads?"
- What is the reaction of local residents?
- Details of planting to enhance views/biodiversity?"
- I think part of the community fund should be used for 'community farm' linked with local schools and nursery, this would provide opportunities for students to learn about renewable energy, agriculture, and biodiversity in a practical manner
- will it increase flood risk?
- "I notice the use of words like 'could' 'opportunities for' 'potential' on 'the site' panel - this leaves an opportunity to NOT do these things
- who runs the biodiversity?
- What are improved recreational pathways?
- How often is the grass/pasture cut?
- £7,900 to the community is an insult!"
- are there going to be houses built after 40 years?!
- "show pics of fencing in your pictures
- whatabout migratory water fowl?
- Be honest about the reasons you picked this spot because its close to the electricity sub station"
- once the power station has been built, would the land then be classifiable as a 'brown field site', so permitting general development?
- other comments: the public exhibition at the golf club was inaccessible to those without private transport. The room was poorly lit and it was very difficult to see the details on the display boards. I didn't get satisfactory answers - e.g. how much revenue will be generated from the solar panels?
- I am particularly interested in the plans which you will discuss and agree with NSDC on the footpaths running within and around the site - both mapped footpaths and permissive footpaths

Comments (Reply Card)

- All in favour of solar energy - but in the right place - such as on rooves of commercial buildings, houses, supermarket car parks, and the like. NOT on farmland
- The map you provided does not show the public footpaths. Do you intend to close these to the public.
- We walk round some of these fields - will we still be able to?
- I like wind farms they are very relaxing and good for the country
- Can panels be recycled? Shouldn't we be growing food on farm land? Who owns the company?

- I have strong concerns regarding the risk for cancer. I had cancer 4 years ago and moved to the country for a healthier lifestyle. I have read numerous reports which have mixed findings in relation to increased risk. With all the new property development i am surprised that the proposal is close to the homes, especially as family area with so many children and the radiation used to generate the power can impact their growth.
- "No they go out of date too quickly
- Hinckley Point comes online soon
- They are an eyesore
- They don't long term problems
- Environmental impact e.g. flooding"
- prefer to see a solar farm than ever more new housing estates. Stock Lane is already too busy with far to much traffic and huge corners.
- I would prefer solar farms to new housing estates which displace wild life and cause floods by replacing grass with concrete
- "I am worried about
- construction traffic
- proportion of local countryside being given to solar "
- I agree on development of more sustainable energy sources but they should be sited away from communities, especially where the land floods repeatedly. What good is a more sustainable, but more risky and intolerable quality of life? None !!!
- Productive farmland going to waste
- the plans will affect a number of footpaths and permissive paths - my support will depend on how they've affected and the impact on wildlife and biodiversity
- Destorys our rural landscape
- Not renewable when panels only last 25 years - build more nuclear plants!
- Unfortunately I am opposed due to proximity of neighbouring houses. My house borders this development and I am concerned about loss of countryside, house devaluation, loss of wildlife and flooding risk
- Sad to see yet more green fields consumed but better this than more houses.
- very supportive in theory - we will visit your exhibition to find out more
- Good agricultural land should not be covered by solar panels. This land has been farmed in the past and should continue to be.This country needs to focus on nuclear power - not on unreliable sources of power like wind and sun
- we already have fields of solar panels and not enough space for walking. Where are the footpaths? There are plenty of places that shouldhave panels, but don't. we could find land which isnt used for walking and doesn't have large populations living nearby. also why dont they offer cheaper electricity for those living close?
- neither at this stage
- I oppose covering productive agricultural land for a paltry 3.5MwH during ideal sunlight conditions when there are acres of factory, warehouses and shopping mall roofs which could be covered in solar panels
- There are more suitable places but no you have to do more damage to our lovely value. Why never near an MP or councillor property?
- Solar panels should be put on rock or all new buildings and put on all warehouses roofs not on green fields

- "panels on fields severely reduces food production for future generation ie more imports (??)
- all new builds should have ? Panels on roofs and at the correct angle and on all commercial buildings "
- a huge nuclear power station is being built on our doorstep/ more can be built. The yield from solar farms is a waste of good farmland
- the farm would take up valuable grazing land and land that is used to grow biomass. We need farmland!
- is taking large amounts of productive farmland out of use a good return given the food trade deficit? Where are the solar panels manufactured - China? What is the carbon and environmental impact of mineral extraction to manufacture the large BESS?
- "in between supportive and neither
- I believe that solar farms are good provided they are not intrusive - hedging around the edge should be retained and allowed to grow to obscure the panels from view.these fields include many permitted paths used by walkers - it would be good if a network of walking paths were retained"
- I am not against the project but I am concerned about the size of it and the loss of so much green space
- Wind turbines at sea preferred -wind more efficient
- Too many solar farms around here. Distrubing wildlife, spoiling the green area. Possible health risks. Wind turbines more efficient
- all houses should be built incorporating solar panels and better deals should be odne to encourage olderhouses to add panels.
- I hope you have considered the problem of flooding - given river isnt far away
- 1. the proposed solar 'farm' is overwhelmingly large
- 2. what effect will this have on current hedgerows wildflide - how will birds of prey be affected in particular?
- 3. why aren't farm building not forced to have panels on every roof?
- 4. why aren't new housing developments obliged to have solar panels on every roof?
- 5.why on earth are we (the UK) not doing as in France ie supermarket car parks etc with shelter over the parking spaces covered in solar panels?
- 6. i am fully aware that these fields are currently agriculturally productive. why are we covering productive fields with solar panels when we are trying to use local produce to reduce our green miles and reduce our reliance on produce from overseas - it makes no logical sense

Will you employ local people and will you contact me with any employment opportunities. Thanks.

My concern is that the project will make this area more urban and that locals will lose existing footpaths.

I am also concerned tha the planning authority will rely on any urbanisation to promote future development in this area. Tht said I support the project and I am pleased that Statkraft is the body responsible for promoting it.

Comments (Online Feedback Form)

- Your location plan does not show the public footpaths which cross the area. Is this a deliberate ommission?

- Dear Sir, I am emailing you to register my strong opposition to your proposed solar panel development near Wrington. The land you are proposing to use is perfectly good agricultural land which should be used for growing food.
- I am very much in favour of solar panels on the roof of industrial and domestic buildings, but I consider it entirely wrong to put them on agricultural land. Yours [REDACTED] (resident of Wrington Village).
- Yes my land/garden will be directly next to s as nd surrounded by this plan, whilst I think Solar farms might be a good idea in remote areas- next to housing and universities, schools and residential areas are not the place. I will be strongly objecting this
- ? : This vast project it totally out of place and out of proportion for this rural valley. Who apart from yourselves will benefit from this. How much are you paying the farmer / s for leasing this land
- I lead on footpath matters for [REDACTED]. Part of the Kitland site falls within that parish.
- I'll be coming to the drop in event on Weds 24th at the golf club and would like a detailed discussion regarding existing and proposed footpath routes with a senior person in your team who has a detailed understanding of the footpath network. 1.30 would be an ideal time for me to meet. Might someone suitable be available at that time please?
- The £200/MW/year community benefit fund should be higher. I would expect £500-£1000/MW/yr
- As an engineer involved in developing tools for design of renewable systems I understand the need for more solar generation. However, to meet UK energy needs, we also need local energy storage, so I look forward to seeing how much storage is proposed to accompany the photovoltaic panels. This storage could also be used to store surplus energy from wind turbines elsewhere on the grid when generation outstrips demand and the local panels are not generating. I have one main concern about the site proposed and that is keeping some of the local footpaths crossing the proposed site open. These paths are used extensively by the local community and staff at the vet school. It's not clear from the drawings what, if any, provision for this is proposed. The area of most importance is the most southerly one. In addition, the field that runs alongside the road to Wrington has a path that provides a safe route for pedestrians walking from Lower Langford to Wrington. Keeping a strip of land along the right-hand side of this field as a walking route is important.
- The Screening Opinion dated 10 August 2023 and submitted to the Local Planning Authority contained factual inaccuracies. Examples include but not exhaustive: Page 4 states "All development will be in Flood Zone 1". This is incorrect, parts of the eastern edge of the site sit within Flood Zone 3. I know as my house Elder Cottage is within Flood Zone 3 and we have photos and videos of Bakers Lane under water. Page 12 suggests views of the proposed development from the Mendips would be limited. Again, incorrect - views from Beacon Batch on the Mendips would be wide ranging and extensive. Page 14 states otters are likely to be present within 2km of the site. We have numerous videos of otters in Langford Brook, which runs through the site. Page 23 refers to the nearest residential property as 200m from the site. My house, Elder Cottage is approximately 4m from the site - literally the width of Bakers Lane. Page 28 suggests the development of the Yanel Solar Farm (22/P/1450/FUL) is not anticipated to cause "significant cumulative visual impact". When the Yanel Farm site (143 acres) is combined with the JBM Solar development proposal at Honey Hall (a further 165 acres) together with the proposed Kitland Solar Farm (180 acres), there will be in excess of 500 acres of proposed solar panels almost adjoining each other and the cumulative impact will be significant, particularly from the Mendip AONB.
Can you confirm please that you will be writing to the Local Planning Authority to correct these inaccuracies contained within the original Screening Report submitted? It is obviously vitally important that the LPA is working with the correct information to hand.

Phone call feedback – pre consultation period but after invite had dropped.

- Both were in relation to concerns over the visual impact from her property to site. (lived at this address since 2016) Would like more info around visual mitigation. Can't attend public exhibition.