

Statement of Community Involvement

Proposed 30 MW Solar PV Array on land south of Berrington, Shrewsbury, Shropshire, SY5 6HA

ADAS Planning

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Quality Assurance

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Version History

Version	Date	Amendments
01	13/06/2022	Internal Issue
02	14/06/2022	Client Issue
03	N/A	Final Issue

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1 Introduction

1.1 Introduction

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by ADAS Planning (Agent) on behalf of Eenergy International Ltd (Applicant) to inform a planning application for the installation of a 30MW Solar PV development at land south of Berrington, Shrewsbury, SY5 6HA.
- 1.1.2 We recognise the importance of pre-application consultation and creating opportunities for local people to have their say on new developments. With this in mind, we have undertaken a programme of public consultation that meets and exceeds the recommendations in the Shropshire Council Statement of Community Involvement, including leaflets, online webinars, a public exhibition, and direct communications with local residents, Ward Councillors and Parish Councils.
- 1.1.3 This Statement of Community Involvement (SCI) provides further information on the consultation undertaken, the comments received, and our responses to them. This SCI also sets out how the proposal has been amended to directly address comments that have been received throughout the process.

1.2 Shropshire Council Statement of Community Involvement (2021)

- 1.2.1 Shropshire Council's Statement of Community Involvement (SCI) was formally adopted by Shropshire Council on 30th June 2021. The Shropshire SCI sets out how the council will engage with communities and organisations on planning applications, and also includes advice for developers.
- 1.2.2 The Shropshire SCI states that developers 'will be encouraged to engage with the Council prior to the submission of planning applications to reduce any potential problems and to ensure that applications are submitted with all the necessary information enabling them to be dealt with without delay.
- 1.2.3 In terms of community consultation, there are no requirements for developers, however the Shropshire SCI provides principles the Council follows for Local Plan consultation, and states that these might form a 'useful guide to good practice' for developers. This includes a list of the 'key consultation groups', including Ward Councillors, residents and Parish Councils. In terms of good practice, the Shropshire SCI includes several recommendations, including asking for views at an appropriate stage, avoiding jargon, and providing sufficient information to enable effective responses to be made.
- 1.2.4 ADAS Planning and Eenergy have carefully followed the guidance in the Shropshire Council SCI and are pleased with the substantive responses that have been received from interested parties.

2 Pre-Application Engagement with Shropshire Council

2.1 Pre-application Enquiry

2.1.1 Prior to the submission of the planning application, pre-application advice was sought from Shropshire Council (Ref. PREAPP/22/00002). The formal response was issued on the 8 March 2022 and was used to inform the scope of the planning application and the design of the layout, in parallel with the wider community consultation.

2.1.2 The Case Officer confirmed that the development on the site may be acceptable in principle, subject to any impacts being satisfactorily addressed by the proposal:

It is considered at this stage that it may be possible to design a scheme where the renewable energy benefits outweigh any residual impacts provided the visual, heritage, agricultural and other environmental issues referred to above can be satisfactorily addressed.

2.1.3 Following the above advice, the planning application has been submitted with a full Landscape and Visual Appraisal, a Built Heritage Assessment and a Soil Management Plan. The Case Officer also noted that in relation to consideration of landscape and visual impacts, the key views would be from Cantlop to the south, therefore the LVA includes viewpoints and photomontages from this location.

2.1.4 Section 5 of this SCI sets out the amendments that were also made to the design of the layout to reduce impacts further.

2.1.5 The planning application is supported by a comprehensive suite of technical reports and assessments, which robustly assess the impacts and provide recommendations. The proposal addresses all matters raised at the pre-application stage, and we will continue to work with the Local Planning Authority and the relevant statutory consultees throughout the determination of the application.

2.1.6 The full pre-application Response from the Case Officer is included at the end of this document at Appendix A.

3 Pre-Application Public Consultation

3.1 Introduction

- 3.1.1 In accordance with the recommendations in the Shropshire SCI, key stakeholders were consulted as part of the pre-application consultation, including Councillor Claire Wild (Severn Valley), as well as Berrington Parish Council and local residents to the site.
- 3.1.2 The following methods of engagement were then undertaken:
- Letters to Elected Members and Berrington Parish Council – 8th February 2022
 - Public Consultation Leaflets to residents – 8th February 2022
 - Online Webinar Presentation via Zoom – 22nd February 2022
 - Accompanied Site Visit – 21st March 2022
 - Public Exhibition at Berrington Village Hall – 21st March 2022
- 3.1.3 The following sections provide further detail on each stage that was undertaken, the comments that were raised, and the resulting actions.

3.2 Consultation Leaflets

- 3.2.1 Consultation leaflets outlining details of the proposal, including details of how to make comments, were distributed on 8th February 2022 to 75 households and businesses surrounding the site. The consultation leaflet also provided details for attending the public webinar on 22nd February 2022.
- 3.2.2 A copy of the leaflet is included in full at Appendix B.
- 3.2.3 There were 68 email responses between the commencement of the consultation period and 13th June 2022. All feedback is included in full at Appendix G.

3.3 Consultation Letters

- 3.3.1 Written letters were sent to Berrington Parish Council and Councillor Claire Wild (Severn Valley) on 8th February 2022. The letter provided information on the proposal and requested comments, with the consultation leaflet enclosed. Both Berrington Parish Council and Councillor Claire Wild responded to the letters via email, requesting details to access the public webinar.
- 3.3.2 All copy of the letters is included in full at Appendix C.
- 3.3.3 All feedback is included at Appendix G.

3.4 Online Webinar

- 3.4.1 On 22nd February 2022, ADAS Planning and Econergy hosted a Public Meeting via Zoom, which included a PowerPoint presentation, followed by a 'Question and Answers' session. The Webinar was well attended, with 28 attendees in total over the course of the meeting.

- 3.4.2 Section 4 below provides a summary of the comments raised throughout the consultation and the responses to them.
- 3.4.3 A full PDF copy of the presentation slides is included at Appendix D.
- 3.4.4 The Webinar format was chosen in the context of the Covid-19 pandemic, to ensure the safety and comfort of all parties. However, a number of attendees at the Webinar requested an in-person meeting to discuss the proposals, including a site walkover of the key viewpoints. An accompanied site visit and public meeting was subsequently arranged to take place the following month, in March 2022.

3.5 Accompanied Site Visit

- 3.5.1 An accompanied site visit was undertaken on the morning of the 21st of March 2022 for a small group of local residents who live closest to the site. Professional planners and landscape architects from ADAS were in attendance, as well as a representative from Econergy.
- 3.5.2 The site visit was requested by a number of residents who may be most affected by the proposals, so that they could discuss key viewpoints for consideration around the site. The viewpoints were considered by the landscape team in carrying out the full Landscape and Visual Appraisal, which accompanies the planning application.
- 3.5.3 The site visit was followed later in the afternoon by the separate public meeting, which was attended by a wider group of interested residents.

3.6 Berrington Village Hall Meeting

- 3.6.1 A public meeting was held at Berrington Village Hall on 21st March 2022 which started at 15:00 and lasted until 20:00. The public meeting was hosted by representatives from Econergy, ADAS and RSK Transport, and was attended throughout the course of the afternoon by 43 residents in total.
- 3.6.2 The format of the meeting included a Question and Answers session, followed by open discussion between residents and members of the project team. A number of Consultation Boards were installed around the room providing further information about the proposals and how to submit comments.
- 3.6.3 A copy of the consultation boards is included in full at Appendix E.
- 3.6.4 The most prevalent themes during the course of the Meeting were as follows:

- Choice of Site and Sequential Testing
- Landscape Impact
- Loss of BMV Agricultural Land
- Harm to Heritage Assets
- National Security & Impact to Military Base

- 3.6.5 The public meeting was well attended and provided an opportunity for the project team to answer questions and gather information on the key issues of interest to local residents.
- 3.6.6 Several feedback cards were also completed at the public meeting. These are included in full at Appendix F.
- 3.6.7 Section 4 below provides a summary of the comments raised throughout the consultation and the responses to them.

4 Summary of Comments

4.1 Introduction

- 4.1.1 This section provides a summary of the key comments received throughout the public consultation and our response to them. This includes comments that were raised during the range of public consultation exercises, including the online webinar and the village hall meeting.
- 4.1.2 All comments received are included in full at Appendix G.

Comment	Response
Site Location	
Which other Sites were considered in the locality? Can we have a copy of the Sequential Assessment Report?	It was confirmed that a Sequential Assessment has been carried out and that this will be submitted with the planning application. The key considerations are grid connectivity and the suitability of the Site, including planning policy support, local landscape and ecology designations, and physical constraints such as flood risk. Discussed Site viability, grid connectivity, Site availability It was confirmed that this is an internal document at this stage but will be submitted at planning.
Why this site?	The site has a viable grid connection and is not subject to any significant physical or policy constraints.
Is the bridleway to Cantlop included in the proposal?	It was confirmed that the road running through the centre of the site was outside of the application red line and would not be impacted by the proposal.
Heritage	
Have you considered the heritage assets within Berrington itself?	The planning application is supported by a full Built Heritage Assessment which assesses all heritage assets that could be affected by the Proposal.
Landscape and Visual	
Concerns over the potential impact on the rural character of the application sit and to the Shropshire Hills AONB	The planning application is submitted with a full Landscape and Visual Appraisal, along with photomontages of the proposal.

What about visibility from the natural higher Sites such as The Wreckin and The Lawley?	It was accepted that there will be some level of visibility of the site, as with most solar farms of this scale, but that these would be mitigated and screened where appropriate. It was confirmed that a full Landscape and Visual Appraisal would be submitted with the planning application.
We need photomontages to assess the visual impacts.	It was confirmed that the LVA would include photomontages taken from the 'worst case' viewpoints, to give an accurate impression of how the proposal might sit within the landscape.
Economy	
Will there be job opportunities for local people and will they be good quality? There is a parish magazine that could be used to publicise.	There will be numerous opportunities and interested parties can contact us directly. We are happy to receive suggestions on methods to publicise opportunities, at the post-planning stage.
Ecology	
When will we be able to review the ecology appraisals?	It was confirmed that the ecology surveys are ongoing and would be submitted with the planning application.
Flooding	
Concerns over the potential worsening of drainage issues towards the southern end of the site at Cantlop.	The application is supported by a full Flood Risk Assessment (FRA) which confirms that the proposal will not increase the volume of surface water runoff. Full details are provided within the FRA.
Highways	
For previous solar Sites, there were problems with HGVs following wrong routes, getting trapped.	Through CTMP we will make it as easy as possible to comply. Examples provided such as inclusion of construction routes in contracts; materials likely to come from small number of suppliers. This will also be monitored by LPA who will require certain measures.
Other	
Concerns over the loss of agricultural land	The proposal is temporary for a period of 40-years, so will not result in the permanent loss of any agricultural land. Furthermore, the application

	is submitted with a Soil Resource Management Plan, to ensure the protecting and conservation of soil resources on the site for the duration.
We need a face-to-face consultation. Not everyone uses Zoom.	A public meeting was set up at Berrington Village Hall, as requested during the online webinar.
Will you see to it that these is a meaningful conclusion to the public consultation prior to submission?	It was confirmed that the planning application would be submitted with a full Statement of Community Involvement (SCI) setting out how all comments had been considered and addressed.
I'd like to know if you have considered the effect of noise in the location, will it be heard by residents in Cantlop and Berrington?	It was confirmed that the planning application would be submitted with a full Noise Impact Assessment, with mitigation provided if required.
The site is referred to as Berrington Farm in the consultation material, however this is concerning to me as this is the name of my property.	Site name changed from 'Berrington Farm' to 'Land South of Berrington' for the planning application.

Table 1: Summary of Comments

5 Masterplan Alterations

5.1 Masterplan Alterations

- 5.1.1 In response to the feedback received verbally and in written form during the Public Consultation, the following alterations were implemented to the layout design:

The proposed solar panels and internal access track have been set back from the southern site boundary at Cantlop Mill, to help preserve the immediate setting for the existing residents.

The proposed solar panels have also been set back from the eastern site boundary at Newmans Hall Cottage, to help preserve the immediate setting for the residents of this property.

The layout has been amended to include additional hedgerow planting on the northern boundary of the eastern parcel, to provide additional screening of the proposal from properties in Berrington the north of the site.

The main access point has moved from its initial position along the northern boundary off Cliff Hollow, to Shrewsbury Road on the western site boundary. This was implemented to ensure construction traffic could be diverted around Berrington, where it was perceived, the proposal could result in highways safety or traffic concerns.

- 5.1.2 The above amendments to the proposed layout ensure that the proposal is appropriate to its context and takes account of the key concerns of local residents to the site.
- 5.1.3 Overall, the Proposal has been designed to achieve high standards of sustainability, in full accordance with Policy CS6 (Sustainable Design and Development Principles) of the Local Plan and the NPPF.

6 Conclusion

6.1 Conclusion

- 6.1.1 ADAS and Eenergy has undertaken a comprehensive programme of public consultation that meets and exceeds the recommendations contained within the Shropshire Statement of Community Involvement (SCI). This has included circulation of public consultation leaflets and letters to local residents, an online webinar, and a public meeting at Berrington Village Hall. Shropshire Council was also engaged for formal pre-application advice at an early stage.
- 6.1.2 The above programme of public consultation has provided an opportunity for local people to have their say on the proposal, and where possible, to recommend changes and improvements to the layout. We are pleased with the level of participation from local residents and look forward to continuing to engage positively throughout the planning process.
- 6.1.3 The Appendices to this document include all consultation material and all comments received throughout the process.

Appendices



Appendix A – Shropshire Council Pre-Application Advice





Development Services
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

Jacques Carboni
ADAS Planning
57 Hilton Street
Manchester
M1 2EJ

Date: 8th March 2022
My ref: PREAPP/22/00002
Your ref:

For Econergy International Ltd

Dear Mr Carboni,

PRE-APPLICATION ADVICE

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REFERENCE: PREAPP/22/00002

DEVELOPMENT Proposed 30MW Solar PV Array

LOCATION: Proposed Solar Farm to the west of Berrington
Shrewsbury, Shropshire

I am writing further to your pre-application request dated 15th December 2021.

Econergy International Ltd is seeking planning advice on proposals for construction of a solar photovoltaic array, with a total export capacity of up to 30 MW. The site would occupy an area of 38.8 hectares on agricultural land comprising two adjoining fields south west of the village of Berrington. The site and is not within or adjacent to any statutory environmental designations.

Comments received from Planning Consultees are included in Appendix 1. Relevant policies and guidance are covered in Appendix 2.

I would provide the following advice:

1. Planning Policy

- 1.1 The application should be accompanied by a Planning Statement which sets out the relevant policies and guidance covering renewable energy, development in the countryside and other relevant matters. In general, support for renewable energy

proposals in the countryside is qualified by the need for high standards of environmental acceptability (see Appendix 2 – policies and guidance).

- 1.2 The government's planning practice guidance recognises that large scale solar projects in the countryside can have adverse environmental effects and emphasises the need for careful attention to matters such as visual impact, heritage, leisure and biodiversity. The guidance advocates the use of previously developed and non-agricultural land in preference to greenfield sites and use of lower grade agricultural land in place of higher quality. It recognises that solar farms are temporary (though relatively long-term) structures. There is a need to assess glint and glare, the effect of security measures, effects on heritage conservation, the potential for mitigation through landscape planting and the energy generating potential of a given site.
- 1.3 Any planning application will need to demonstrate that the proposals can comply with the above guidance and with relevant criteria set out in the adopted development plan and the NPPF. This includes confirming that the development is appropriately sited with respect to relevant land use considerations. A number of solar schemes are in operation in countryside areas of Shropshire though the current scheme would be towards the upper end of the scale in terms of currently operational sites.

2. Design and Access Statement

- 2.1 The application should be accompanied by a Design and Access Statement which explains the consideration which has been given to the design, appearance and scale of the development. This includes how consideration has been given to minimising visual impacts and effects on other land use interests such as residential and general amenity, ecology and the historic environment, and the ability to maximise the efficient use of the site.

Environmental & Amenity Considerations

3. Choice of location:

- 3.1 Section 158 of the NPPF does not require applicants for renewable energy developments to demonstrate the need for the development. However, the Government's planning practice guide on renewable and low carbon energy advises that planning authorities should consider 'the energy generating potential (of a solar PV site), which can vary for a number of reasons including, latitude and aspect'. Any application should therefore provide an assessment of the suitability of the site in terms of energy generating potential. Inspection of topographic maps confirms that the land within the site contains a generally favourable southerly aspect.
- 3.2 The ability to make an appropriate connection to the local energy grid is also an important consideration which any application should detail. A separate planning permission may be required for a cable connection unless this can be achieved within the application boundary or is constructed under permitted development

rights available to statutory energy supply undertakers. Details of the siting of inverter units and transformer substation also need careful consideration. These should generally be located as far as possible from residential property and in visually less prominent locations.

4. Agriculture:

- 4.1 The Government's Low Carbon and Renewable Energy Guide establishes a presumption in favour of brownfield over greenfield locations for 'larger scale' photovoltaic sites. Where this is not possible the guidance advises that solar development should be directed towards lower grade agricultural land. It is recognised however that there is likely to be a shortage of suitable brownfield sites in a predominantly rural county like Shropshire. Hence, some 'greenfield' locations may need to come forward in the County to achieve climate change objectives. It should be noted in this respect that Shropshire Council declared a 'climate emergency' in May 2019.
- 4.2 The supporting statement suggests that the agricultural land within the site is of Grade 3 quality. The Council's air photo imagery indicates that the majority of this is in arable use and has been for at least the past 10 years. This suggests that a significant proportion of the land is likely to be of 'best and most versatile' quality and, as such is protected by NPPF paragraph 174b. It is noted that other areas of poorer quality pasture are located nearby to the north of the site.
- 4.3 Any application will need to justify the choice of this specific site on the basis that lower grade land is not available having regard also to the suitability of the site to generate renewable energy. Whilst such loss may ultimately be reversible the proposed solar park duration (35+yrs) would effectively remove the land from arable production for the foreseeable future. This represents a significant policy issue which the proposals will need to address.
- 4.4 Any application should confirm the agricultural grade / sub-grade of the site (3a, 3b, 4). If more than 20ha within the site falls within the best and most versatile category this would trigger the requirement for an agricultural consultation with Natural England. The effect of loss of the affected land on the existing agricultural unit should be detailed. Confirmation should also be provided of the ability to maintain a productive grass sward between the solar arrays for grazing use following any commissioning of the site.

5. Landscape and Visual impact:

- 5.1 The scale of the overall development is large and will result in a substantial change to the character of the site which is located in a mature rural landscape. However, the site itself is not subject to any landscape designation and appears to be generally well screened from the immediate surroundings. Some localised views appear to be available from minor roads margining the site, particularly to the north and west, though boundaries generally comprise mature hedgerows. The site does not appear to afford significant views from the nearest private residential properties with the possible exception of some properties in the hamlet of Cantlop

430-550m south of the site which may have views of the site from the opposite side of the small valley formed by the Cound Brook.

5.2 The proposals will need to be accompanied by a Landscape and Visual Impact Assessment which is compliant with relevant Landscape Institute methodology. Photomontages showing the position of the proposed arrays within the view should be provided from appropriate locations. Photomontages should be at an appropriate scale and viewing distance and supplemented with other photographic viewpoints where appropriate. A ZTV appraisal should be included. Inter-visibility and co-visibility of the site from nearby heritage assets such as Cantlop Bridge (Grade 2*), the village pump and numbers 69 and 70 at Cantlop (Grade 2) should be assessed. It appears that intervening vegetation may screen the site from the group of listed buildings at Berrington but this should be checked.

5.3 The ability to undertake supplementary landscape planting around the site in strategic locations would provide some additional visual containment within the design life of the proposed development as well as biodiversity enhancements in accordance with Core Strategy Policy CS17 and the national expectation to deliver nett biodiversity gain. Maintenance of appropriate stand-offs and lowering the maximum height of panels nearest to sensitive edges of the site could potentially be considered to further reduce any visual impact.

6. Glint and glare:

6.1 Any application should include an assessment of glint and glare effects which can occur to the east and west of panel rows, particularly when the sun is at a relatively low elevation. This could potentially affect any views looking generally west towards the site in the morning and east towards the site in the afternoon / evening. Given the spatial relationships of the site it is considered that there may be some potential for glint and glare to affect existing properties and particularly upstairs windows at Boreton Farmhouse (Grade II) to the west and Manor Farmhouse (Grade II*) to the east amongst other nearby properties. Consideration should also be given to the potential for glint and glare from the public footpath which passes to the east of the site from the public footpaths which traverse the site's north-eastern boundary (Ref 0529/10A/1) and which pass in a north-south direction to the east of the site and the footpath which Boreton Farm and Cantlop Bridge to the west (see Appendix 4, Environmental Designations).

7. Heritage:

7.1 A number of listed buildings and structures surround the site (see Appendix 4). The possibility of inter-visibility from these heritage assets should be investigated. A heritage appraisal should accompany the application. This should include a heritage visual appraisal which assesses whether the site would be likely to affect any heritage assets in Shropshire, including non-designated assets. This should cross-reference to the LVIA referred to above. I would refer you to the comments of the Council's archaeology and conservation teams which are included in Appendix 1.

8. Noise:

- 8.1 A number of residential properties are located within 500m of the site boundary though these are generally screened by topography and / or vegetation. It is recommended that stand offs between inverters and these properties are maximised. Any application should include an assessment of the potential impact of inverter / cooling fan noise on residential amenities. The objective should be to ensure that such noise does not exceed a level of background plus 5 decibels at any sensitive receptor location at any time. This is the threshold below which BS4142 suggests that noise complaints would be less likely. Inverter vents should ideally be oriented away from the nearest properties. The inverters should be positioned behind solar arrays relative to nearest properties to maximise acoustic attenuation.

9. Construction:

- 9.1 The approach roads to the site are narrow and have a number of sharp bends which may limit the suitability of the road for normal flatbed HGV loads. Any application should include an outline construction management plan detailing how construction traffic will be managed to maximise highway safety and minimise inconvenience to other road users. The following should also be detailed:

The likely duration of the works, proposed hours of working (typically 0800 – 1800 hrs weekdays and 0800 – 1600 hrs on Saturdays);
the indicative contractor's compound area (which should also be separated from the nearest residential property);
provision for internal parking;
how any limitations in the local highway network would be managed;
Measures for ensuring compliance with the proposed construction route and avoidance of construction traffic meeting on the narrow approach to the site should be stated;
A photographic survey of the condition of the approach route in the immediate vicinity of the site may be appropriate so any deterioration linked to construction HGV use can be made good by the developer;
Measures to avoid ground compaction.

10. Highways and access:

- 10.1 Once erected, the proposed solar panels would not be expected to raise any highways issues. The only highways concerns would be the transporting of materials and equipment to the site during construction. Any subsequent application should include an outline construction management plan. The route taken on the highway by HGV delivery vehicles should be identified and where any highway issues arise along it, the mitigation method proposed should be stated.
- 10.2 If any hedgerow needs to be removed in order for heavy construction traffic to gain safe access then this should be detailed and appropriate compensatory planting should be provided, either on a new alignment within the site, or preferably, by

replacing on the original alignment following the construction phase. Some solar parks in Shropshire have used a soil additive to provide a running surface as opposed to conventional stone chippings. The resulting track can be ploughed back into the field to biodegrade at the end of the operational life of the site.

11. Ecology / vegetation protection:

- 11.1 The comments of the Council's Ecology service are included in Appendix 1. The proposals should be accompanied by a Phase 1 habitat survey with any necessary supplementary surveys on protected species. Particular attention should be given to bats given that there are 4 mature infield trees within the site and a number of mature trees in hedgerows on field margins. Wildflower mix field margins would provide biodiversity gains, encouraging insects and providing suitable feeding opportunities for bats. If badgers are present, then a minimum stand off of 30m should be provided to avoid the need for a protected species license from Natural England. A badger gate through any security fencing would also mitigate against and potential loss of badger foraging habitat.
- 11.2 The ecology survey should assess any ponds within 250m of the site and their potential for Great Crested Newts. OS mapping suggests the presence of one small pond towards the centre of the site (OS 352259 306552) a wet area to the north (OS 352585 306609) and a series of ponds to the south of Berrington and near to the sites' eastern boundary. It is not considered that the irrigation lagoon to the immediate north is likely to have potential for GCN but this should be checked. If a habitat is suitable then appropriate survey work should be undertaken. The GCN population survey season is normally between April and September but can be extended by English Nature. E-DNA analysis of ponds can be undertaken for an agreed period after the main GCN survey season closes.
- 11.3 The application should provide appropriate stand-offs to trees / hedgerows and should detail measures to prevent accidental damage during the construction phase, including through root compaction. Consideration should be given to provision of additional planting / beating up in appropriate areas around the site margins to deliver biodiversity nett gain and further improve screening. Measures should be investigated to provide enhanced connectivity between habitat areas in accordance with Core Strategy Policy CS17 (environmental networks). Confirmation should be provided of any proposed planting and seeding mixes. There should be a commitment to undertake any planting in the first available planting season following the construction of the facility. Consideration should be given to using native species of local provenance.
- 11.4 The existing hedgerows within the site have habitat potential. Any ecological report should confirm whether there would be any effect on the existing hedgerows and trees. Any excavation should avoid root zones. If there is the potential for excavations to affect root zones then an Arboricultural Method Statement may be required.

11.5 It is recommended that you contact the Council's Natural Environment section in order to obtain further information in relation to ecological matters prior to submission of the application. Contact sophie.millburn@shropshire.gov.uk):

12. Drainage / Hydrology:

12.1 The site is not located within a flood plain as identified by the Environment Agency, being separated from the flood plain of the Cound Brook which passes to the south and west. However, the site exceeds 1ha and so a Flood Risk Assessment should be undertaken in accordance with the Government's planning practice guidance on flood risk. A surface drainage assessment will also be required (the form can be downloaded from Shropshire Council's Planning website) This will need to detail how surface water will be managed within the site and the consideration given to the use of sustainable drainage techniques.

12.2 The site would be laid over to grassland whilst the panels are in operation which would result in a potential drainage improvement relative to the current situation for ploughed arable fields. However, there is potential for ground compaction from construction works to adversely affect site drainage. The opportunity to reduce the speed of run-off relative to the current situation if possible (i.e. by placing a balancing pond at a low point in the site) should also be considered. This could assist in preserving the condition of the Cound Brook.

13. Site security:

13.1 The site is likely to require security cameras. Care should be taken to ensure that any such system does not impact adversely on the privacy of the nearest residential properties and public footpaths. Some solar parks in Shropshire use infra-red sensors rather than CCTV cameras. These are less visually prominent and do not raise potential issues with privacy. I would encourage you to investigate this.

14. Timescale / decommissioning:

14.1 The application should provide clarity in relation to the anticipated timescale and measures for decommissioning of the site. Solar PV development is a temporary, albeit longer-term, use of land. Full agricultural productivity and the original appearance of the landscape is capable of being reinstated at the end of the design life of a site, provided appropriate decommissioning procedures apply.

15. Mineral Safeguarding:

15.1 The western edge of the proposed site is located within a Mineral Safeguarding Area. The mineral resource (sand and gravel) is protected from sterilisation by SAMDev Policy MD16 (see Appendix 2 for policy wording). However, it is not considered in this instance that that the proposals would be in conflict with this policy. This is having regard to the spatial extent of the mineral resource and the temporary (albeit longer-term) nature of the proposed use.

16. Local community benefits:

16.1 Shropshire Core Strategy Policy CS5 refers to the need to deliver community benefits where development is proposed in countryside areas. The NPPF and the associated practice guide on low carbon and renewable energy also emphasise the desirability of delivering community benefits as part of renewable energy schemes. The ability to identify relevant local community benefits may assist in aligning the proposals with the requirements of the above policy and building bridges with the local community.

17. Community liaison:

17.1 I would recommend that the nearest local residents and local Parish Councils are informed in advance of the proposals and given the opportunity to obtain any further clarification they request. The site is within the area of Berrington Parish but Condover PC is located to the immediate west of the Cound Brook on the site's western margin. Any additional reassurance which you can provide to neighbouring properties and the Parish Council's at this stage may reduce the possibility of objections being received at the planning application stage. A public exhibition of the proposals at a suitable local venue should also be considered prior to submission of any application.

18. Environmental Impact Assessment:

18.1 The site exceeds the relevant area threshold of 0.5ha at which the need for EIA must be considered under Schedule 2, part 3a of the EIA Regulations 2017 (Industrial installations for the production of electricity, steam and hot water). An EIA screening request has been received and a decision will be issued on this shortly.

18.2 Whilst the site is located 500m to the south of Berrington Pool SSSI and it also near to the internationally designated sites at Bomere and Shomere Pools it is not considered at this stage that there would be any obvious potential for source / receptor relationships between the site and these designations given the passive nature of the proposed development. It is not considered therefore that the proposals are likely to meet the criteria for EIA development.

19. Previous solar applications

19.1 Previous solar park applications in South / Central Shropshire have typically ranged between 5 and 20MW though a number of pre-applications for larger sites have been received recently in this area and a number of applications are expected in 2022. The nearest existing solar site is located 820m to the east at Green Farm Condover with a second site located at the former Condover Airfield approximately 1.5km to the south. Details of these and some other previous solar applications on central and south Shropshire can be found on the following links:

Land east of Cound Brook, Condover (ref 13/03519/FUL - Approval)

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MSCVKZTDF0000>

Former Condover Airfield (14/03446/FUL – Approval)

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N9L9IUTDLTX00>

Squirrel Lane, Ludlow (ref 15/01472/FUL – Approval on appeal):

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NM53YHTDJIK00>

Henley Common - Acton Scott (14/02807/FUL – Approval on appeal):

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N7MVJUTDKWY00>

Neen Sollars (14/04463/FUL – Approval on appeal):

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NCTXQXTDFJZ00>

Whitton: (15/01238/FUL – Refusal upheld on appeal):

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NLF918TDJ6U00>

Bromfield Quarry (15/00284/FUL - Approval):

<https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NIJJP8TDHWZ00>

20. Conclusion:

21.1 Key factors in assessing the level of acceptability of the proposals will be:

Visual impact including from nearby rights of way
Effect on the setting of nearby listed buildings and structures
The effect on best and most versatile agricultural land.

21.2 In assessing the overall planning balance, account will be taken of the renewable energy benefits of the scheme, the potential for any environmental impacts and the extent to which these are capable of being satisfactorily mitigated.

21.3 Different areas within the site may perform differently in terms of planning policies. In general the following areas will be more sensitive:

areas which are more visible from residential property, publicly accessible viewpoints (particularly promoted long-distance footpaths) and heritage assets (including non-designated);
areas of best and most versatile agricultural land;
areas affected by protected species interests;
areas where development might affect ancient woodland or veteran trees.

21.4 If any areas within the site raise significant issues on the above list, particularly involving cumulative or in-combination effects then it may be difficult to support the inclusion of such areas within the operational solar park. For instance, if there is an area of best and most versatile land with clear views from a residential property and/ or footpath. I would be happy to discuss the sensitivities of individual field areas within the site with you prior to the submission of any application.

- 21.5 It is considered at this stage that it may be possible to design a scheme where the renewable energy benefits outweigh any residual impacts provided the visual, heritage, agricultural and other environmental issues referred to above can be satisfactorily addressed.
- 21.6 I trust that this is helpful. Please note however that this is an informal opinion based on the information you have provided at this stage. Any planning application submitted will be determined taking into account the details contained in the application; the policy of the Development Plan, Government planning policy, the outcome of any consultation with statutory or other consultees, any representations received and any other material consideration.

Yours sincerely



Grahame French
Principal Planner

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APPENDIX 1

CONSULTEE COMMENTS

PROPOSED SOLAR ARRAY AT BERRINGTON FARM, BERRINGTON, SHREWSBURY

NATURAL ENGLAND

It is Natural England's advice, on the basis of the material supplied with the consultation, that there are potential likely significant effects on statutorily designated nature conservation sites or landscapes and further assessment is required.

Schedule 3(2) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 requires consideration of the selection criteria for Schedule 2 EIA development and identification of 'environmental sensitivity'.

The proposed development is located within/partly within or has the potential for adverse effects on the following designated nature conservation sites or designated landscapes:

- Berrington Pool SSSI
- Bomere, Shomere & Betton Pools SSSI
- Midland Meres & Mosses Phase 1 Ramsar
- Shropshire Hills AONB

Natural England has not assessed the significance of any impacts on these designated sites or landscapes. The proposed development may therefore be likely to have significant effects on the interest features for which these sites are notified or the purposes of designation and we advise you to consider further whether an Environmental Impact Assessment (EIA) is required.

Should you decide that an EIA is not required, Natural England advises that sufficient information on the potential impacts of this proposal upon these designated sites/areas is submitted with any subsequent planning application. We would be pleased to discuss this further with the applicant through our Discretionary Advice Service.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this proposal is likely to affect protected species to such an extent as to require an Environmental Impact Assessment (EIA). The developer must provide sufficient information for your authority to assess whether protected species are likely to be affected and, if so, whether appropriate avoidance, mitigation or compensation measures can be put in place. Further information is included in Natural England's standing advice on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. This development proposal may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land or on local landscape character that may be sufficient to warrant an EIA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the proposed development before determining whether an EIA is necessary.

Should you determine that an EIA is not required in this case, you should ensure that the application is supported by sufficient biodiversity, landscape and other environmental information in order for you to assess the weight to give these material considerations when determining the planning application.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that this response relates only to the EIA screening consultation. Natural England may wish to provide advice should your authority consult us on any subsequent planning application and associated environmental assessments. Guidance on when to consult Natural England is here.

Please send any new consultations, or any further information on this consultation to: consultations@naturalengland.org.uk

SC ECOLOGY

The planning application submission should include the following:

Ecological Impact Assessment

A planning application on this site must be accompanied by an Ecological Impact Assessment of the land in and surrounding the proposed development and a discussion of any potential impacts resulting from the development. An Ecological Impact Assessment should consist of:

- An Extended Phase 1 habitat survey, habitat map and target notes on any significant biodiversity or geological features.
- A desk study of historical species records and local, regional or national wildlife designated sites.
- Supplementary detailed surveys (phase 2 habitat surveys, protected or priority species or geological features as appropriate to the site).
- Evaluation of the importance of biodiversity or geological features present at a local, regional, national, international level.
- Analysis of the direct and indirect impacts of the development (during construction, working area, additional infrastructure and post construction).
- Proposed avoidance, mitigation or compensation measures, including method statements where appropriate.
- Legal implications such as the need for European Protected Species Mitigation Licences or other licences (e.g. badgers).
- Proposed biodiversity or geodiversity enhancement measures.

The Ecological Impact Assessment should be carried out by a suitably qualified and experienced ecologist with the relevant protected species licenses. The Ecological Impact Assessment should be submitted to the Local Planning Authority prior to a planning decision being made.

Great crested newts

Any ponds within 500m of a major planning application (over 10 houses, or more than 0.5 hectare, or for non-residential development more than 1000m² floor area or more than 1 hectare) should be assessed in terms of their broad suitability to support great crested newts by carrying out a Habitat Suitability Index (HSI) assessment.

If any pond is calculated as being suitable then it may be necessary to carry out a presence/absence survey for great crested newts which is made up of 4 survey visits between mid-March and mid-June with at least 2 visits between mid-April and mid-May. Three survey methods (preferably torch survey, bottle trapping and egg searching) should be used on each survey visit. If great crested newts are discovered then it may be necessary to carry out a population size class estimate which involves an additional 2 visits in the specified time period.

A recent alternative means of determining presence/absence is to take a water sample for eDNA testing between mid-April and mid-June. If great crested newt presence is confirmed then a population estimate by conventional survey (6 visits in the correct time period) will still be required.

The ecologist should make recommendations as to whether a European Protected Species Licence with respect to great crested newts would be necessary and the need for a mitigation scheme and/or precautionary method statement.

The great crested newt survey should be carried out by an experienced, licensed ecologist in line with the Great Crested Newt Mitigation Guidelines by Natural England (2001) and should be submitted with any necessary mitigation scheme and method statement to the Local Planning Authority in support of the planning application.

The applicant may wish to join Shropshire's District Level Licensing scheme. For information of joining the scheme, please see:

<https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes/developers-how-to-join-the-district-level-licensing-scheme-for-gcns>

Environmental Networks

The Shropshire Core Strategy contains in Policy CS17: Environmental Network provision for mapping and subsequently protecting, maintaining, enhancing and restoring Environmental Networks in the county in line with the recommendations of both The Lawton Review and the National Planning Policy Framework.

Some of the site boundaries form Environmental Network corridors. The proposed scheme must ensure a buffer between any development and the corridors, and should demonstrate how the development will 'promote the conservation, restoration and enhancement of priority habitats [and] ecological networks' as required by paragraph 174 of the National Planning Policy Framework.

Finding an ecological consultant

A list of ecological consultants who work in Shropshire is available on request. This list is by no means exhaustive and contains information on other ways of finding a consultant. Shropshire Council cannot recommend any consultant or guarantee their work. You should always check that the ecologist you select has the relevant protected species survey licences issued by Natural England. Without a valid survey licence, the report provided by an ecologist may not be considered adequate by the Local Planning Authority. It is always wise to seek several quotes since prices can vary. I am happy to be contacted by the appointed ecologist to discuss the application prior to survey work being carried out if that is helpful.

It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision (Government Circular 06/2005).

For more information about ecological survey requirements, please refer to Shropshire Council's Guidance Note 1: When is an Ecological Assessment required? <https://shropshire.gov.uk/media/1871/guidance-note-1-when-is-an-ecological-assessment-requiredapril-2014.pdf>

Please note: This pre-application advice does not constitute a formal decision of Shropshire Council in respect of any future planning application(s). No guarantee of a particular decision or even recommendation can be given as any application will contain additional information and will have to undergo a process of consultation which may raise new issues. Please contact me, or one of the other Ecology team members, if you have any queries on the above.

Sophie Milburn
Planning Ecologist
sophie.milburn@shropshire.gov.uk
Tel.: 01743 254765

SC ARCHAEOLOGY

The proposed development site comprises a c.38.8 ha area of arable land west of the village of Berrington, near Shrewsbury. The Shropshire Historic Environment Record (HER) contains records of an area of ploughed out ridge and furrow of likely medieval date (HER PRN 08492) on the proposed development site. This suggests that the proposed development site has been under arable cultivation since at least the medieval period. However, given extent of the proposed development site and that it generally occupies south facing slopes above the Cound Brook, the possibility of prehistoric or Roman activity cannot be entirely discounted. For this reason, the proposed development site is considered to have low - moderate archaeological potential.

Given the above, and with regard to the requirements set out in Policy MD13 of the Local Plan and Paragraph 194 of the NPPF (July 2021), it is therefore advised that an archaeological desk-based assessment and the results of an archaeological field evaluation should be submitted as part of any planning application for the proposed development. The field evaluation should comprise a geophysical survey of the proposed

development site and targeted trial trenching of any anomalies identified, together with a sample of the otherwise blank areas. Thereafter, in line with Policy MD13 of the Local Plan and Paragraph 205 of the NPPF (July 2021) and subject to the results of the field evaluation, it may be necessary to advise that phased programme of archaeological work be made a condition of any planning permission. This would consist of an initial targeted trial trenching exercise, followed by further mitigation as appropriate. An appropriate condition would be: -

No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The development site is known to have archaeological interest

SC CONSERVATION

This is a formal Pre-application enquiry seeking a position on a proposed large solar farm with associated works, equipment, boundary treatments and infrastructure within open rural fields south-west of the historic rural settlement of Berrington as indicated on the location map supplied. As noted in the Pre-application Supporting Statement under Section 2.18 while there are no designated heritage assets on the site identified, there are a number of listed buildings and potentially non-designated heritage assets within the wider countryside around the perimeter of the sites and we would also highlight that the Berrington settlement is comprised of a number of designated and non-designated heritage assets itself.

We would advise that due regard to the relevant local and national policies and guidance in terms of historic environment matters will need to be sufficiently addressed in a formal planning application including: CS5 (Countryside and Greenbelt), CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the SAMDev component of the Local Plan, the National Planning Policy Framework (NPPF) as recently revised and relevant Historic England Guidance including GPA3 The Setting of Heritage Assets. A formal application should proportionately address the requirements of the NPPF and local policies in terms of historic environment matters, where sufficient information to understand the potential level of impact of a development on the significance of heritage assets and their settings should be supplied, where we would highlight the specific guidance provided in Historic England Advice Note 12.

We note under Section 2.18 of the Pre-application Statement that the proposal will be informed by a full Heritage Impact Assessment.

The Archaeology half of our Team have provided comments which I would also direct you to. Should this proposal be progressed to a formal application there is likely a need for a professionally prepared Landscape Visual Impact Assessment (LVIA) given the rural location and extent of the proposal and it is noted in reference to the Statement submitted this is the intention as noted under Section 6.4.2 of the Pre-application Statement.

Conservation Case Officer: Karen Rolfe. Date: January 27, 2022

SC DRAINAGE

The development site is greater than 1 hectare, a Flood Risk Assessment (FRA) should be produced where the developer should:

Complete a FRA using Shropshire Councils Strategic Flood Risk Assessment (SFRA) documents for guidance. The SFRA's are available on the Shropshire Council website. The criteria for a FRA are set out in National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework. Reference should also be made to the Environment Agency West Area (Midlands) Flood Risk Assessment Guidance notes. A FRA should include, as a minimum:

- Assessment of the Fluvial flooding (from watercourses)
- Surface water flooding (from overland flows originating from both inside and outside the development site)
- Groundwater flooding
- Flooding from artificial drainage systems (from a public sewerage system, for example)
- Flooding due to infrastructure failure (from a blocked culvert, for example)
- Flood compensation storage
- Finished floor levels and evacuation plan should be detailed
- Proposed surface water drainage strategy

Surface water and foul drainage schemes for the development should be designed and constructed in accordance with the Councils SUDS Handbook which is available in the Related Documents Section on the Councils Website at:

<https://shropshire.gov.uk/drainage-and-flooding/development-responsibility-andmaintenance/sustainable-drainage-systems-handbook/>

Appendix A1 - Surface Water Drainage Proforma for Major Developments must be completed and together with associated drainage details, must be submitted for approval.

SC REGULATORY SERVICES (ENVIRONMENTAL HEALTH)

Given the type and scale of the development there is some potential for noise impact upon nearby residents in the area both during the construction phase and from permanent sited plant/equipment associated with the solar Farm. I would therefore advise that the applicant should be aware that an appropriate noise assessment undertaken by a suitably qualified person would be expected to be submitted up front with any future application.

SC HIGHWAY CONSULTANT WSP

In principle, it is likely that the completed development will be acceptable, from a local highway authority perspective. As the operational traffic associated with this scale of Solar Farm proposal is unlikely to create "severe harm" (NPPF) on the local highway network.

Notwithstanding the above, the major concern from a highway safety perspective is the traffic associated with the construction of the solar farm. Insofar as this construction traffic may be both intensive and involve many HGV movements. It is recommended, in support of any future planning application for this type of development, that the proposals include a Construction Traffic Management Plan. This CTMP should not only consider the construction phase of the development, but also any future decommissioning of the proposed Solar Farm. In order, to demonstrate that the likely traffic associated with its

construction will not be detrimental to the local highway network, and/or appropriate mitigation has been provided to ensure the safe and free flow of traffic on the agreed HGV routes is maintained or appropriately managed to the satisfaction of the highway authority. Any future planning application should include all other details necessary to assist with the appropriate consideration and determination of the proposal, from a Highways & Transport perspective. Including the proposed access junction geometry, vehicular track plots for service/construction vehicles, materials specification, and associated visibility splays. As well as any traffic management (inc. road signs & marking), landscaping and any other information pertinent to the full assessment of the development by the local highway authority.

Informative notes:

Extraordinary maintenance

The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which allows the Highway Authority to recover additional costs of road maintenance due to damage by extraordinary traffic. Therefore, it is in the developer's best interest to contact the Council's Streetworks Team, prior to the commencement of any works, to agree the condition of the local highway. If no pre-start condition survey/agreement is made, the Council will assume that the affected street, is in a satisfactory condition. Therefore, any damage occurring to any part of the street during the period of construction, will subsequently become the responsibility of the developer, to repair or contribute towards any additional required maintenance, to make good the damage.

Works on, within or abutting the public highway

This planning permission does not authorise the applicant to:

- construct any means of access over the publicly maintained highway (footway/verge) or
- carry out any works within the publicly maintained highway (street), or
- authorise the laying of private apparatus within the confines of the public highway (street) including any a new utility connection, or
- undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway, or
- otherwise restrict any part of the public highway (inc. footway, verge or waste) in any way, for the purposes of constructing the development (i.e. Skips, scaffolding, hording/safety fencing, material storage or construction traffic, etc.)

The applicant should in the first instance contact Shropshire Councils Street Works team. This link provides further details

<https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council requires at least 3 months' notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required

SC TREES

No comments have been received from the Trees team. The following comments were however received recently in response to a similar solar scheme and are considered to have some relevance to the current proposals:

Solar farms have the capacity to be in conflict with the rural landscape with immediate and long-term implications for trees and established hedgerows on and adjacent to the sites. Trees and hedgerows are an integral part of the character and amenity of the local landscape and through the provision of steppingstones and green corridors are an important part of ecological and nature recovery networks identified for improvement in local and national policies. Any depletion or degradation of these features would be contrary to the aspirations for sustainable development and biodiversity net gain set out in the Governments 25 year plan on the Environment, the Clean Growth Strategy, the NPPF and the Shropshire Core Strategy policies CS6 & CS17 and SAMDev Plan policies MD2 & MD12.

The proposal has the potential to impact upon the trees and hedgerows on and adjacent to this site during the establishment and long-term management of the arrays and associated structures. The Applicant should submit a proposal that addresses these issues with a sustainable site layout that will not immediately, or over the longer period, degrade or deplete the tree population and hedgerows on site. The Tree Service would need to see that any future application had taken into consideration these points including the following elements:

- (i) The erection of perimeter fences and CCTV poles has the capacity to damage the roots of the mature trees and hedgerows adjacent to the site and isolated field trees within the site*
- (ii) The route of cables linking the arrays to transformers (trenching cables through tree roots etc.)*
- (iii) The juxtaposition of the solar photovoltaic array panels and the trees and hedgerows regarding their safety and efficiency due to shade and detritus.*
- (iv) Road construction*
- (v) Storage of materials during construction*
- (vi) Access visibility splays are likely to result in the loss of sections of hedgerow Shropshire Council will seek compensatory planting along the margins of the visibility splays and would welcome proposals to hedgerow restoration elsewhere on the site.*
- (vii) Where any new access, visibility splays, or breaches are made in hedgerows they will be compensated for with a view to net gain by new planting or hedgerow restoration as close as practicable to the breach or elsewhere on site.*

It is recommended that the applicant takes appropriate arboricultural advice that reflects best practise in line with BS 5837 "Trees in relation to design, demolition and construction – Recommendations". This would include plotting shadow paths, a tree protection plan (TPP) and provide a landscape proposal that specifies remedial planting and improvements (biodiversity net gain) and that offers a long-term management strategy for the natural features and green infrastructure on site. In addition, a generic arboricultural method statement (AMS) should also be included for consideration with the application which shows how trenching works and other intrusive operations will be carried out when working in the proximity of trees / hedgerows.

APPENDIX 2

RELEVANT POLICIES AND GUIDANCE

1.1 Planning and Compulsory Purchase Act 2004

- 1.1.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations suggest otherwise. Relevant Development Plan policies and other material considerations including national guidance are listed in section 10 of this report.

National Planning Policy Framework 2021:

- 1.1.2 The National Planning Policy Framework (NPPF) is a key material planning consideration providing the strategic framework for development plan policies. Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. Paragraph 158 advises that when determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable⁵⁴. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

- 1.1.3 Paragraph 174 advises that planning policies and decisions should contribute to and enhance the natural and local environment, including by amongst other matters:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);;
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland (Para 170)...
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans...

1.1.4 Habitats and biodiversity should be protected and enhanced (Para 179). Significant harm to biodiversity should be avoided, mitigated or, as a last resort, compensated. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists (Para 180). The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (Para 182).

1.1.7 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (189). In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance (Para 194). Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset (Para 190). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be (Para 199). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (201).

1.2 National Planning Practice Guidance

1.2.1 Practice guidance on renewable and low carbon energy advises that community initiatives are likely to play an increasingly important role and should be encouraged as a way of providing positive local benefit from renewable energy development. In shaping local criteria for inclusion in Local Plans and considering planning applications in the meantime, it is important to be clear that:

the need for renewable or low carbon energy does not automatically override environmental protections;
cumulative impacts require particular attention, especially the increasing impact that wind turbines and large-scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases;

local topography is an important factor in assessing whether wind turbines and large-scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas;

great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting;

proposals in National Parks and Areas of Outstanding Natural Beauty, and in areas close to them where there could be an adverse impact on the protected area, will need careful consideration;

protecting local amenity is an important consideration which should be given proper weight in planning decisions.

- 1.2.2 The deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively. Particular factors a local planning authority will need to consider include:

encouraging the effective use of land by focussing large scale solar farms on previously developed and non-agricultural land, provided that it is not of high environmental value;

where a proposal involves greenfield land, whether (i) the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and (ii) the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays. See also a speech by the Minister for Energy and Climate Change, the Rt Hon Gregory Barker MP, to the solar PV industry on 25 April 2013 and written ministerial statement on solar energy: protecting the local and global environment made on 25 March 2015.

that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;

the proposal's visual impact, the effect on landscape of glint and glare (see guidance on landscape assessment) and on neighbouring uses and aircraft safety;

the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;

the need for, and impact of, security measures such as lights and fencing;

great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;

the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;
the energy generating potential, which can vary for a number of reasons including, latitude and aspect.

The approach to assessing cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines. However, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero.

1.3 Shropshire Core Strategy

1.3.1 The Shropshire Core Strategy states that it 'has the principle of sustainable development at its heart', making this one of its key priorities: 'Responding to climate change and enhancing our natural and built environment. The Council has recently declared a climate emergency.

Core Strategy Key objective 9:

'To promote a low carbon Shropshire, delivering development which mitigates, and adapts to, the effects of climate change, including flood risk, by promoting more responsible transport and travel choices, more efficient use of energy and resources, the generation of energy from renewable sources, and effective and sustainable waste management'.

Other relevant objectives are:

1. Support the development of sustainable communities
3. Rebalance rural communities through the delivery of local housing and employment opportunities
6. Promote sustainable economic development and growth
10. Promote high quality sustainable design and construction
11. Ensure that the character, quality and diversity of Shropshire's built, natural and historic environment is protected, enhanced and, where possible, restored

1.3.2 The site falls within land which has the policy status of 'open countryside'. As such the proposed development would have to comply with Policy CS5 (Countryside and Green Belt) which states that In the open countryside, new development will be strictly controlled in accordance with national planning policies protecting the countryside and Green Belt from inappropriate development. The proposals do not fall within any of the exceptions listed by the policy so the policy does not explicitly support large-scale solar installations in the countryside.

1.3.3 Policy CS6 (Sustainable Design and Development Principles) seeks 'to create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change'. Development must protect, restore, conserve and enhance the

natural, built and historic environment and be appropriate in scale, density, pattern and design taking into account the local context and character. It should contribute to the health and wellbeing of communities, including safeguarding residential and local amenity. It should make the most effective use of land and safeguard natural resources including high quality agricultural land, geology, minerals, air, soil and

- 1.3.4 Policy CS13 aims to plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities, including in rural areas where the importance of farm diversification is recognised. Policy CS17 seeks to protect and enhance the diversity, high quality and local character of Shropshire’s natural environment and to ensure no adverse impacts upon visual amenity, heritage and ecological assets.

1.4 Site Management and Allocation of Development Plan (‘SAMDev’)

- 1.4.1 Policy MD2 (Sustainable Design) advocates sustainable development including considering design of landscaping holistically as part of the whole development. Policy MD8 (Infrastructure Provision) advises that development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall which it has created or which is identified. Policy MD12 (The natural environment) and Policy MD13 (the historic environment) support Core Strategy Policy CS17 in requiring conservation of natural and historic features.

1.5 Emerging Local Plan

- 1.5.1 A pre-submission draft of the Shropshire Local Plan has been published and an Inquiry into the Plan is scheduled for Autumn 2022. Most policies in the emerging plan have equivalents in the current SAMDev plan. A new policy on climate change has been added though the draft policy does not explicitly refer to solar energy schemes:

SP3. Climate Change

Development in Shropshire will support the transition to a zero-carbon economy in accordance with the policies of the Local Plan by:

1. Reducing carbon emissions through a number of means, including:
 - a. Minimising the need to travel and maximising the ability to make trips by sustainable modes of transport, including through the urban approach to development identified within Policy SP2;
 - b. Supporting the principle of delivering higher density development on the most accessible urban sites;
 - c. Supporting the transition to a circular economy by reducing waste and maximising the re-use and recycling of material resources;
 - d. Prioritising use of active travel through the creation and enhancement of walking and cycling links within and between new developments and

- from new developments to existing neighbourhoods and community facilities in accordance with Policy DP28;
- e. Encouraging new development to link to and where possible integrate public transport;
 - f. Wherever possible, enabling integration of electric vehicle charging infrastructure into new development, in line with the requirements of DP11; and
 - g. Promoting fabric energy efficiency, including as part of the retrofitting of existing buildings.
2. Integrating or supporting both on- and off-site delivery of renewable and low carbon energy, including by:
 - a. Integrating renewable and low carbon energy systems into all residential developments of one or more dwellings in line with the requirements of DP11;
 - b. Promoting the productive use of renewable and low carbon energy sources in business in line with the objectives of SP12.
 - c. Supporting the development or extension of district heating and cooling networks; and
 - d. Supporting the development of community energy generation and distribution schemes, where they meet the policy requirements of the Local Plan and any relevant national policy.
 3. Maximising carbon sequestration, including by:
 - a. Encouraging development to offset its carbon emissions through investment in carbon capture and storage, informed by the Shropshire Climate Change Strategy;
 - b. Seeking opportunities to restore wetlands; and
 - c. Significantly increasing the number of hedgerows, trees and extent of woodland in accordance with the Shropshire Tree and Woodland Strategy.
 4. Mitigating and adapting to the impacts of climate change, including by:
 - a. Integrating design standards and sustainable drainage systems (SuDS) to manage flood risk associated with more extreme weather events;
 - b. Incorporating shade and green infrastructure into the design of new development to reduce overheating;
 - c. Supporting an increase in the extent, interconnectedness and diversity of wildlife habitats and the ecosystem services which they provide; and
 - d. Integrating water efficiency measures to mitigate the impact of drought and reduce resource and associated energy consumption.

1.6 Declaration of Climate Emergency

- 1.6.1 Shropshire Council declared a climate emergency in May 2019 and agreed a strategy framework in December 2019, which established the objective of net-zero corporate carbon performance by 2030.

- 1.6.2 In December 2020 a new Corporate Climate Change Strategy and Action Plan was adopted. The documents outline a strategy to reduce the Council's corporate carbon footprint and promote adaptation measures to increase the resilience of the Council's services.
- 1.6.3 The Climate Change Strategy and Action Plan indicate a recognition of the need for urgent action to address climate change and detail the actions which will be taken to reduce the Council's carbon footprint. However, these documents are silent on with respect to third party proposals for renewable energy generation.

APPENDIX 3

LOCAL LIST VALIDATION REQUIREMENTS

Providing that the information detailed in the above section is provided within the following list of documents, it will enable the application to be registered and validated against the Council's local list validation requirements:-

- Planning Statement
- Statement of Community Involvement
- Environmental Assessment (not a formal ES under the EIA regulations but a statement of the impact of the development)
- Visual Impact Assessment
- Photographs and Photo Montages
- Traffic Management Plan
- Ecological Assessment
- Bat Survey
- Great Crested Newt Assessment
- Statement of Enhancements to Environmental Network
- Flood Risk Assessment
- Surface Water Management Statement

National List Validation Requirements

I can also confirm the application will need to comply with National submission requirements in order to be validated and for this particular proposal I recommend that you also submit the following

Completed Application Form

Where possible please submit using the online [Planning Portal](#) however if you wish to download and submit a paper application, please submit a total of 2 sets of all documents. Please also ensure that the **Ownership Certificate (A,B, C or D as applicable)** and the **Agricultural Land Declaration** sections are completed in all instances

Location Plan

Based on an up-to-date map at an identifiable metric scale (1:1250 or 1:2500). The plan should identify sufficient roads, buildings, adjoining land etc. to ensure that location of the site is clear. The site should be edged clearly in red line and include all that is within the proposal; including any access from a highway, landscaping, parking, open areas around building etc. A blue line should be drawn around any other land owned or controlled by the applicant if close to or adjoining the site.

Site Plan (existing and proposed)

Applications should normally include existing and proposed plans at a standard metric scale (1:100 or 1:200 for householder applications and 1:500 otherwise). All site plans should be numbered and versioned if the drawing is subsequently amended. All site plans should accurately show:-

- Direction of North and an indication of scale

The footprint of all existing buildings on site with written dimensions and distances to the site boundaries or a scale bar appropriate to the building scale. If using more than one scale on a drawing please clearly indicate so.

The paper size that the drawing should be printed at

Building, roads and footpaths on adjoining land to the site including access

Any public Rights of Way

The position of all existing trees on and adjacent to the site

The extent and type of hard surfacing

Boundary treatment including type and height of walls or fencing

Types of existing and proposed site plans include:-

Block plan of site (e.g. at 1:100 or 1:200) showing site boundaries

Existing and proposed elevations (e.g. at 1:50 or 1:100)

Existing and proposed floor plans (e.g. at 1:50 or 1:100)

Existing and proposed site sections and finished floor and site levels (e.g. at 1:50 or 1:100)

Roof plans (e.g. at 1:50 or 1:100)

As all applications are stored electronically and made available via the Shropshire Council website, applicants are asked to ensure that documents and drawings are of a sufficient quality and that their clarity is such that the documents can be viewed accurately after being scanned.

The correct planning fee

Most applications incur a fee. The on-line Planning Portal includes a fee calculator for applicants, however you can also contact Shropshire Council Planning Validation Team for clarification on the correct fee to submit:-

Email: planningcvt@shropshire.gov.uk

Phone: 0345 678 9004

Design and Access Statement

A written report supporting the proposed development and should include a written description and justification of the proposal, show that the proposal is based on a thoughtful design process and a sustainable approach to access. The level of detail required depends on the scale and complexity of the application, and the length of the statement varies accordingly.

For further information regarding validation requirements for Planning applications, please visit the Shropshire Council website, [Planning pages](#).

When submitting your follow on application, please ensure that you clearly state the Pre-Application 'Planning Reference' number that is provided at the top of this letter.

APPENDIX 4 - Environmental Designations



Layer List

- | | | | |
|---|-----|--|-----|
| <input checked="" type="checkbox"/> Rights of way | ... | <input checked="" type="checkbox"/> SWT Wildlife Sites | ... |
| <input type="checkbox"/> Footpath | | <input type="checkbox"/> Conservation Areas | ... |
| <input type="checkbox"/> Permissive Footpath | | <input checked="" type="checkbox"/> Listed Buildings | ... |
| <input type="checkbox"/> Bridleway | | <input type="checkbox"/> World Heritage Sites | ... |
| <input type="checkbox"/> Permissive Bridleway | | <input checked="" type="checkbox"/> Ancient Woodlands | ... |
| <input type="checkbox"/> Restricted Byway | | <input type="checkbox"/> RAMSAR | ... |
| <input type="checkbox"/> BOAT | | <input type="checkbox"/> Special areas of conservation | ... |
| <input type="checkbox"/> Street gazetteer | ... | <input type="checkbox"/> NNR | ... |
| <input type="checkbox"/> Roads (classified) | ... | <input type="checkbox"/> RIGS | ... |
| <input type="checkbox"/> Roads - speed limits | ... | <input type="checkbox"/> Clun Watershed area | ... |
| <input checked="" type="checkbox"/> AONB | ... | <input checked="" type="checkbox"/> Scheduled Monuments | ... |
| <input type="checkbox"/> Greenbelt | ... | <input type="checkbox"/> EH Register of Historic Parks and Gardens | ... |
| <input checked="" type="checkbox"/> Floodzone 2 | ... | | |
| <input type="checkbox"/> Floodzone 3 | ... | | |
| <input checked="" type="checkbox"/> SSSI | ... | | |

Appendix B – Consultation Leaflet





BERRINGTON

PROPOSED SOLAR DEVELOPMENT



BERRINGTON

PROPOSED SOLAR DEVELOPMENT



THE SITE

Econergy are proposing a **30MW Solar Farm** at Berrington Farm, Shrewsbury, SY5 6HA. This leaflet forms part of our pre-application public consultation and provides more information about our proposals.



CLIMATE CHANGE

The UK is committed to achieving 'net zero' carbon emissions by 2050. There is a clear and strong **demand** for increasing the share of **renewable** and **clean** energy.



YOUR OPINION

This public consultation will give you the opportunity to express your thoughts on the proposal at this early stage. We are keen to collaborate with the local community to design a scheme which works for everyone.

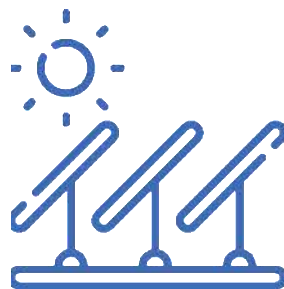
BERRINGTON

PROPOSED SOLAR DEVELOPMENT



WHAT IS BERRINGTON SOLAR PARK?

The proposal is for the erection of a solar photovoltaic (PV) array, with a total export capacity of up to 30 MW. Once constructed, the solar farm would produce enough clean, renewable electricity to power over **7,000 homes** per year. Furthermore, it would save over 6,600 tonnes of CO₂ being released into the atmosphere every year when compared to fossil fuelled energy generation schemes.



BERRINGTON

PROPOSED SOLAR DEVELOPMENT



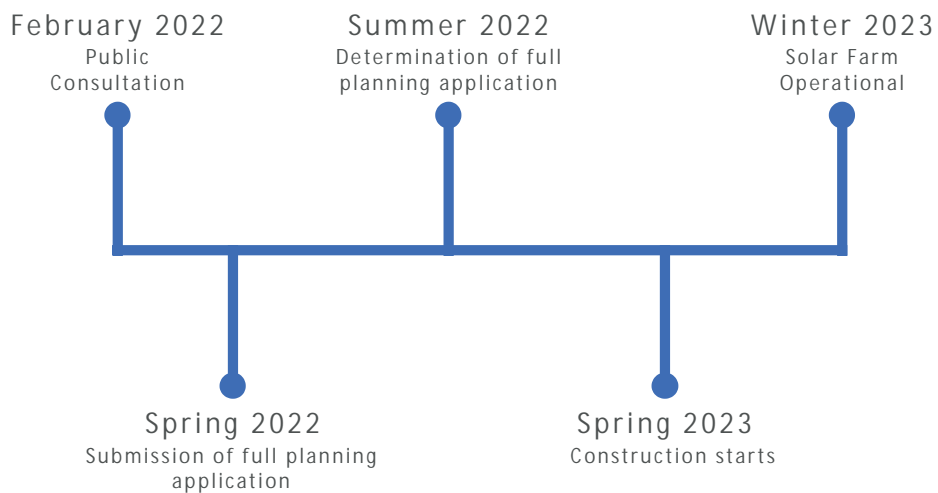
ABOUT US

ADAS Planning (Agent) is a leading environmental planning consultancy, specialising in renewable and low carbon development projects. Econergy (Applicant), are an Independent Power Producer (IPP) that builds, owns and operates renewable energy projects throughout the UK. This proposal represents a meeting of knowledge and experience to reduce our reliance on imported energy and fossil fuels. Together ADAS and Econergy are committed to generating the best possible outcome for you and the planet.



TIME FRAME

An EIA Screening Request and Pre-Application Enquiry were submitted to Shropshire Council in January 2022. The LPA has since confirmed that an EIA would not be required to accompany a full application for this site and the Pre-application Response is still pending.



BERRINGTON

PROPOSED SOLAR DEVELOPMENT



ENERGY SUPPLY

Berrington solar farm will assist Shropshire Council to reduce emissions in line with local and national targets, whilst directly addressing the Climate Emergency. Following the United Nations Climate Change Conference (COP26), the UK has highlighted the need to act, pledging support to move away from fossil fuels and transition to a low carbon future, with **solar development as 'essential infrastructure'** in national policy. The Local Plan is **expressly supportive** of strategic energy proposals to meet national and local requirements.



BIODIVERSITY

The site is currently being used for agriculture, the proposal will deliver **biodiversity net gain** through green infrastructure. Co-operation between landowners, environmental specialists and planning authorities to develop, build, operate and manage our solar parks results in an improvement in local biodiversity, achieving an **increase greater than 50%**.



COMMUNITY

Econergy are committed to using local suppliers, and the proposal will create **new jobs** at both the construction and operational stages. The Berrington development will contribute towards the security of energy supply in Shropshire through the provision of a **local renewable energy supply**.



BERRINGTON

PROPOSED SOLAR DEVELOPMENT



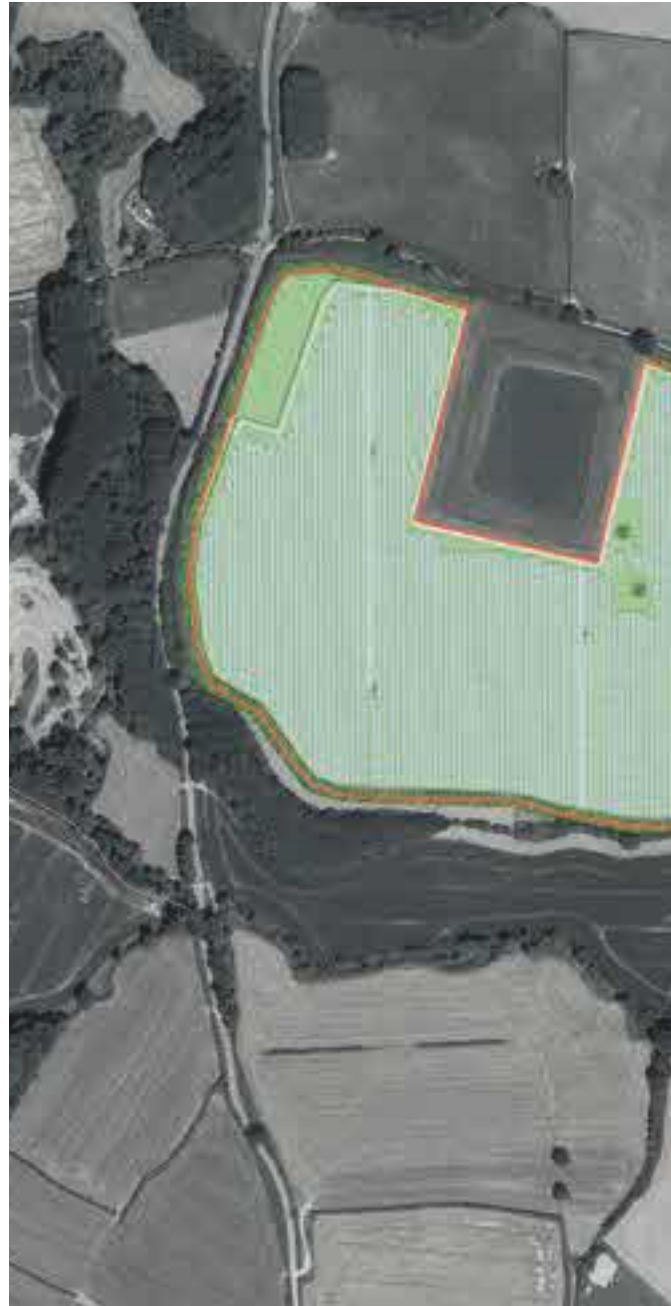
THE MASTERPLAN

The proposed site measures 38.8 hectares in size and the proposed solar farm will have an export capacity of up to 30MW – enough clean renewable energy to power over 7,000 homes.

The layout will include:

- Species rich grassland and ecological mitigation area
- Grazing areas for livestock beneath solar panels.
- Visual screening and retention of existing trees
- The installation of bird and bat boxes.
- Inclusion of species rich grassland to support carbon sequestration on site.

The final layout for this development will be refined to ensure that there are no adverse impacts arising from the proposed solar farm, whilst also including positive enhancement measures into the scheme.



LEGEND



Existing hedgerow retained



Grassland under solar panels



Existing trees retained



Public Right of Way (PRoW)



Proposed species rich grassland / winter stubble



Grassland underneath solar panels



BERRINGTON

PROPOSED SOLAR DEVELOPMENT



A SUITABLE SITE

The site has been thoroughly appraised, to ensure there are no significant constraints to developing in this location. In addition to this, a sequential assessment was undertaken to ensure that there were no other locations more suitable for this project. The site is wholly within Flood Risk Zone 1 and there are no heritage assets or ecological designations within the boundary of the site. The indicative Agricultural Land Grade is 3 (good to moderate) and the exact grade will be confirmed through a survey. In addition to this, factors such as grid connectivity, land area and sunlight, which are of benefit to a solar farm development were deemed to be acceptable in this location.



LOCAL ROAD NETWORK

The planning application will be supported by a Highway Statement and a Construction Traffic Management Plan to provide certainty that there will be no unacceptable impacts on highway safety or the operation of the local highway network.

BERRINGTON

PROPOSED SOLAR DEVELOPMENT



OPERATIONAL LIFESPAN

The development would have an estimated lifespan of 40 years. At the end of the useful life of the facility, it will be decommissioned, and all the associated equipment will be removed. It is considered that the land can then be quickly reverted to agricultural use.



FOOTPATHS & ACCESSIBILITY

There are no Public Rights of Way (PRoW) on or adjacent to the site. In this respect, the proposal would not impede on-foot accessibility within or around the site'.



GLINT & GLARE

The panels will be covered in a high transparency solar glass with anti-reflective coating which minimises glint and glare, whilst also allowing maximum absorption of available sunlight. No impacts requiring mitigation are predicted for the surrounding road users or dwellings.

BERRINGTON

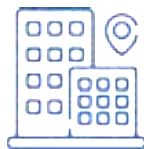
PROPOSED SOLAR DEVELOPMENT



WE WANT TO HEAR FROM YOU

We look forward to receiving your feedback on our proposals. If you would like to submit comments, please use the contact details below and use 'Berrington' as your header. We will also be hosting a live webinar via Zoom on [Tuesday 22nd February at 7pm](#). If you would like to join, please let us know using the email below.

HOW YOU CAN GET IN TOUCH AND KEEP UP TO DATE



OFFICE ADDRESS

Berrington Public Consultation,
ADAS Planning, 57 Hilton Street,
Manchester, M1 2EJ



EMAIL

planning@adas.co.uk





BERRINGTON

PROPOSED SOLAR DEVELOPMENT

Appendix C – Consultation Letters





8th of February 2022

ADAS Planning
Fourways House,
57 Hilton Street,
Manchester,
M1 2EJ
Tel: 0161 236 2757

SOLAR FARM PROPOSAL ON LAND AT BERRINGTON FARM, SHREWBURY, SHROPSHIRE, SY5 6HA

We are writing to you to introduce our proposals for a Solar Farm on land at Berrington Farm, on land south of Cliff Hollow. Please find enclosed a leaflet providing further information about the proposals.

ADAS Planning is an environmental planning consultancy specialising in renewable and low carbon developments. Our client, Econergy, is an Independent Power Producer (IPP) that builds, owns and operates renewable energy projects throughout the UK.

We are at the early planning stages of this proposal and are seeking to engage with key stakeholders and local residents as part of our formal pre-application public consultation. A Pre-application Enquiry and EIA Screening Request was submitted to Shropshire Council on the 14th of January 2022. On the 26th of January 2022, the LPA confirmed that an EIA would not be required for the purposes of submitting a Planning Application on this site. The formal response to the Pre-Application Enquiry is still pending and will feed into the final design of the scheme.

The proposed solar photovoltaic (PV) array would have a total export capacity of up to 30 MW, enough to power over 7,000 homes on an annual basis. The final layout for this development will be refined to ensure that any impacts are minimised, whilst also incorporating enhancement measures into the scheme.

The Berrington Solar Farm is an exciting project which will make a significant contribution to the renewable energy landscape in the UK and the District and help to reduce our reliance on imported energy and fossil fuels.

Further information on the scheme will be available during an online webinar at 7pm on the 22nd of February 2022. To find out how to join, please refer to the instructions in the leaflet.

Yours sincerely,



Jacques Carboni
Planning Consultant



14th March 2022

ADAS Planning
Fourways House,
57 Hilton Street,
Manchester,
M1 2EJ
Tel: 0161 236 2757

By Post and Email

Dear Cllr. Morris,

SOLAR FARM PROPOSAL ON LAND SOUTH OF BERRINGTON, SHREWBURY, SHROPSHIRE, SY5 6HA

We are writing to you to introduce our proposals for a Solar Farm at the above site. Please find enclosed a leaflet providing further information about our proposals.

By way of introductions, ADAS Planning is an environmental planning consultancy specialising in renewable and low carbon developments. Our client, Econergy, is an Independent Power Producer (IPP) that builds, owns and operates renewable energy projects throughout the UK.

The proposed solar photovoltaic (PV) array would have a total export capacity of up to 30 MW, enough to power over 7,000 homes on an annual basis. The final layout for this development will be refined to ensure that any impacts are minimised, whilst also incorporating enhancement measures into the scheme.

The enclosed leaflet has been issued to nearby residents to the site, and an online Webinar was held on 22nd February, with almost 30 residents participating. We are also hosting a public exhibition at Berrington Village Hall on 21st March 2022 (3-8pm) for interested residents to meet with us and to ask any questions. Furthermore, we have engaged Shropshire Council for formal pre-application advice which is ongoing.

The proposed Solar Farm is an exciting project which will make a significant contribution to the renewable energy landscape in the UK and the District and help to reduce our reliance on imported energy and fossil fuels.

We hope that you find the enclosed information informative, and please do let us know if you have any queries at this stage. We would also encourage you to attend our public meeting on 21st March (3-8pm).

Yours sincerely,

Jacques Carboni
Planning Consultant



8th of February 2022

Newmans Hall
Smithy Cottages Junction
Eaton Mascott
Shrewsbury
Shropshire
SY5 6HE

ADAS Planning
Fourways House,
57 Hilton Street,
Manchester,
M1 2EJ
Tel: 0161 236 2757

Dear Sir or Madam,

SOLAR FARM PROPOSAL ON LAND AT BERRINGTON FARM, SHREWBURY, SHROPSHIRE, SY5 6HA

We are writing to you to introduce our proposals for a Solar Farm on land at Berrington Farm, on land south of Cliff Hollow. Please find enclosed a leaflet providing further information about the proposals.

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The Berrington Solar Farm is an exciting project which will make a significant contribution to the renewable energy landscape in the UK and the District and help to reduce our reliance on imported energy and fossil fuels.

Further information on the scheme will be available during an online webinar at 7pm on the 22nd of February 2022. To find out how to join, please refer to the instructions in the leaflet.

Yours sincerely,


Jacques Carboni
Planning Consultant



8th of February 2022

Berrington Parish Council
All Saints Church
Berrington
Shrewsbury
Shropshire
SY5 7PP

ADAS Planning
Fourways House,
57 Hilton Street,
Manchester,
M1 2EJ
Tel: 0161 236 2757

Dear Sir or Madam,

SOLAR FARM PROPOSAL ON LAND AT BERRINGTON FARM, SHREWBURY, SHROPSHIRE, SY5 6HA

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Yours sincerely,



Jacques Carboni
Planning Consultant

Appendix D – Online Webinar Presentation





Berrington Solar Farm

Webinar Information Pack

22nd February 2022

Development Team

ECONERGY

Humphrey Jamieson (Land and Planning Manager)

ADAS PLANNING

Anthony Heslehurst (Principal Planning Consultant) and Jacques Carboni (Planning Consultant)

RSK TRANSPORT

Ian Wickett (Associate Director -RSK)



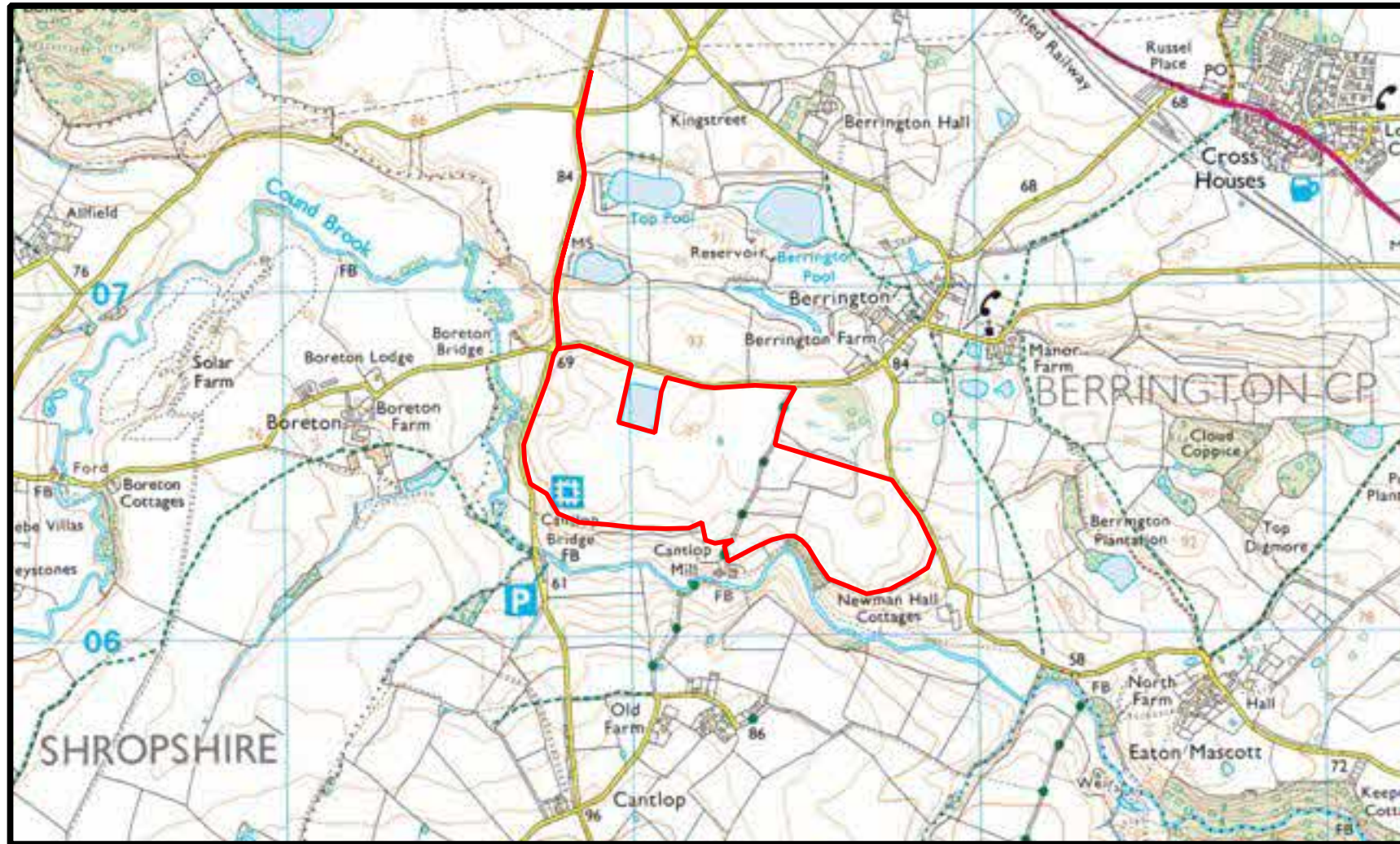
Why this site?

A review of the local area was undertaken in order to compare potential locations for a development of this type. This review includes a sequential assessment, which considered factors such as:

- Grid Connectivity
- Land Area
- Sunlight
- National Designations



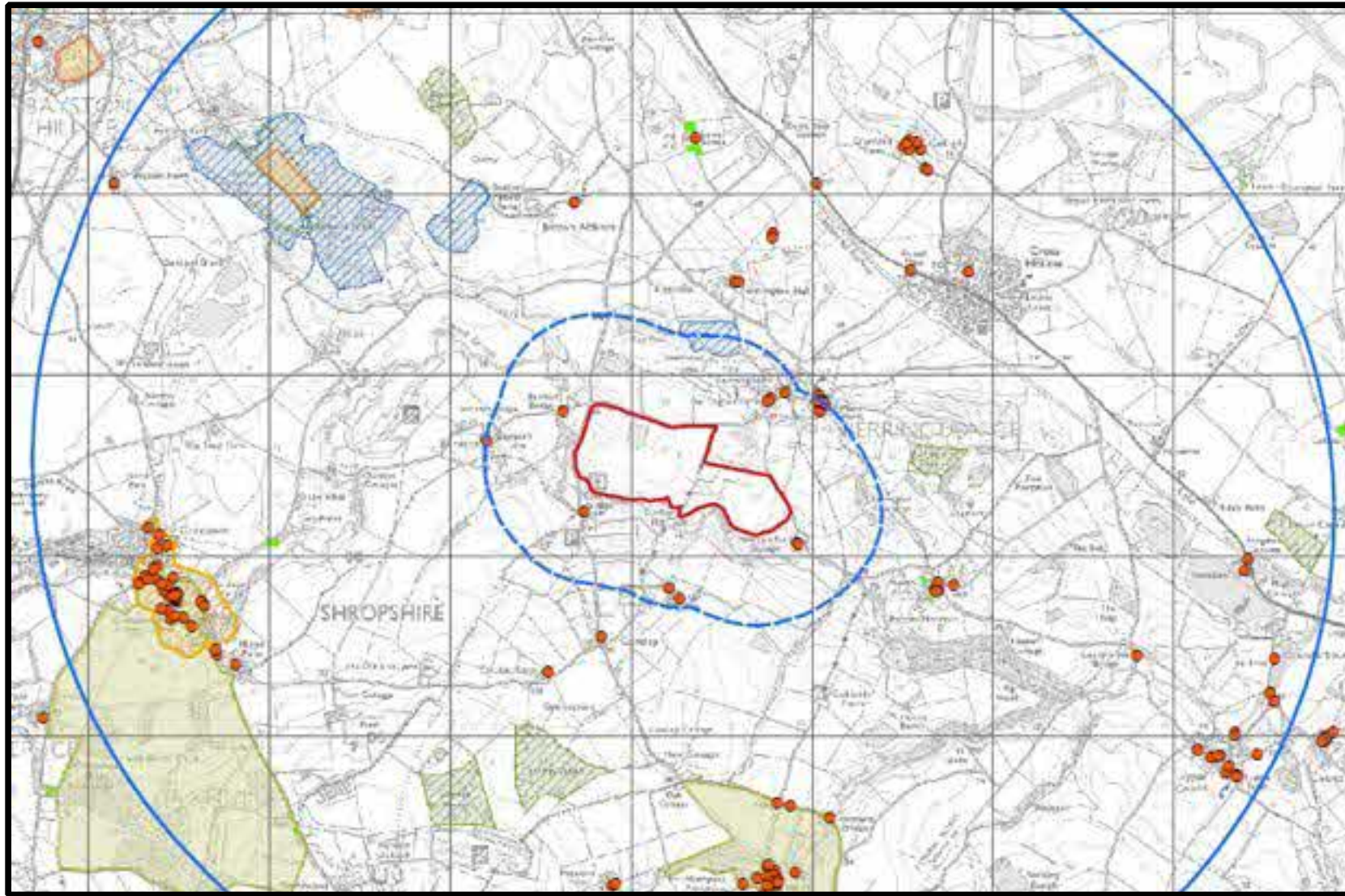
Site Location



A Suitable Site...

- Grid Connection to NW. This will not require intrusive ground works or overhead cabling.
- Suitable size to accommodate viable solar farm (38.8 hectares).
- Flood Zone 1 (lowest risk).
- No landscape or ecological designations within the site.
- No heritage assets on the site.

Heritage






LEGEND

-  Site
-  500m Buffer
-  3km Study Area
-  Listed Building
-  Scheduled Monument
-  Conservation Area
-  Sites of Special Scientific Interest
-  Traditional Orchard
-  Ancient Woodland
-  Registered Park and Garden
-  Countryside and Rights of Way Land

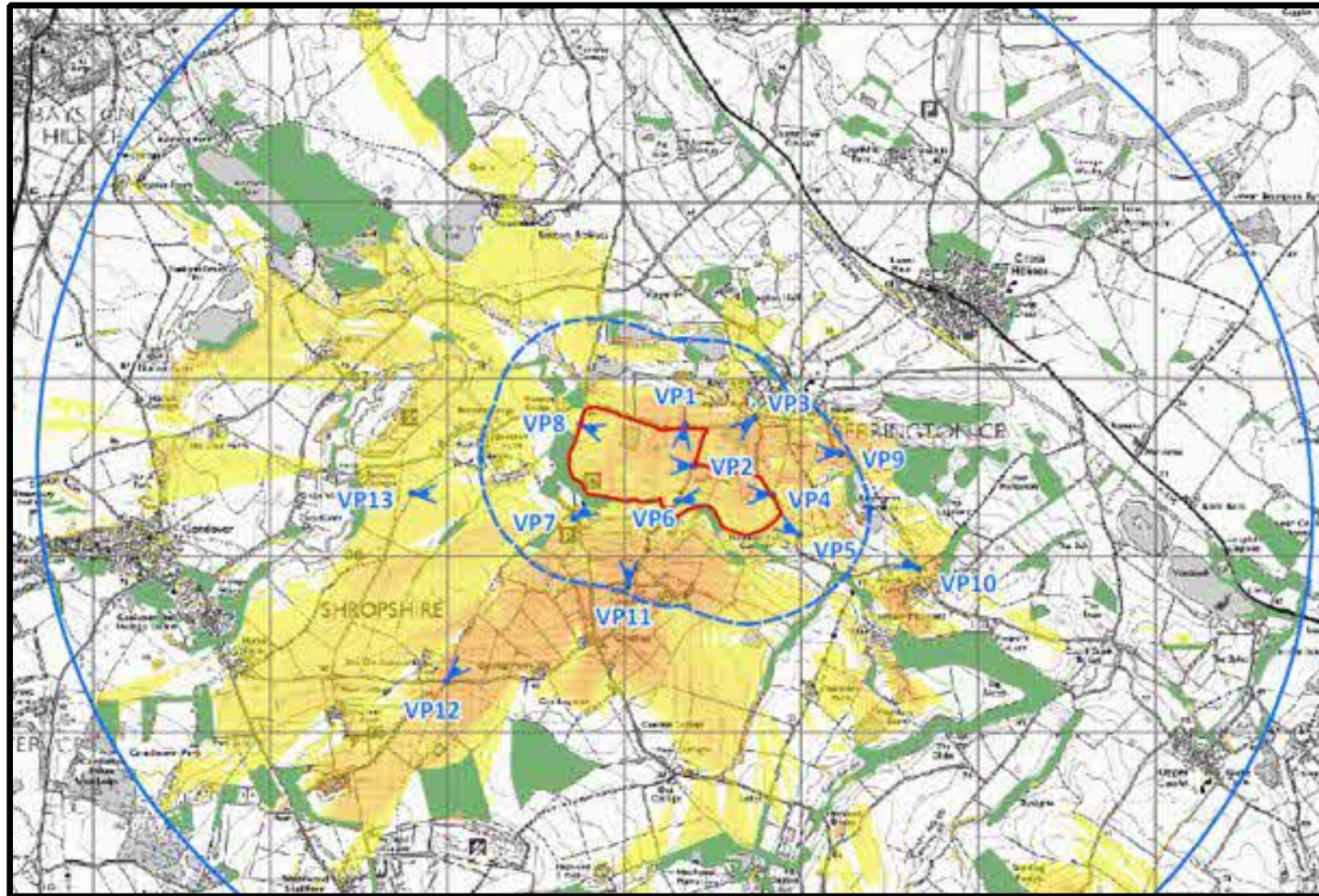
Footpaths



LEGEND

-  Site
-  Public Right of Way
-  Contour Line



Visibility



LEGEND

-  Site
-  500m Buffer
-  3km Study Area
-  National Forest
-  View Point

Zone of Theoretical visibility

-  Higher proportion of proposals visible
-  Lower proportion of proposals visible

Site Visit Photos (not related to Zones of Theoretical Visibility)



The Proposal (Indicative Layout)

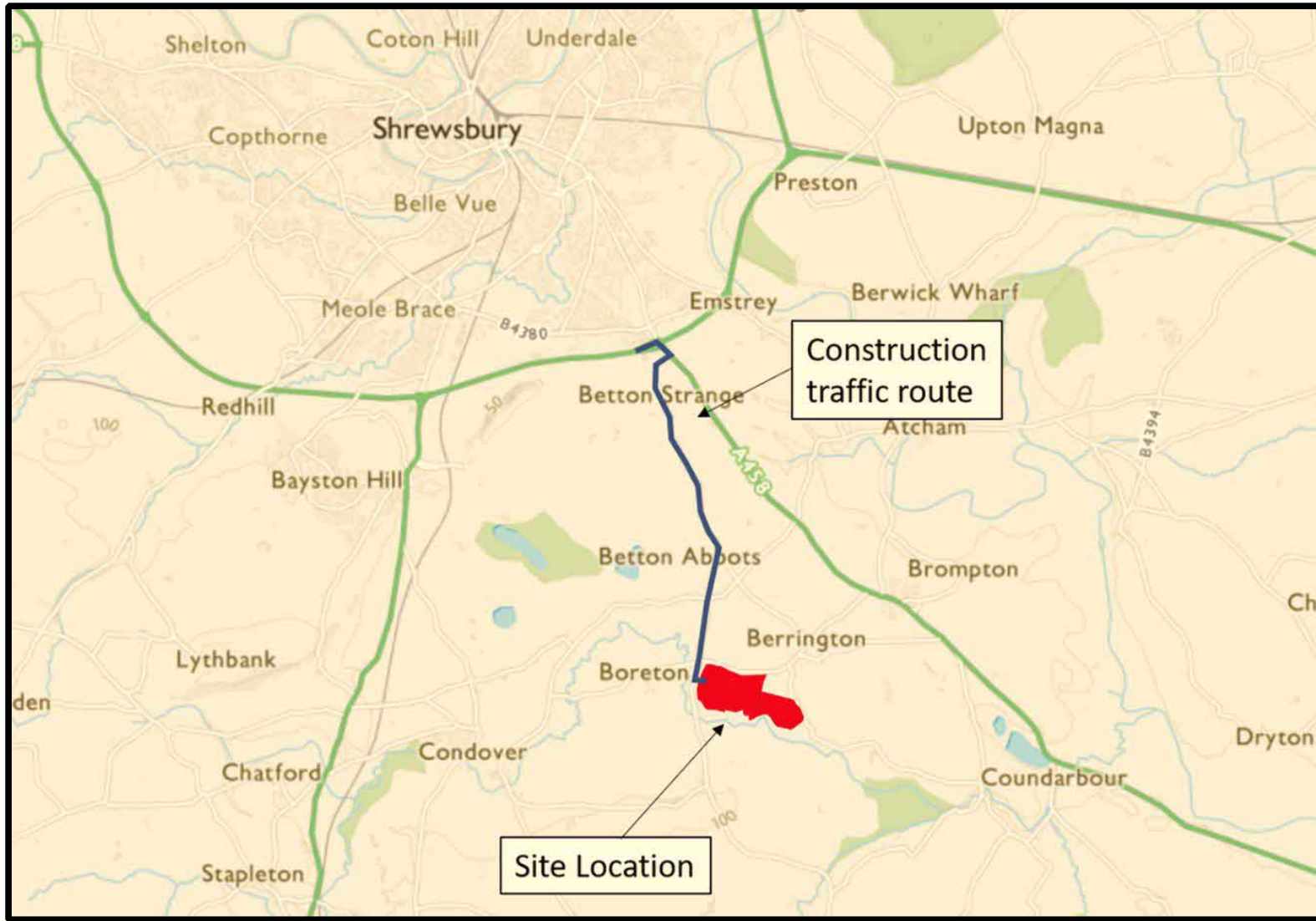


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The layout will include:

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- Grazing areas for livestock beneath solar panels.
- Visual screening and retention of existing trees
- The installation of bird and bat boxes.
- Inclusion of species rich grass land to support carbon sequestration on site.

Construction Traffic Route



Traffic to route from A5 and onto A458, turning right just south of A5.

Site access to western field, details to be determined.

Construction traffic typically around 10 deliveries per day at peak, average around 5-6 per day.

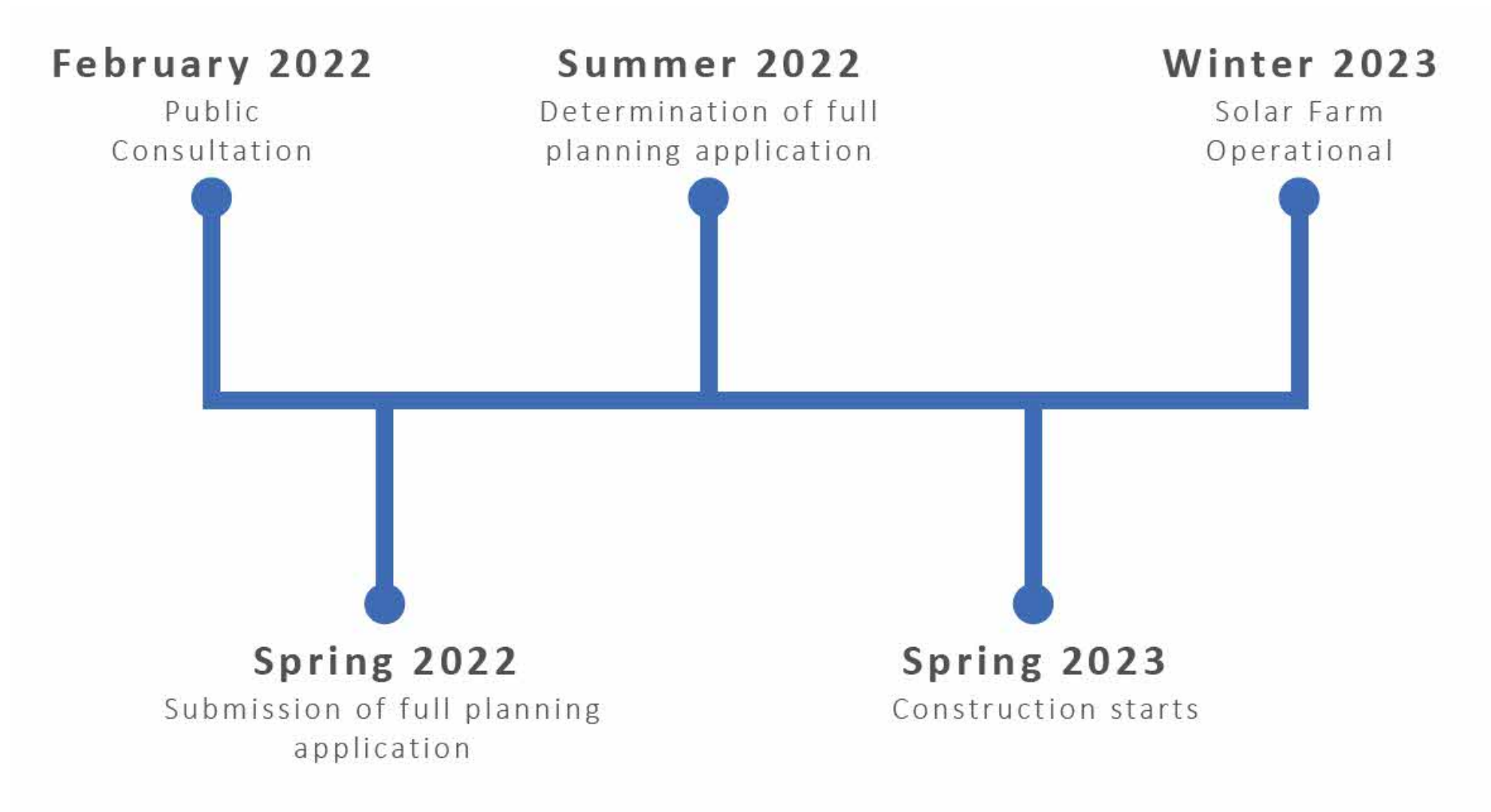
Traffic movements controlled through a Construction Traffic Management Plan.

Opportunities

- The development is temporary and will have a 40 year lifespan.
- This development will contribute towards a secure energy supply in the UK while slowing down the negative impact of climate change.
- Once operational, the site will encounter low levels of traffic.
- The proposal will provide long and short-term jobs opportunities, as well as other community benefits.
- A positive impact on the environment through the provision of biodiversity net gains.
- Continued agricultural use of site throughout operational phase.



Indicative Timeframe



Summary and Questions

Questions?

Alternatively, please send these to:
planning@adas.co.uk or via post to
'Berrington Solar Farm', RSK, Fourways
House, 57 Hilton Street, Manchester, M1 2EJ.

Appendix E – Consultation Boards



LAND SOUTH OF BERRINGTON

PROPOSED SOLAR DEVELOPMENT

ecOenergy
Powering renewables.



THE SITE

Econergy are proposing a **30MW Solar Farm** at land South of Berrington, Shrewsbury, SY5 6HA. This public meeting forms part of our pre-application public consultation and provides more information about our proposals.



CLIMATE CHANGE

The UK is committed to achieving 'net zero' carbon emissions by 2050, there is a clear and strong demand for increasing the share of renewable and clean energy.

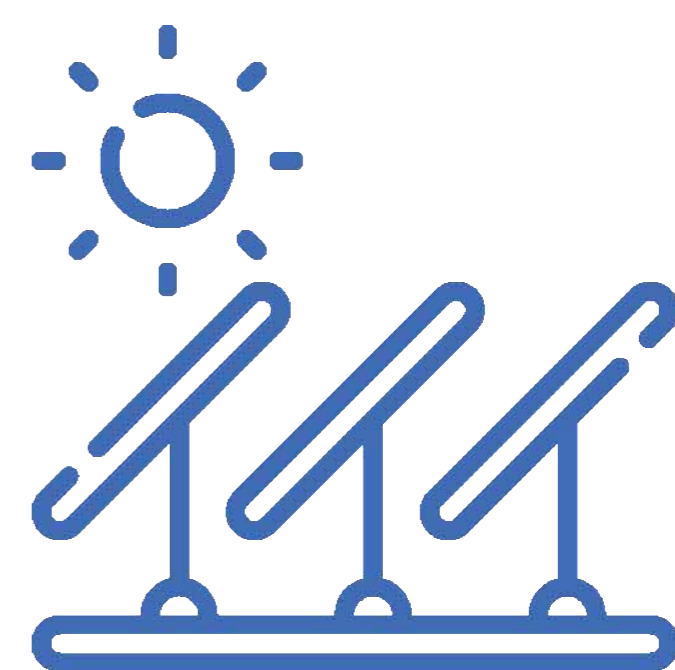


YOUR OPINION

We are very keen to **hear your thoughts** on our proposal at this early stage. We understand you will have queries and we are happy to help with all questions.

WHAT IS BEING PROPOSED?

The proposal is for the erection of a solar photovoltaic (PV) array, with a total export capacity of up to 30 MW. Once constructed, the solar farm would produce enough clean, renewable electricity to power over **7,000 homes** per year. Furthermore, it would save over 6,600 tonnes of CO₂ being released into the atmosphere every year when compared to fossil fuelled energy generation schemes.



LAND SOUTH OF BERRINGTON

PROPOSED SOLAR DEVELOPMENT



LEGEND	
	Existing hedgerow retained
	Grassland under solar pannels
	Existing trees retained
	Public Right of Way (PRoW)

Proposed species rich grassland / winter stubble

THE MASTERPLAN

The proposed site measures 38.8 hectares in size and the proposed solar farm will have an export capacity of up to 30MW – enough clean renewable energy to power over 7,000 homes.

The layout will include:

- Species rich grassland and ecological mitigation area
- Grazing areas for livestock beneath solar panels.
- Visual screening and retention of existing trees
- The installation of bird and bat boxes.
- Inclusion of species rich grassland to support carbon sequestration on site.

The final layout of the solar farm will be refined to ensure that any impacts are mitigated, and opportunities for positive enhancement measures are maximised across the site.

MASTERPLAN AIMS

The proposal will retain and enhance the existing hedgerow and mature trees along the site boundaries, and within the site. This will help to filter views of the solar farm from the surrounding area and retain the existing field pattern. This will also protect ecological habitats which are concentrated around the hedgerow and trees on the field boundaries.

The layout will also include large buffers from key boundaries to further mitigate sensitive views and deliver net gains in biodiversity through the delivery of species rich grassland.