


PETERBOROUGH CITY COUNCIL RENEWABLE ENERGY PROJECT


AMERICA FARM
FARMS OF NEWBOROUGH
MORRIS FEN, THORNEY


Statement of Community Involvement

December 2012



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1. Introduction

- 1.1. This Statement of Community Involvement (SCI) describes the pre-application consultation process that has been undertaken as part of the preparation of three planning applications.
- 1.2. Planning permission is sought for the installation of ground mounted solar PV farms at 3 sites; America Farm, Morris Fen and the Farms of Newborough, comprising the installation of photovoltaic panels, associated boundary fencing, security and CCTV cameras, site access and associated electrical infrastructure. Site specific details include:
 - America Farm, with an installed power capacity of up to 8MW, including a switching station, inverter units and a transformer compound.
 - Morris Fen (Thorney), with an installed power capacity of 27MW, including an electricity sub-station, inverter units and a transformer compound.
 - Farms of Newborough, with an installed power capacity of 49MW, including inverter units, transformers and a switch building.
- 1.3. The Localism Act 2011 includes a requirement that developers consult with communities on major and sensitive development proposals before submitting a formal application. Community involvement is thus seen as vitally important to planning and the achievement of sustainable development.
- 1.4. The council, as developer for these three sites, have actively engaged with the community, groups and organisations, and this will continue throughout the planning process. The council is aware that town planning shapes the places where people work and live and therefore affects everyone. Everyone should have the opportunity to play a role in how their local area is being developed.

Structure of this document

- 1.5. This Statement sets out:

Section Two: Planning policy context

The policy context for the consultation process

Section Three: Pre-submission and communication process

The methodology applied to the pre-application consultation process

Section Four: Outcomes of the consultation process

Summary findings from the key events held and consequent amendments to the schemes

Section Five: Conclusions

Summary of key points made

2. Planning Policy Context

The Localism Act 2011

- 2.1. Section 122 of the Localism Act 2011 introduces a new duty for developers to consult local communities before submitting certain types of planning applications and a duty to have regard to consultation responses. This applies where the proposed development is of a description specified in a development order, which is a secondary piece of Government legislation.
- 2.2. At present no development order has been created so there is technically no requirement to consult before these applications are submitted. However, the benefits of undertaking comprehensive consultation prior to submission of these applications have been recognised by the Applicant.

The National Planning Policy Framework (NPPF)

- 2.3. The NPPF was published in March 2012. In replacing all National Planning Policy Statements, the NPPF sets out the Government's policy on local spatial planning and consultation. Paragraph 66 of the NPPF states that:

“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”

- 2.4. Specifically, the NPPF promotes good quality early pre-application discussions to ensure that applicants effectively engage the local community prior to application submission (paragraphs 188 to 190). This will result in improved outcomes for the community and will help to improve the efficiency and effectiveness of the planning application system. The NPPF highlights that the more issues that can be resolved at pre-application stage, the greater the benefits.

Planning and Compulsory Purchase Act 2004

- 2.5. The Planning and Compulsory Purchase Act 2004 emphasises the importance of involvement with the local community and stakeholders in the planning process. Consultation is recognised as a means of balancing competing interest groups and securing mutually compatible solutions and has thus underpinned the preparation of these applications.

Peterborough City Council: Statement of Community Involvement (5 November 2012)

- 2.6. At the local level, the Peterborough City Council: Statement of Community Involvement (SCI, 2012) forms part of the Peterborough City Council Local Development Framework and was developed following requirements detailed in the Planning and Compulsory purchase Act 2004 and the Localism Act. The purpose of an SCI is to outline planning authorities' standards for community involvement in the planning process and to identify the ways they will be achieved.
- 2.7. Peterborough City Council encourages pre-application consultation with communities on major planning applications. Communities should be able to raise issues for the developer to consider and make suggestions which could improve the development, increase benefits for the community and reduce its possible impact on the neighbourhood. The aim is for this to reduce

local opposition, increase chances of a timely and positive decision from the planning authority, and improve the quality of development that results.

2.8. The SCI particularly encourages prospective applicants to consult communities at pre-application stage for non-residential developments with a site area of two hectares or more. The SCI contains a guidance note on the approach to pre-application consultation by developers, encouraging developers to provide reasonable access to all information relating to community involvement undertaken, including details (not limited to):

- Advertising in the local paper;
- Events held;
- How feedback was dealt with and informed the development proposals;
- A summary of the feedback received.



Public consultation boards at Newborough Village Hall

3. Pre-submission consultation and communication process

- 3.1. This section outlines the approach taken in the pre-application consultation for the proposed developments. A comprehensive scheme of consultation has been undertaken since the project inception which has involved discussions with the relevant stakeholders and the wider community through a number of consultation events.

Public Consultation

- 3.2. The residents within the neighbourhoods surrounding the application sites and the wider city, together with local community groups, have commented on the proposals. This was achieved through a series of consultation techniques and events, including those listed below. The events were advertised through local media, postcards, posters and direct mail.
- Public exhibitions / drop-in sessions
 - Dedicated proposal website
 - Press releases and media briefings
 - Information mailings
 - Letters and email responses
 - Council meetings open to the public
- 3.3. Exhibitions were held in high traffic areas and local venues in order to seek the views of the maximum possible number of residents. Peterborough Garden Centre and Queensgate have a combined estimated daily footfall of 54,000. On the stand there was opportunity for direct feedback via the website and a comments box. Postcards were Freepost return so as not to exclude people on a financial basis. Effort was also made to ensure materials were accessible including an audiobook and large A3 print version of the exhibition on the website. At the time of writing this Statement a total of 78 written responses had been received, of which 5 supported the proposed developments and the remainder either objected or did not state their view. A full transcript of all respondents is set out in the Appendices. Names and addresses have been removed.

Stakeholder Engagement

- 3.4. Statutory consultees and stakeholders were also involved to identify and resolve specific issues that could affect the proposed developments. Working meetings addressing largely technical matters and briefing sessions were held with stakeholders and local groups. Events included:
- Meetings with directly affected tenants
 - National Farmers Union meetings and meeting with the Tenant Farmers Association
 - Councillor and MP briefing sessions
 - Parish Council briefing sessions
 - Pre-application meeting with the LPA
 - Discussions/corresponding with statutory consultee - ongoing since August 2012 (e.g. English Heritage, Natural England, Local Highway Authority, PCC Landscape Consultant). Further details are of these meetings are set out in the Environmental Statement
 - Meetings with newly formed local groups, including the Newborough Landscape Protection Group (NLPG) and the Newborough Young Farmers

Consultation Events

- 3.5. The use of different consultation methods and event locations has provided multiple opportunities for members of the public and stakeholders to engage with the development proposals. The key events were as follows:

Consultation event	Date
June 2012	
Letter sent to tenant farmers: notifying them of plans for a Renewable Energy Project	27 June 2012
Ward Councillor Briefing Session	29 June 2012
July 2012	
Cabinet Meeting	10 July 2012
August 2012	
National Farmers Union meeting	8 August 2012
Letter sent to tenant farmers: confirming status of their tenancy and the proposed timescale for development.	16 August 2012
Letter sent to America Farm tenant	28 August 2012
September 2012	
Letter sent to Stewart Jackson MP, Peterborough Constituency	3 September 2012
Newborough Landscape Protection Group meeting	4 September 2012
Letter sent to tenant farmers: schedule for site visits and survey work	18 September 2012
National Farmers Union meeting	20 September 2012
Letter sent to tenant farmers: notification of submission of a 'Screening Opinion' to the Local Planning Authority	20 September 2012
Media Briefing with Peterborough Evening Telegraph and BBC Radio Cambridgeshire	21 September 2012
October 2012	
Radio Cambridgeshire – Interview with Leader of Council	8 October 2012
Petition received from Cllr Harrington containing 613 signatories against the proposed development and potential future wind turbine development.	10 October 2012
Full Council Meeting	10 October 2012
Meeting with Cllr Harrington, Newborough Ward	11 October 2012
Meeting with Stewart Jackson MP	12 October 2012
Newborough Parish Council meeting	15 October 2012
Press release "Council leader meets residents to discuss Renewable Energy Project"	16 October 2012
One-to-one meetings begin with directly affected tenant farmers.	Late October 2012 (ongoing)
Briefing by the Project Team to a Ward Council member and	19 October 2012

local resident	
Letter sent to tenant farmers: notification of public release of plans and reports to inform the forthcoming Joint Committee Meeting (2 November)	25 October 2012
Press release "Cabinet asked to approve next stage of Renewable Energy Project"	29 October 2012
November 2012	
Briefing by the Project Team to Ward members	2 November 2012
Joint meeting of the Sustainable Growth and Environmental Capital Scrutiny Committee and the Scrutiny Commission for Rural Issues	2 November 2012
Cabinet Meeting	5 November 2012
TV interview on BBC Look East	6 November 2012
Media tour to a working solar farm	6 November 2012
Meeting with representatives from Newborough Landscape Protection Group and local Councillors	8 November 2012
Sustainable Growth and Environmental Capital Scrutiny Committee Meeting	19 th November
Public consultation posters and postcards hand-delivered	w/c 19 th November
Press release "Next phase of renewable energy project gets green light"	21 November 2012
Full-page public consultation advert in the Peterborough Telegraph	22 November 2012
Dedicated project website launched	23 November 2012
Public consultation: Peterborough Garden Park, Unit 8	24 November 2012, 10am-4pm
Public consultation: Peterborough Garden Park, Unit 8 (unmanned)	25 November 2012, 10am-4pm
Public consultation: Queensgate Central Square	26 November 2012, 9am-6pm (manned 12 noon - 5pm)
Public consultation: Queensgate Central Square (unmanned)	27 November 2012, 9am-6pm
Public consultation: Crowland Snowden Pavilion	28 November 2012, 4pm-8pm
Meeting with representatives from Newborough Parish Council, Project Team and Leader of the Council	29 November 2012
Public consultation: Bedford Hall, Thorney	29 November 2012, 4pm-7pm
Public consultation: Peterborough Town Hall, Bridge Street	30 November 2012, 9am-5pm
December 2012	
Public consultation: Newborough Village Hall	1 December 2012, 10am-2pm
Public consultation: Public tour to a working solar farm	1 December 2012, 9.45-10.30am
Public consultation: Eye Community Centre	2 December 2012, 4pm-8pm
Full Council meeting	5 December 2012
Thorney Parish Council meeting	10 December 2012

Meeting with Newborough Young Farmers, Ward Councillor, Project Team and Leader of the Council	11 December 2012
Meeting with Tenant Farmers Association	13 December 2012
Public consultation: Public tour to a working solar farm	17 December 2012

Public Exhibitions and Drop-In Sessions: 24 November – 2 December 2012

- 3.6. The exhibitions and drop-in sessions held during 24 November to 2 December 2012 provided residents with the opportunity to view the plans and talk to members of the project team. During this period nine events took place, plus a tour to a working solar farm. Multiple exhibition venues were used in order to attract participants from as wide a catchment and range of demographic groups as possible.
- 3.7. Advertisements were placed in the local press and media to raise awareness of the exhibitions in the week prior to the events being held, as set out later in this section. Postcards were also sent to local residents within a catchment area of the proposed sites as set out later in this section.
- 3.8. The exhibitions consisted of eight boards that explained different aspects of the proposals and its role within the Council's wider renewable energy project, which involves undertaking studies to understand the potential for alternative types of renewable energy, such as wind turbines. It was made clear that the proposed developments are not affected by these ongoing studies, which would support any potential wind energy applications in the future.
- 3.9. The exhibition boards are shown in Appendix A and included information under the following headings:
- Peterborough Renewable Energy Project - introduction
 - Potential types of renewable energy source
 - Current activities and benefits to local people
 - The three potential sites
 - Your views count, have your say
 - Planned development at America Farm
 - Planned development at Morris Fen, Thorney
 - Planned development at Farms of Newborough
- 3.10. The exhibition boards were accompanied by:
- 4 x A1-sized plans showing the proposed masterplans for each of the three sites (1:5,000), including one planned showing all three sites at a more strategic scale (1:20,000);
 - Copies of the consultation 'postcard' (see Appendix C);
 - Copies of the consultation booklet (see Appendix B);
 - Public access to the project website, www.peterboroughrenewableenergy.org.uk;
 - Video presentations explaining the proposed development and wider Renewable Energy Project.

Dedicated proposal website and email address

- 3.11. The project website www.peterboroughrenewableenergy.org.uk was launched on 23 November 2012 in order to provide easy access to information from a single source and to allow users to comment on the proposed development. The draft masterplans were posted to the website, along with the consultation booklet and a mechanism for residents and other stakeholders to provide feedback. This feedback was forwarded directly to the project team.
- 3.12. The applicant has also established a dedicated email address (renewables@peterborough.gov.uk) for all parties to use should they have any comments or enquiries. The consultation events were also advertised via email to those who registered to receive updates through this address.
- 3.13. Information including the benefits of the project, links to source reports and details of consultation events were posted on the website.
- 3.14. Information about the consultation events was also advertised via the Council's own website and through the use of social media.

Other Consultation Material

Consultation 'postcard' (Appendix C)

- 3.15. The postcard advertised the consultation events and project website, and outlined the headline details of the renewable energy project. A comment box was provided for consultee feedback via a Freepost address. Postcards were available at all consultation events and distributed as set out later in this section. Consultees could leave comments at the events or take the postcards away and post them back later.

Consultation 'booklet' (Appendix B)

- 3.16. An exhibition booklet was created as a 'pocket exhibition' to allow additional consultees to understand the proposals and partake in the consultation. The booklet was available in standard, large print and 'audiobook' versions. The standard version was made available at all public consultation events, and the alternative versions were available online.

Video interview presentations

- 3.17. Video presentations explaining the proposed development and wider Renewable Energy Project were made available on the proposal website and at consultation events. The video presentations sought to explain the proposal in more detail and were given by: Cllr Cereste (Leader of Peterborough City Council); Michelle Drewery (Project Manager, Peterborough City Council); Sam Mackilligin (AECOM). These were available on the project website.

Press releases and media briefings (Appendix F)

- 3.18. The Applicant prepared press releases at key milestones to inform the media and the public of the project's progress.
- 3.19. Media briefings have also been conducted with local newspapers and radio stations. Briefing notes have been prepared for the media, as well as a questions & answers' briefing note which has been updated at key milestones.
- 3.20. The Applicant also took part on a TV interview with BBC Look East.

Information mailings

- 3.21. Freepost postcards were hand-delivered to local residents with information on consultation events, the consultation website and postal feedback section. The catchment areas for these deliveries were approximately bounded as follows:
- *Newborough*: Bridge End, Willow Drove (northern boundary); Peterborough Road (eastern boundary); The Cat's Inn, Gunton's Road (southern boundary); Soke Road, east of St. Martin's Road (western boundary).
 - *Crowland*: Broadway and Corporation Bank (northern boundary); Broadway (eastern boundary); A16 (southern boundary); the A16 and Peterborough Road roundabout (western boundary).
 - *Thorney*: Junction of Crowland Road and English Drove (northern boundary); Park Crescent (eastern boundary); St. Mary's Close (western boundary).
 - *Eye*: A47 (northern boundary); Beverley Court (eastern boundary); Eye C of E Primary School (southern boundary); A1139 (western boundary).
- 3.22. Consultation invite letters were also sent to all residents within a 1km radius of the proposed Development sites. Some additional residences beyond the 1km catchment were sent letters for the America Farm and the Farms of Newborough sites.
- 3.23. Both posters and postcards were also hand-delivered to the following village venues:

Location	Advert/Poster	Postcards
Newborough		
Newborough Pharmacy	Y	Y
Post Office	Y	Y
Newborough Village Hall	Y	Y
GP Surgery		Y
The Bull	Y	Y
Deighton & Smith		Y
Butcher	Y	Y
Florist		Y
Crowland		
Crown Inn	Y	Y
Crowland News & Food	Y	Y
FFY Days	Y	Y
Hollywood Hair Studio		Y
Parkinson's	Y	Y
Vet Savers	Y	Y
Helping Hand	Y	Y
Pick of the Bunch		Y
Italian shop		Y

Crowland Homes		Y
Millennium Pizza		Y
Pizza Giuliano		Y
Crowland Cancer Fund	Y	Y
Bridge Hardware		Y
Fridays Chip Shop	Y	Y
City & County		Y
China Palace	Y	Y
Spotty Dog Cat Rescue	Y	Y
The Stop	Y	Y
Thorney		
Rose & Crown	Y	Y
Ex Servicemen's Club	Y	Y
Post Office	Y	Y
Eye		
Eye Community Association	Y	Y
Eye Dental care		Y
Londis	Y	Y
Yamaha Centre	Y	Y
The Oasis		Y
Weldons		Y
Mirror Mirror	Y	Y
Car Centre		Y
Blue Boar		Y
The Spade		Y
Village Pharmacy	Y	Y
Nursery	Y	Y
Leeds Hall	Y	Y
Red Lion		Y
Kcarz	Y	Y
Knighton's Family Butchers	Y	Y
Barber		Y

3.24. Freepost posters and postcards were also hand-delivered to local businesses within the following Peterborough city centre catchment area:

- Westgate (northern boundary); Peterborough Cathedral (eastern boundary); Rivergate Shopping Centre (southern boundary); A15 (western boundary).

Stakeholder Engagement

- 3.25. Statutory consultees and stakeholders were involved to identify and resolve specific issues that could affect the proposed development. Full details are set out in the table shown previously in this section.

Meetings and correspondence with directly affected tenants

- 3.26. The process with the directly affected tenant farmers began with a letter from the applicant, which advised them of the emerging proposals and how they will be consulted going forward. Letters were then sent to tenant farmers at key project milestones as set out in the table shown previously in this section.
- 3.27. The applicant later hosted one-to-one meetings with the affected tenants, from late October 2012, to establish initial views and work to agree mutually-agreeable solutions where possible. The applicant also met with the Tenant Farmers Association to discuss the proposals and work towards mutually-agreeable solutions.
- 3.28. Negotiations with some tenant farmers are ongoing at the time of writing. Compensation includes offering land elsewhere on the Council's agricultural estate.

National Farmers Union meetings

- 3.29. As noted above, the applicant consulted with tenant farmers directly affected by the proposals. In addition to this, the applicant met with the National Farmers Union (NFU) early in the development process, in August and September. The purpose of these sessions was to brief the NFU on emerging information related to the development proposals, project timescales and background feasibility studies, as well as answer any questions they had, so that they were fully informed. This allowed the NFU to keep their affected members up to date and feed into the development process.

Councillor and MP briefing sessions

- 3.30. Briefing sessions were held separately with the MP for the Peterborough Constituency and Councillor for the Newborough Ward in October 2012. The purpose of these sessions was to brief the MP and Councillor on the emerging development proposals, as well as answer any questions they had where possible, allowing them to keep their constituents up to date and feed into the development process.

Local Interest Group Meetings

- 3.31. The applicant and project team met with the Newborough Landscape Protection Group early on in the proposal development process, on 4 September 2012. The purpose of the meeting was to brief this group on the emerging proposal and understand their concerns. Questions arising from this meeting were taken away and later responded to in writing. A copy of the questions raised and answers provided by the applicant is located in Appendix I.
- 3.32. The applicant again met with representatives from the Newborough Landscape Protection Group on 8 November 2012, along with local Councillors, to update the group and discuss their concerns.

3.33. The applicant also met with Newborough Young Farmers, along with a local Councillor, on 11 December 2012.

Parish Council meetings

3.34. Meetings were held with Newborough Parish Council and Thorney Parish Council. These were open meetings, meaning the public were able to attend. The sessions were held with Newborough Parish Council on 15 October and Thorney Parish Council on 10 December 2012.

3.35. The key aims of these sessions were to listen to concerns and respond to the questions raised by the tenant farmers, local Councillors and local residents.



Detailed discussion during a public consultation event

4. Outcomes of the consultation process

- 4.1. This section provides a summary of the main concerns raised during both the public and stakeholder engagement events outlined above. It also highlights the ways in which the proposed developments have been revised to take account of these responses, and the direct responses to the concerns raised.
- 4.2. Overall, many respondents recognised the benefit of renewable energy technology and the benefits of the approach to the wider population of Peterborough. However, many also expressed concern over the impact of implementing renewable technology locally and in particular, developing on prime agricultural land. The responses have sought to address the concerns, as set out below.
- 4.3. Detailed written feedback from the public consultation events are contained in Appendix G.

Public Consultation Outcomes	
Main concerns raised	Response
<p>Principle of development</p> <p>It was generally considered inappropriate by consultees to use Grade I and Grade II Agricultural Land for non-agricultural uses and develop on land currently occupied by farmers, meaning they may lose their jobs and livelihoods.</p>	<p>All sites are Council-owned, currently farmed and subject to a number of Agricultural Tenancy Agreements.</p> <p>The Agreements have provisions in place for the landlord to take back land that is required for non-agricultural use, subject to the payment of compensation.</p> <p>The proposed developments support the Council in its long-standing aspiration to become the Home of Environment Capital and support the Sustainable Community Strategy.</p> <p>The three sites have been identified due to their potential to deliver the proposed developments and as they are in the ownership of the Council. Using sites that are not in Council ownership would make viability and deliverability more difficult and risky. No other credible alternative sites have emerged within the Council's ownership.</p> <p>The proposed development will affect tenant farmers as it will take arable land out of production. However, other forms of agriculture could still be undertaken such as sheep grazing and the potential for this is currently being explored. Furthermore, continuing farming within the margins and between the panels is also being considered. There is also the potential to offer alternative land to affected tenants in some circumstances, reducing the impact on their livelihoods.</p> <p>The applicant recognises that food security is a major issue, but equally important is energy security and at a local level, the need to close the Council's funding gap in order to maintain key frontline services such as Adult Social Care and Children's Services. The proposed development is therefore considered to be a benefit to</p>

<p>It was generally considered inappropriate to develop renewable energy parks without first retrofitting all Council buildings with renewable energy technology.</p> <p>The effectiveness of solar power in Peterborough was questioned, given its climate.</p>	<p>Peterborough and its residents.</p> <p>The installation of solar photovoltaic (PV) panels has already been completed on a number of buildings around the city. However, because of the reduction in central government subsidies these smaller scale schemes are no-longer economically viable and will not significantly contribute to the Council's stated environmental objectives or help to reduce the financial pressures. Therefore it does not meet the Invest to Save Budget criteria set out in the 10 July 2012 Cabinet report. Nevertheless the Council continues to investigate whether prices of solar PV panels has dropped such that it may still be commercially viable to build out a second phase</p> <p>Solar panels work based on the amount of light available and do not require direct sunlight to operate, although this does help their efficiency. Therefore even when it is raining, cold or cloudy, as long as it is light outside then the solar panels will be working and effective.</p>
<p>Size of scheme</p> <p>It was generally considered that the Proposed Developments are too large.</p> <p>There was some concern that the height of the panels would be increased.</p>	<p>The overall area across the three sites is considerably smaller than the original area of search and measures are proposed to mitigate the visual impact of the site, as set out below. There is a direct relationship between the size of the proposed development and its power output, meaning the aspired benefits of the scheme cannot be reached without such a development area.</p> <p>The solar panels have been designed at a height not exceeding 3.4 metres and planning permission is sought for the same.</p>
<p>Local impact</p> <p>Many respondents who live in close proximity to the proposed development sites are concerned about the visual impact of the proposals and the perceived impact on the characters of nearby villages/settlements and local heritage assets.</p>	<p>As a result of consultation, the approach set out below will be adopted to mitigate the visual impact on local communities and in particular residential properties that would otherwise have immediate views of the site and for road users.</p> <p><i>Native species rich hedgerow planting will surround most of the sites.</i></p> <p>This will help assimilate the proposed development into the wider landscape and provide a visual buffer in both more immediate and longer views of the development sites. It will also provide nesting habitat for farmland passerine birds, foraging habitat for badger and birds and flight line and foraging habitat for bats. The hedgerow planting will be managed to maintain a more irregular form to reflect the existing landscape structure.</p> <p><i>Bands of native woodland screen planting are proposed as appropriate to help screen the development sites from properties.</i></p>

	<p><i>Rough grassland would be planted between and under the solar panels. Planting including native species rich hedgerow, native woodland screen planting, rough grassland and grassland buffers will be planted along wet and dry drains (10m and 5m respectively).</i></p> <p>Further details are set out in the Chapter 14 of the Environmental Statement: Summary of Mitigation.</p> <p><i>To minimise the harm and potential impact on local communities, the proposed developments will also now be setback from some residential properties where appropriate and other receptors (such as major roads) by a minimum of 100 metres.</i></p> <p>It is considered that visual impacts as a result of the proposed developments are very localised and the overall integrity of views will remain largely unaffected.</p>
<p>Local House Prices and compensation</p> <p>Local residents were concerned that house prices may be adversely affected by the scheme and expected compensation.</p>	<p>Although this is not a material planning consideration, the Council is discussing the proposal with residents in close proximity to the proposed developments and is looking into the issue of compensation.</p>
<p>Scheme benefits</p> <p>The accuracy of financial net income projections was questioned and it was suggested that they may be over-optimistic.</p> <p>Respondents from Crowland questioned how they would benefit from the scheme as they are not located within the Peterborough City Council boundary.</p>	<p>The financial modelling predictions remain at a high level and the financial model will be subject to further refinement as the wider project continues and negotiations take place.</p> <p>The modelling is based on the currently available data. For example, the income projections are based on the lower ROC (Renewable Obligation Certificate) tariff proposed by DECC (Department of Energy and Climate Change) of 1.5 ROCs per MWh. It also only uses the base rate of £38 per MWh as there is uncertainty around the additional trading element.</p> <p>The projections are not therefore considered to be based on an overly optimistic approach.</p> <p>Peterborough City Council is considering the impact to areas within the authority as well as neighbouring authorities and will respond once a decision is reached.</p>
<p>Environment and flood risk</p> <p>Some respondents considered that the scheme would have an unacceptable impact on local ecology, landscape and wildlife.</p>	<p>Solar installations are generally low-impact developments (minimal ground disturbance) and will not affect identified ecological areas</p> <p>The key habitat features of the development sites are the drains that border and traverse the site, and the grassland habitat on the banks of these drains. The ecology impact has been minimised by creating a 10m</p>

<p>Some respondents considered that the scheme would raise the risk of flooding either on-site or in local settlements.</p>	<p>buffer from all wet drains and 5m buffer from all dry drains.</p> <p>The proposed developments provide an opportunity for creating habitats, which will enhance and complement the existing habitats. For example, grassland habitat will be established throughout the site, growing between and beneath the solar panels and the planting proposals include filling gaps in existing hedgerows so they are more dense and contain a greater mix of species than before. Field margins will also be protected by the buffer zones and planted with wild bird seed mixes, providing foraging habitat for birds and insects.</p> <p>Further details are set out in Chapter 14 of the Environmental Statement: Summary of Mitigation</p> <p>Specific questions were raised relating to the use of weed killer under the proposed solar panels. The site would need to operate within the realms of all environmental statutory requirements as set out by DEFRA and the Environment Agency. Other maintenance options will be explored such as grazing and/or grass cutting under the solar panels.</p> <p>Flood Risk Assessments have been prepared and submitted alongside the planning applications. The Environment Agency has been consulted and their comments taken on board. The panels are raised above the ground and therefore will not obstruct the flow of water.</p>
<p>Restrictive covenants</p> <p>Some respondents questioned whether or not there were restrictive covenants on the sites, following prior allocation of the land to ex-soldiers following World War I for agricultural purposes.</p>	<p>The Council have not found any restrictive covenants on the sites.</p>
<p>Effect on aircrafts</p> <p>Some respondents were concerned that reflections from the solar panels could affect overhead aircrafts, particularly as the RAF and other bodies train in the area.</p>	<p>This issue has been discussed with the MOD safeguarding team and, following checks on the site locations, they have no significant concerns. It is expected that the MOD would be further consulted as part of the statutory planning application process.</p>
<p>Security</p> <p>There was some concern that the proposed developments would not have adequate security.</p>	<p>2.4metre galvanised security fences will surround the sites, with CCTV cameras at key locations. The planning application drawings show this in greater detail.</p>
<p>Communication</p> <p>Many respondents stated that the public consultation period was insufficient and not well advertised.</p>	<p>The pre-application public consultation has taken place since July 2012 and culminated in a 9-day public exhibition, with events held in the city centre and in proximity to all proposed development sites.</p>

- 4.4. A number of other concerns have been raised by consultees that are not material planning considerations and not part of the planning process. They are not therefore listed here but include, for example, contractual arrangements with Mears.



Public consultation event at Newborough

5. Conclusion

- 5.1. The pre-application consultation and communication for the proposed developments have ensured a collaborative and inclusive process with both the public and key stakeholders. It has included regular communication and consultation has been tailored to meet the needs of each specific group, in particular:
- General public – public exhibitions/drop-in sessions with a wide variety of consultation material aimed at different audiences. Regular press releases at key project milestones;
 - Directly affected tenants – detailed meetings
 - Local Councillors and MP – briefing sessions and open meetings
 - Community Groups – targeted meetings
- 5.2. This document has outlined the process that the applicant has undertaken in order to progress the proposed developments. It illustrates the substantial involvement which has taken place amongst a variety of stakeholders in relation to the development of the scheme. It also details how the responses and feedback received have been taken into account when developing the final design and layout of the proposed developments.

APPENDIX A

PUBLIC CONSULTATION EXHIBITION BOARDS

PETERBOROUGH RENEWABLE ENERGY PROJECT

Introduction

In 1992 Peterborough was made one of four UK Environment Cities. Since this time Peterborough City Council has worked hard to become more environmentally-friendly and is committed to becoming the UK's Home of Environment Capital.

What would it mean to become the UK's Home of Environment Capital?

The Council will need to deliver truly sustainable growth and ensure that Peterborough is cleaner, greener, healthier and more vibrant in the future.

Generating renewable energy locally is a key part of the Council's progress towards a more sustainable city.

What progress has been made so far?

Solar panels have been installed on the roofs of the Town Hall, the regional Pool buildings, local schools and the former Freemens building at Ivatt Way (Council-owned).

However, more is needed to reduce our carbon footprint, **support frontline Council services**, provide a long-term sustainable energy source and help to stabilise local energy prices.

Peterborough City Council therefore set up an Energy Services Company (ESCO) in 2011 to help deliver these benefits, by exploring opportunities for additional sources of renewable energy.



POTENTIAL TYPES OF LOCAL RENEWABLE ENERGY SOURCES

Solar Energy

Solar energy is a totally silent and non-polluting way of generating electricity.

The effect on the environment and local views would be small.

Solar panels need little maintenance as they have no moving parts. They absorb light across semi-conductors to convert light energy into an electrical current. They do not need direct sunshine to work.

Wind Energy

The UK Government has signed up to an EU target of generating 20% of its energy from renewable sources by 2020. Wind energy is the most cost-effective way of achieving this. There are currently around 3,500 wind turbines in the UK.

Off-shore wind turbines are important, but they are more complicated and expensive to develop. To meet national targets and local aims, on-shore wind energy is important.

Other potential types of renewable energy

The Council will explore the potential to create energy from other renewable sources if solar and/or wind energy is not achievable, such as Anaerobic Digestion.

This is a process whereby organic waste is treated using natural bacteria. This produces a renewable energy known as biogas that can power electricity generators.

It also creates a residue called digestate, which can be used as a fertiliser and soil conditioner on farmland.



CURRENT ACTIVITIES AND BENEFITS TO LOCAL PEOPLE

Peterborough City Council plans to develop three Renewable Energy Parks.

Since this scheme was announced in July 2012, a wide range of studies and surveys have been completed. Some of these include studies on the impacts of:

- Archaeology
- Aviation and radar impacts
- Wildlife
- Flood risk
- Landscape
- Noise
- Birdlife

These have been used to test the feasibility of the Renewable Energy Parks and to help create schemes that are sensitive to their surroundings.

What are the benefits of this project?

If developed, the project will lead to major benefits for local people and business:

- They will provide a long-term sustainable energy source for the country.
- They will help meet the UK's renewable energy targets.
- They will support the council in reducing its carbon footprint by 100%.
- They will deliver in excess of £110 million in net income over 20 years to support frontline services such as care for children, vulnerable people and the elderly.
- They will provide for a 'community fund' to be set up for local projects to ensure money is put back into the local community.



PETERBOROUGH
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THE THREE POTENTIAL SITES

The renewable energy proposals relate to three Council-owned sites around Peterborough, which are currently in use as farmland.

Since the project began, the Council has held detailed meetings with many stakeholders, including local and national groups, and the directly-affected tenant farmers.

The original area of investigation covered approximately 3,000 acres. Development is proposed on approximately 900 acres, which leaves approximately 70% of the farms untouched.

America Farm: key facts

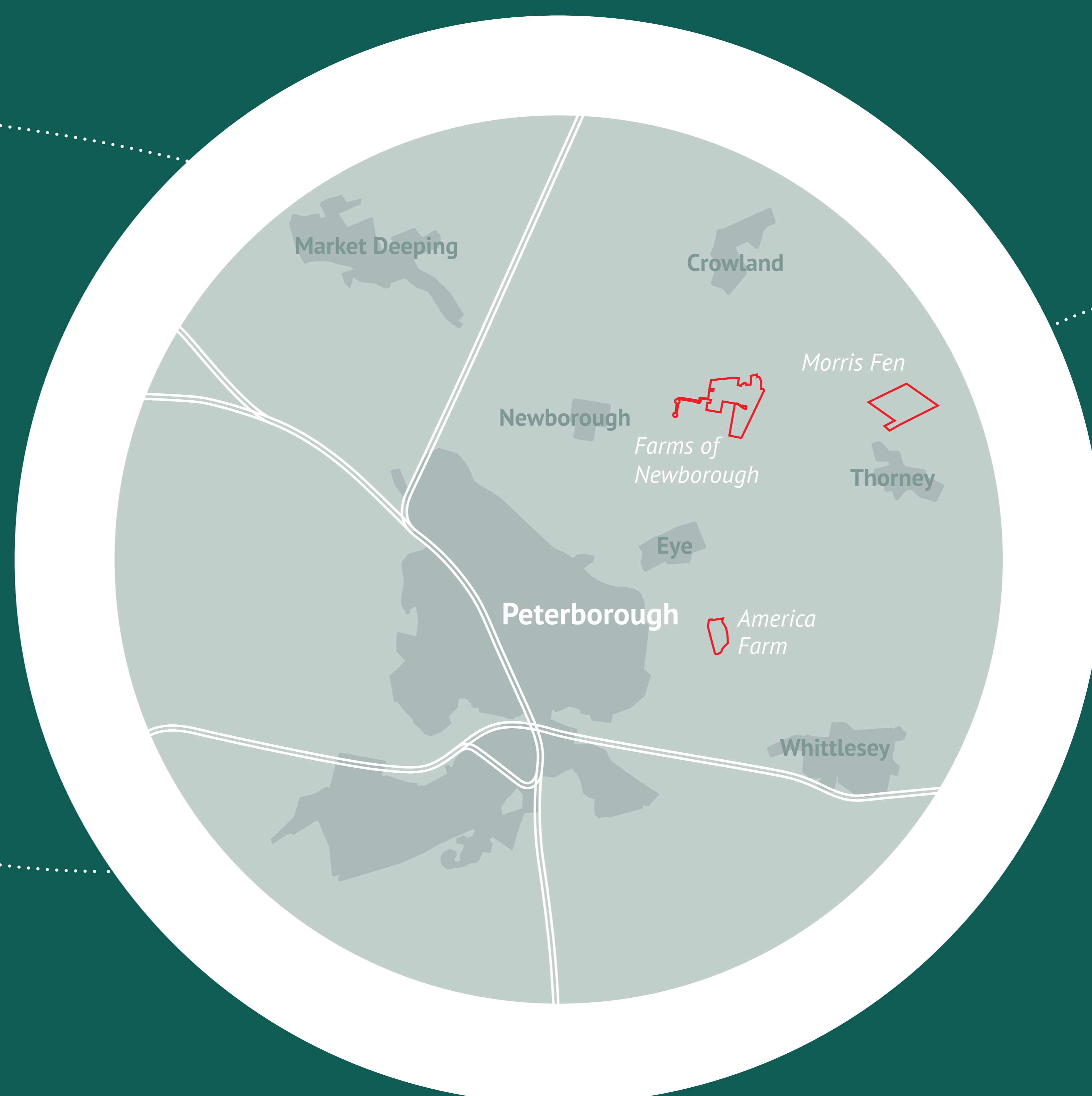
- Located to the east of Peterborough
- 100 acres of flat, arable farmland
- The majority of the site is classed as Grade 1 and 2 agricultural land
- Potential to generate up to 8MW of electricity with solar panels
- Currently covered by a single tenancy agreement

Morris Fen, Thorney: key facts

- Located approximately 9km north east of Peterborough and 1km north of Thorney
- 266 acres of flat, arable farmland
- The whole site is classed as Grade 2 agricultural land
- Potential to generate up to 27MW of electricity with solar panels
- Currently covered by two tenancy agreements

The farms of Newborough: key facts

- Located approximately 5km north east of Peterborough and 1km south of Crowland
- 502 acres of land is planned for solar energy.
- Potential to generate up to 49MW of electricity with solar panels
- Currently covered by six tenancy agreements



YOUR VIEWS COUNT, HAVE YOUR SAY

.....

We would like to hear what you think about the Peterborough Renewable Energy Project.

Any views expressed, either positive or negative, will be summarised and presented to the Council as part of the solar energy planning applications.

It is important to remember that there are no final schemes at this stage.

Providing your thoughts now will help us to shape the final proposals and allow us to try to address any areas of concern before the applications are submitted. More detailed exhibitions are taking place locally to each development site.

If you would like to comment on the proposals, please fill out a **questionnaire** here today, or respond online at www.peterboroughrenewableenergy.org.uk by **midnight on Monday 3 December 2012**.

Once the applications have been submitted, the Council will then undertake formal consultation with local residents and statutory consultees.

Thank you for attending the exhibition.



PETERBOROUGH
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PLANNED DEVELOPMENT AT AMERICA FARM

The site covers roughly 40 hectares (100 acres) of flat, arable farmland.

It is located east of the Fengate industrial area. A number of ditches run around and across the site. To the north of the site is America Farm Cottage and to the southeast is Northey Bungalows and Northey Farm.

The majority of the site is classed as Grade 1 and 2 agricultural land.

Proposal

Planning permission is sought for installation of a solar farm with an installed power capacity of up to 8MW, comprising the installation of photovoltaic panels, associated boundary fencing, security and CCTV cameras, site access and associated electrical infrastructure including electricity sub-station, inverter units and a transformer compound.

The key findings for America Farm are:

One tenant

America Farm is occupied by a single tenant. Development of this site would mean that the tenant could no longer farm the land. Options relating to compensation are being explored and discussed with the tenant.

No wind turbines

There are no wind energy proposals for this site because there are private dwellings within a 500m buffer zone.

Archaeology

There are no sites of known archaeology within the site boundary. However, the site is located near to the Flag Fen, part of which is a Scheduled Ancient Monument. We are in consultation with English Heritage to ensure they are satisfied with the scheme.

Ecology and Ornithology

The site is located approximately 1km to the north of the Nene Valley Washes Ramsar site, which is a Special Protection Area (SPA) and Special Site of Scientific Interest (SSSI) site. We are in consultation with Natural England to ensure they are satisfied with the scheme.

Flood risk

This site is in Flood Risk Zone 3, which means there is a 1% - 5% chance of the site flooding in any year. The solar panels would be raised up to 3.5 m off the ground and we are in consultation with the Environment Agency to ensure they are satisfied with the scheme.



PLANNED DEVELOPMENT AT MORRIS FEN

The site covers roughly 108 hectares (266 acres) of flat, arable farmland.

It is located 9km north east of Peterborough and 1km to the north of Thorney. Two private houses, along with surrounding vegetation, are located off Black Drove, which forms the southwest boundary of the site, and a golf course is located to the south of the site.

The whole site is classed as Grade 2 agricultural land.

Proposal

Planning permission is sought for installation of a solar farm with an installed power capacity of up to 8MW, comprising the installation of photovoltaic panels, associated boundary fencing, security and CCTV cameras, site access and associated electrical infrastructure including electricity sub-station, inverter units and a transformer compound.

The key findings for Morris Fen are:

Current tenants

Morris Fen has four separate tenancy agreements, three of which are held by the same family. Development would mean that Morris Fen could no longer be farmed for arable crops. Options relating to compensation are being explored and discussed with the tenants.

Archaeology

There is one site of known archaeology within the site boundary. This may indicate more activity in the area and so further studies may take place.

Thorney Lodge is adjacent to the site and is a Grade II listed building. The building itself will not be affected by the solar panels, but we are in consultation with English Heritage to assess the potential impact on the building's setting and to ensure they are satisfied with the scheme.

Bird and wildlife

The scheme would be set back from land drains, buildings and trees to avoid potential impacts on local wildlife. Studies are ongoing to understand if parts of the site support animals such as badgers, great crested newts or other reptiles.

Trees and landscape

The adjacent golf course is edged by mature trees and the solar panels would be set back by 30m. A design and mitigation strategy will be developed to help blend the development with the surrounding landscape.

Future potential for wind turbines?

The feasibility of wind turbines on this site will not be known until winter 2013, which is when the recently-installed 'met-mast' will finish testing local conditions such as wind speed. Public consultation will take place at this time.

We currently believe there is potential for up to three wind turbines. The potential addition of wind turbines does not affect the current solar energy plans.

Flood risk

This site is in Flood Risk Zone 3, which means there is a 1% - 5% chance of the site flooding in any year. The solar panels would be raised up to 3.5 m off the ground and we are in consultation with the Environment Agency to ensure they are satisfied with the scheme.



PLANNED DEVELOPMENT AT FARMS OF NEWBOROUGH

Studies have concluded that only roughly 203 hectares (502 acres) are suitable for development. The main reasons for proposing a solar energy development here are:

- Development affects a small number of tenancies with short-term leases. 80% of the farms in the original area would not be directly affected;
- Development is considered least likely to contain significant archaeological findings;
- There is relatively little woodland and hedging, making development least likely to impact on local wildlife and ecology;
- Connection costs to the National Grid are lowest.

The site is located approximately 5km north of Peterborough and 1km south of Crowland. It is bounded to the south by the B1443 (Thorney Road) and the west by Peterborough Road South. The majority of the site is classed as Grade 2 agricultural land although there are some smaller areas of Grade 1 agricultural land.

Proposal

Planning permission is sought for installation of a solar farm with an installed power capacity of up to 8MW, comprising the installation of photovoltaic panels, associated boundary fencing, security and CCTV cameras, site access and associated electrical infrastructure including electricity sub-station, inverter units and a transformer compound.

The key findings are:

Future potential for wind turbines?

The feasibility of wind turbines on this site will not be known until winter 2013, which is when the recently-installed 'met-mast' will finish testing local conditions such as wind speed. Public consultation will take place at this time.

We currently believe there is potential for up to six wind turbines. Up to three of these would be outside of the current planning application boundary. The potential addition of wind turbines does not affect the current solar energy plans.

Current tenants

The combined wind and solar energy proposals would directly affect 6 tenants. One of the tenants would be minimally affected by a single wind turbine only, and another plans to retire next year. Options relating to compensation are being explored and discussed with the tenants

Archaeology

There are several sites of known archaeology within the site boundary. This may indicate more activity in the area and so further studies may take place.

Bird and wildlife

The scheme would be set back from land drains, buildings and trees to avoid potential impacts on local wildlife. The site is also within a 'species recovery area' for barn owls and there are a number of barn owl nest boxes present. A 50 metre minimum buffer would be applied from field margins with barn owl boxes to minimise disturbance.

Studies are ongoing to understand if parts of the site support animals such as badgers, great crested newts or other reptiles.

Trees and landscape

There are woodlands, trees and hedgerows within the site. The scheme is laid out to avoid these areas. A design and mitigation strategy will be developed to help blend the development with the surrounding landscape.

Flood risk

This site is in Flood Risk Zone 3, which means there is a 1% - 5% chance of the site flooding in any year. The solar panels would be raised up to 3.5 m off the ground and we are in consultation with the Environment Agency to ensure they are satisfied with the scheme.



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APPENDIX B

PUBLIC CONSULTATION BOOKLET

PETERBOROUGH RENEWABLE ENERGY PROJECT

Consultation booklet
Pocket exhibition

November-December 2012



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We want to make sure that Peterborough grows into a more sustainable city to benefit you and your local services.



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- 2. Planned development sites12
- 3. Your views count, have your say20

This document is available in large print and audio verions on www.peterboroughrenewableenergy.org.uk

INTRODUCING THE PROJECT

In 1992 Peterborough was made one of four UK Environment Cities. Since this time Peterborough City Council has worked hard to become more environmentally-friendly and is committed to becoming the UK's Home of Environment Capital. What would it mean to become the UK's Home of Environment Capital?

The Council will need to deliver truly sustainable growth and ensure that Peterborough is cleaner, greener, healthier and more vibrant in the future.

Generating renewable energy locally is a key part of the Council's progress towards a more sustainable city.



What progress has been made so far?

Solar panels have been installed on the roofs of the Town Hall, the regional Pool buildings, local schools and the former Freemens building at Ivatt Way (Council-owned).

However, more is needed to reduce our carbon footprint, support frontline Council services, provide a long-term sustainable energy source and help to stabilise local energy prices.

Peterborough City Council therefore set up an Energy Services Company (ESCO) in 2011 to help deliver these benefits, by exploring opportunities for additional sources of renewable energy.

Solar Energy

Solar energy is a totally silent and non-polluting way of generating electricity.

The effect on the environment and local views would be small.

Solar panels need little maintenance as they have no moving parts. They absorb light across semi-conductors to convert light energy into an electrical current. They do not need direct sunshine to work.

Wind Energy

The UK Government has signed up to an EU target of generating 20% of its energy from renewable sources by 2020. Wind energy is the most cost-effective way of achieving this. There are currently around 3,500 wind turbines in the UK.

Off-shore wind turbines are important, but they are more complicated and expensive to develop. To meet national targets and local aims, on-shore wind energy is important.

Other potential types of renewable energy

The Council will explore the potential to create energy from other renewable sources if solar and/or wind energy is not achievable, such as Anaerobic Digestion.

This is a process whereby organic waste is treated using natural bacteria. This produces a renewable energy known as biogas that can power electricity generators.

It also creates a residue called digestate, which can be used as a fertiliser and soil conditioner on farmland.



Peterborough City Council plans to develop three Renewable Energy Parks.

Since this scheme was announced in July 2012, a wide range of studies and surveys have been completed. Some of these include studies on the impacts of:

Archaeology

Aviation and radar impacts

Wildlife

Flood risk

Landscape

Noise

Birdlife



These have been used to test the feasibility of the Renewable Energy Parks and to help create schemes that are sensitive to their surroundings.

What are the benefits of this project?

If developed, the project will lead to major benefits for local people and business:

They will provide a long-term sustainable energy source for the country

They will help meet the UK's renewable energy targets

They will support the council in reducing its carbon footprint by 100%

They will deliver in excess of £110 million in net income over 20 years to support frontline services such as care for children, vulnerable people and the elderly

They will provide for a 'community fund' to be set up for local projects to ensure money is put back into the local community



The renewable energy proposals relate to three Council-owned sites around Peterborough, which are currently in use as farmland.

Since the project began, the Council has held detailed meetings with many stakeholders, including local and national groups, and the directly-affected tenant farmers.

The original area of investigation covered approximately 3,000 acres. Development is proposed on approximately 900 acres, which leaves approximately 70% of the farms untouched.



America Farm: KEY FACTS

- Located to the east of Peterborough
- 100 acres of flat, arable farmland
- The majority of the site is classed as Grade 1 and 2 agricultural land
- Potential to generate up to 8MW of electricity with solar panels
- Currently covered by a single tenancy agreement

Morris Fen, Thorney: KEY FACTS

- Located approximately 9km north east of Peterborough and 1km north of Thorney
- 266 acres of flat, arable farmland
- The whole site is classed as Grade 2 agricultural land
- Potential to generate up to 27MW of electricity with solar panels
- Currently covered by two tenancy agreements

The farms of Newborough: KEY FACTS

- Located approximately 5km north east of Peterborough and 1km south of Crowland
- 502 acres of land is planned for solar energy.
- Potential to generate up to 49MW of electricity with solar panels
- Currently covered by six tenancy agreements

POTENTIAL DEVELOPMENT AT AMERICA FARM

The site covers roughly 40 hectares (100 acres) of flat, arable farmland and is located east of the Fengate industrial area. The majority of the site is classed as Grade 1 and 2 agricultural land.

Proposal

Planning permission is sought for installation of a solar farm with an installed power capacity of up to 8MW, comprising the installation of photovoltaic panels, associated boundary fencing, security and CCTV cameras, site access and associated electrical infrastructure including a switch station, inverter units and a transformer compound.

The key findings at America Farm are:

One tenant

America Farm is occupied by a single tenant. Development of this site would mean that the tenant could no longer farm the land. Options relating to compensation are being explored and discussed with the tenant.

No wind turbines

There are no wind energy proposals for this site.

Archaeology

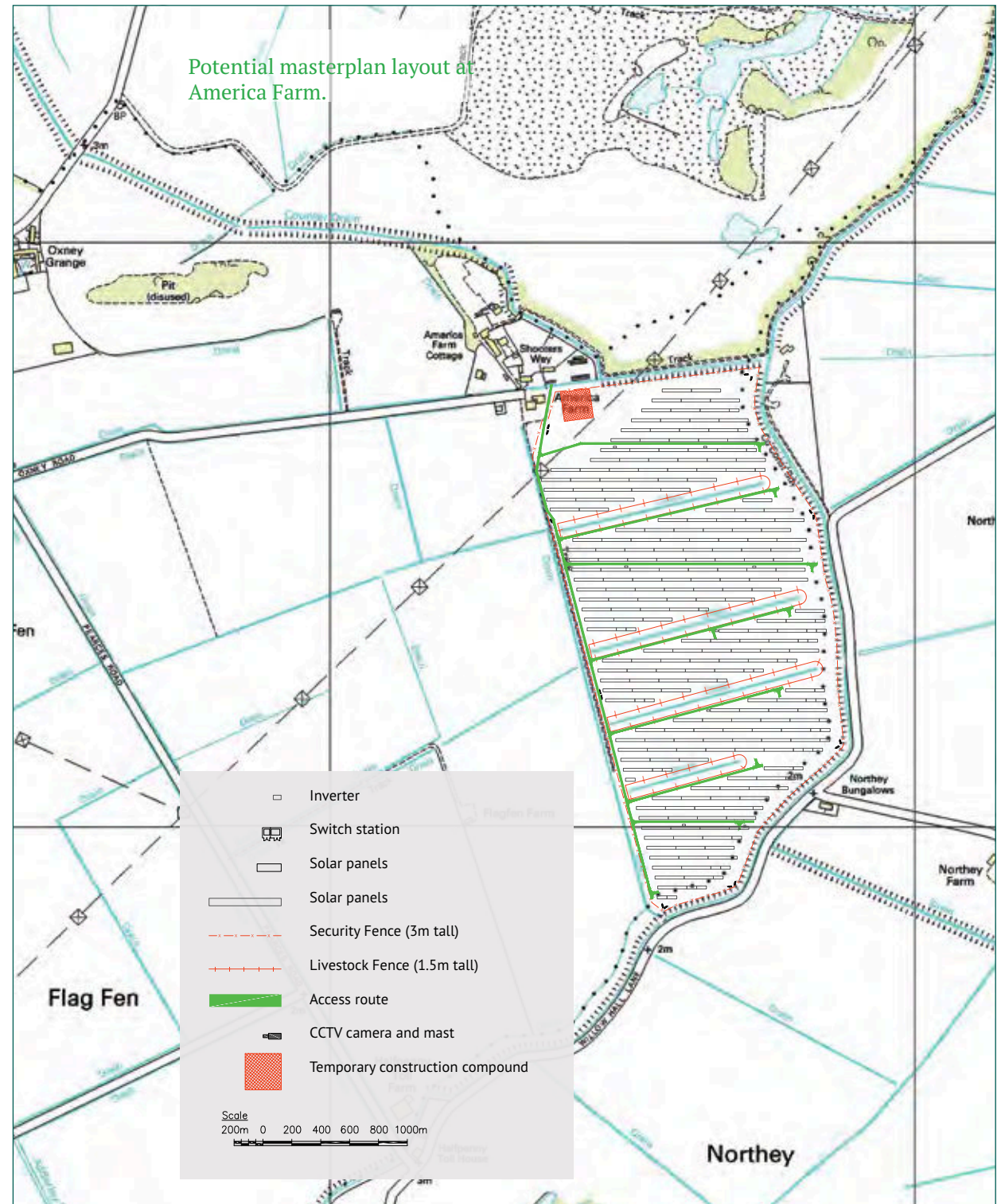
There are no sites of known archaeology within the site boundary. However, the site is located near to the Flag Fen, part of which is a Scheduled Ancient Monument. We are in consultation with English Heritage to ensure they are satisfied with the scheme.

Bird and wildlife

The site is located approximately 1km to the north of the Nene Valley Washes Ramsar site, which is a Special Protection Area (SPA) and Special Site of Scientific Interest (SSSI) site. We are in consultation with Natural England to ensure they are satisfied with the scheme.

Flood risk

This site is in Flood Risk Zone 3, which means there is a 1% - 5% chance of the site flooding in any year. The solar panels would be raised up to 3.5m off the ground and we are in consultation with the Environment Agency to ensure they are satisfied



POTENTIAL DEVELOPMENT AT MORRIS FEN, THORNEY

The site covers roughly 108 hectares (266 acres) of flat, arable farmland and is located 9km north east of Peterborough and 1km to the north of Thorney. The whole site is classed as Grade 2 agricultural land.

Proposal

Planning permission is sought for installation of a solar farm with an installed power capacity of 27MW comprising the installation of photovoltaic panels, associated boundary fencing, security and CCTV cameras, site access and associated electrical infrastructure including inverter units, electricity sub-station and a transformer compound.

The key findings at Morris Fen are:

Current tenants

Morris Fen has four separate tenancy agreements, three of which are held by the same family. Development would mean that Morris Fen could no longer be farmed for arable crops. Options relating to compensation are being explored and discussed with the tenants.

Bird and wildlife

The scheme would be set back from land drains, buildings and trees to avoid potential impacts on local wildlife. Studies are ongoing to understand if parts of the site support animals such as badgers, great crested newts or other reptiles.

Flood risk

This site is in Flood Risk Zone 3, which means there is a 1% - 5% chance of the site flooding in any year. The solar panels would be raised up to 3.5m off the ground and we are in consultation with the Environment Agency to ensure they are satisfied with the scheme.

Trees and landscape

The adjacent golf course is edged by mature trees and the solar panels would be set back by 30m. A design and mitigation strategy will be developed to help blend the development with the surrounding landscape.

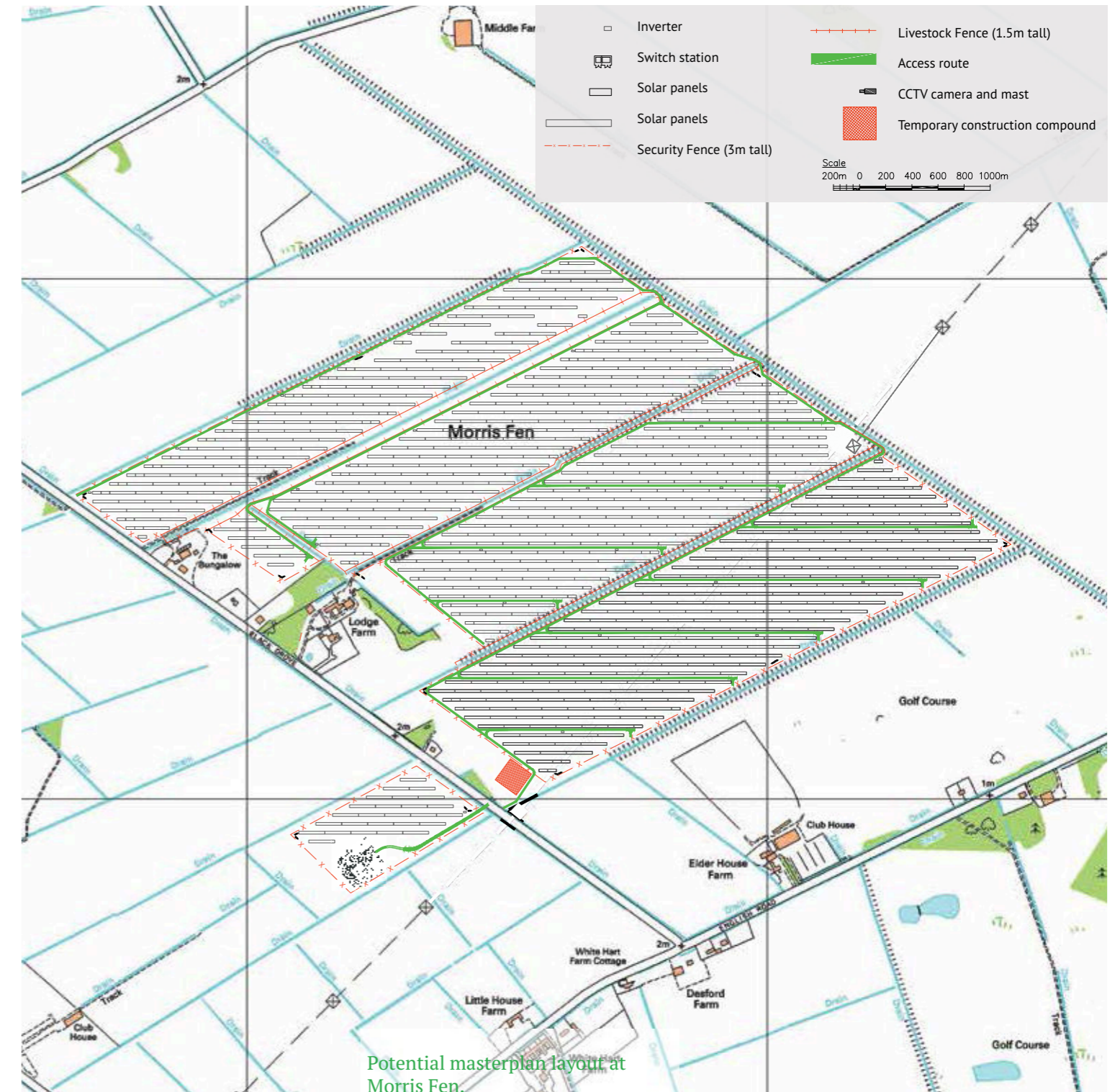
Future potential for wind turbines?

The feasibility of wind turbines on this site will not be known until winter 2013, which is when the recently-installed 'met-mast' will finish testing local conditions such as wind speed. Public consultation will take place at this time.

We currently believe there is potential for up to three wind turbines. The potential addition of wind turbines does not affect the current solar energy plans.

Archaeology

There is one site of known archaeology within the site boundary. This may indicate more activity in the area and so further studies may take place. Thorney Lodge is adjacent to the site and is a Grade II listed building. The building itself will not be affected by the solar panels, but we are in consultation with English Heritage to assess the potential impact on the building's setting and to ensure they are satisfied with the scheme.



Potential masterplan layout at Morris Fen.



Potential masterplan layout at the Farms of Newborough.

POTENTIAL DEVELOPMENT AT THE FARMS OF NEWBOROUGH

Studies have concluded that approximately 203 hectares (502 acres) are suitable for development. The main reasons for proposing a solar energy development here are:

- Development affects a small number of tenancies with short-term leases. 80% of the farms in the original area would not be directly affected;
- Development is considered least likely to contain significant archaeological findings;
- There is relatively little woodland and hedging, making development least likely to impact on local wildlife and ecology;
- Connection costs to the National Grid are lowest.

The site is located approximately 5km north of Peterborough and 1km south of Crowland. It is bounded to the south by the B1443 (Thorney Road) and the west by Peterborough Road South. The majority of the site is classed as Grade 2 agricultural land although there are some smaller areas of Grade 1 agricultural land.

Proposal

Planning permission is sought for installation of a solar farm with an installed power capacity of 49MW, comprising the installation of photovoltaic panels, associated boundary fencing, security and CCTV cameras, site access and associated electrical infrastructure including a switch station, inverter units, transformers and a switch building.

The key findings at the Farms of Newborough are:

Future potential for wind turbines?

The feasibility of wind turbines on this site will not be known until winter 2013, which is when the recently-installed 'met-mast' will finish testing local conditions such as wind speed. Public consultation will take place at this time.

We currently believe there is potential for up to six wind turbines. Up to three of these would be outside of the current planning application boundary. The potential addition of wind turbines does not affect the current solar energy plans.

Current tenants

The combined wind and solar energy proposals would directly affect six tenants. One of the tenants would be minimally affected by a single wind turbine only, and another plans to retire next year. Options relating to compensation are being explored and discussed with the tenants.

Archaeology

There are several sites of known archaeology within the site boundary. This may indicate more activity in the area and so further studies may take place.

Bird and wildlife

The scheme would be set back from land drains, buildings and trees to avoid potential impacts on local wildlife. The site is also within a 'species recovery area' for barn owls and there are a number of barn owl nest boxes present. A 50 metre minimum buffer would be applied from field margins with barn owl boxes to minimise disturbance. Studies are ongoing to understand if parts of the site support animals such as badgers, great crested newts or other reptiles.

Trees and landscape

There are woodlands, trees and hedgerows within the site. The scheme is laid out to avoid these areas. A design and mitigation strategy will be developed to help blend the development with the surrounding landscape.

Flood risk

This site is in Flood Risk Zone 3, which means there is a 1% - 5% chance of the site flooding in any year. The solar panels would be raised up to 3.5 m off the ground and we are in consultation with the Environment Agency to ensure they are satisfied with the scheme.

YOUR VIEWS COUNT, HAVE YOUR SAY

We would like to hear what you think about the Peterborough Renewable Energy Project.

Any views expressed, either positive or negative, will be summarised and presented to the Council as part of the solar energy planning applications.

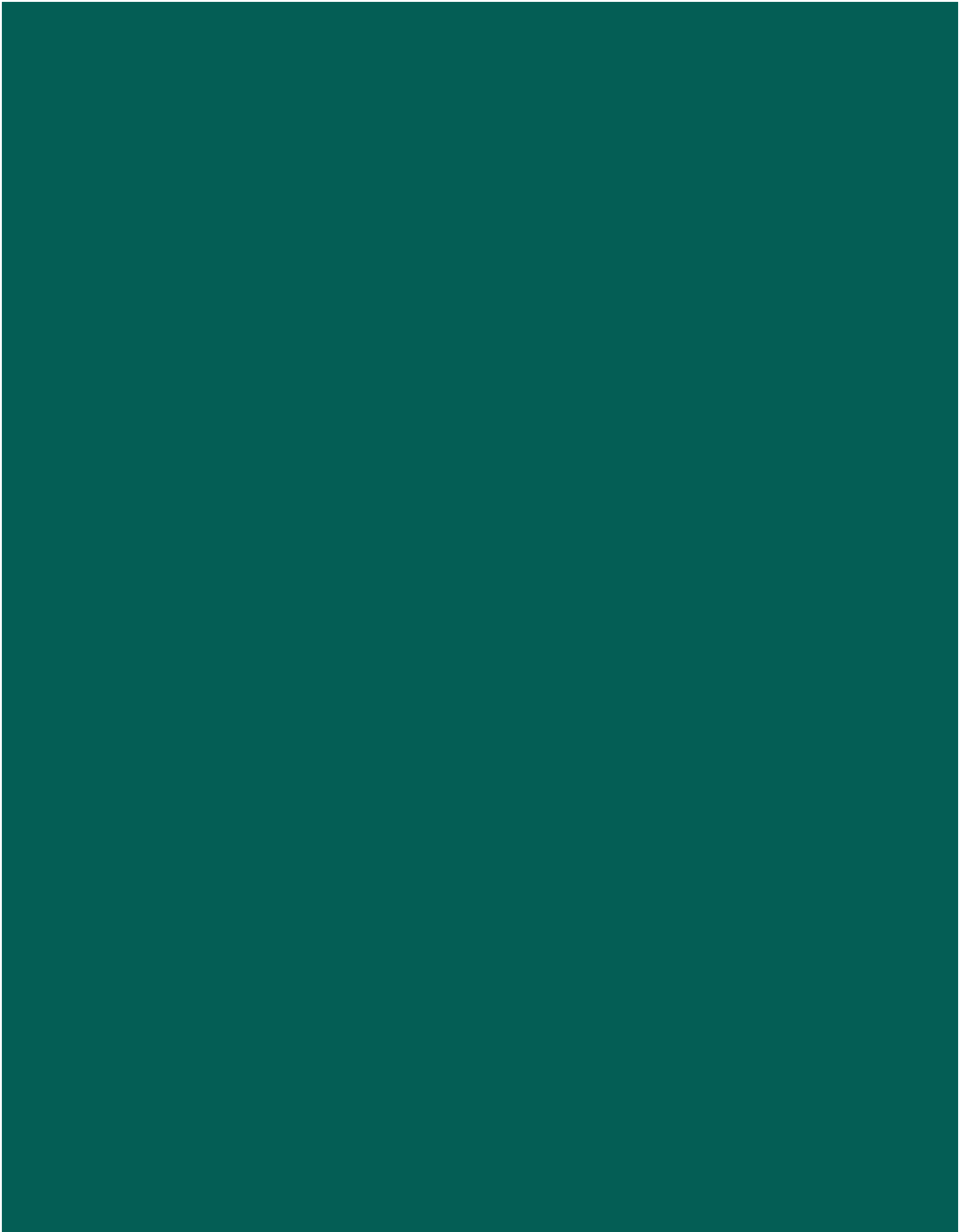
It is important to remember that there are no final schemes at this stage.

Providing your thoughts now will help us to shape the final proposals and allow us to try to address any areas of concern before the applications are submitted. More detailed exhibitions are taking place locally to each development site.

If you would like to comment on the proposals, please fill out a questionnaire here today, or respond online at www.peterboroughrenewableenergy.org.uk by midnight on **Monday 3 December 2012**

Once the applications have been submitted, the Council will then undertake formal consultation with local residents and statutory consultees.





renewables@peterborough.gov.uk
www.peterboroughrenewableenergy.org.uk

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APPENDIX C

PUBLIC CONSULTATION POSTCARD

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Renewable Energy Project
Peterborough City Council
Town Hall
Bridge Street
PETERBOROUGH
PE1 1GF

AECOM

PETERBOROUGH
CITY COUNCIL

PETERBOROUGH RENEWABLE ENERGY PROJECT

Peterborough City Council is hosting public consultation events about their plans to develop three Renewable Energy Parks in the **Morris Fen (Thorney), America Farm and Newborough** areas.

We want you to have your say on our emerging plans.



This scheme was first announced in July and a wide range of studies are now complete. The original area of investigation covered approximately 3,000 acres of council-owned land. As a result of the feasibility studies, development is now only proposed on 900 acres, which leaves around 70% of the farmlands untouched. The scheme will affect nine tenants and detailed compensation talks are taking place.

What are the benefits of the solar and wind energy parks at these three sites?

- They will provide a long-term sustainable energy source for Peterborough and the rest of the country.
- They will help meet Peterborough's and the UK's renewable energy targets.
- They will support the city council in reducing its carbon footprint by 100%.
- They will deliver in excess of £110 million in net income over 25 years to support frontline services such as care for children, vulnerable people and the elderly.
- They will provide for a 'community fund' to be set up for local projects to ensure money is put back into the local community.

We will also be offering a tour of a local solar farm for interested parties to visit on **Saturday 1 December** starting at 9.45am with a duration of up to 45 mins. Please register your interest in attending a tour by emailing renewables@peterborough.gov.uk

The consultation events will be held at:

Peterborough Garden Park, Unit 8

Saturday 24 November, 10am - 4pm

Sunday 25 November, 10am - 4pm

Queensgate Central Square

Monday 26 November, 9am - 6pm

Tuesday 27 November, 9am - 6pm

Crowland Snowden Pavilion

Wednesday 28 November, 4pm - 8pm

Bedford Hall, Thorney

Thursday 29 November, 4pm - 7pm

Peterborough Town Hall, Bridge Street

Friday 30 November, 9am - 5pm

Newborough Village Hall

Saturday 1 December, 10am - 2pm

Eye Community Centre

Sunday 2 December, 4pm - 8pm

If you are unable to attend, you can still contribute online at the address below, or detach, fill in and return this Freepost™ postcard.

Every reply we receive before **Monday 3 December** will be considered as part of the emerging plans.

If you would like to stay updated, please provide your details below:

Your Email:

Please tick here to receive updates on this project and other environmental issues in the Peterborough area.

For further information please visit www.peterboroughrenewableenergy.org.uk

Comments

APPENDIX D

PUBLIC CONSULTATION POSTER



We want to make sure that Peterborough grows into a more sustainable city to benefit you and your local services.

To do this we are exploring the potential for renewable energy developments.

Come along and visit our exhibition to understand and influence our emerging thoughts and current activities at:

Peterborough Garden Park, Unit 8

Saturday 24 November, 10am - 4pm
Sunday 25 November, 10am - 4pm

Queensgate Central Square

Monday 26 November, 9am - 6pm
Tuesday 27 November, 9am - 6pm

Crowland Pavilion/Parish Hall

Wednesday 28 November, 4pm - 8pm

Bedford Hall, Thorney

Thursday 29 November, 4pm - 7pm

Peterborough Town Hall, Bridge Street

Friday 30 November, 9am - 5pm

Newborough Village Hall

Saturday 1 December, 10am - 2pm

Eye Community Centre

Sunday 2 December, 4pm - 8pm

We will also be offering a tour of a local solar farm for interested parties to visit on **Saturday 1 December** starting at 9.45am with a duration of up to 45 mins. Please register your interest in attending a tour by emailing renewables@peterborough.gov.uk

The Consultation Portal where you can view plans and comment online will open on Friday 23 November.
www.peterboroughrenewableenergy.org.uk

APPENDIX E

PUBLIC CONSULTATION NEWSPAPER ADVERT



We want to make sure that Peterborough grows into a more sustainable city to benefit you and your local services.

To do this we are exploring the potential for renewable energy developments.

Come along and visit our exhibition to understand and influence our emerging thoughts and current activities at:

Peterborough Garden Park, Unit 8
Saturday 24 November, 10am - 4pm
Sunday 25 November, 10am - 4pm

Queensgate Central Square
Monday 26 November, 9am - 6pm
Tuesday 27 November, 9am - 6pm

Crowland Snowden Pavilion
Wednesday 28 November, 4pm - 8pm

Bedford Hall, Thorney
Thursday 29 November, 4pm - 7pm

Peterborough Town Hall, Bridge Street
Friday 30 November, 9am - 5pm

Newborough Village Hall
Saturday 1 December, 10am - 2pm

Eye Community Centre
Sunday 2 December, 4pm - 8pm

We will also be offering a tour of a local solar farm for interested parties to visit on **Saturday 1 December** starting at 9.45am with a duration of up to 45 mins. Please register your interest in attending a tour by emailing renewables@peterborough.gov.uk

www.peterboroughrenewableenergy.org.uk

APPENDIX F

PRESS RELEASES

16/10/12

Council leader meets residents to discuss Renewable Energy Project

Leader of Peterborough City Council Councillor Marco Cereste attended a meeting of Newborough Parish Council last night to discuss a 25-year plan to deliver renewable energy which could generate in excess of £100 million for taxpayers and reduce the city's carbon footprint.

Councillor Cereste was asked to attend the meeting at Newborough Village Hall by Newborough Parish Council to talk to residents, farmers and other interested groups about the plans, which are currently at a very early stage.

At its meeting in July Cabinet approved the commencement of feasibility studies to initially assess whether the areas identified were suitable for the development of an energy park.

At the meeting last night Councillor Cereste was able to update the audience following the conclusion of these studies. The audience heard that:

- Initial results of the feasibility studies show that only 900 out of the 3,000 acres and that only nine out of 22 farm tenants could potentially be affected.
- One-to-one meetings regarding compensation options with those tenants who could potentially be affected begin today (Tuesday 16 October).
- The initial feasibility studies will be presented to Cabinet on Monday 5 November and subject to approval, a week-long public consultation period will begin on Wednesday 7 November. Details will be announced closer to the time.

Councillor Cereste said: "These proposals have the potential to bring to the city over £100 million in net income over the next 25 years, helping us to support our growing and ageing population. This project also supports our aspiration to be the UK's Environment Capital and demonstrates our commitment to reducing our carbon footprint by investing in renewable energy.

"We are keeping people at the forefront of our minds throughout the consideration of the Renewable Energy Park – the people who currently work the land as well as the people who will need our continued support for social care, housing and public health throughout the two decades. This is a decision about long-term benefits for the citizens of Peterborough, not about any short-term gains."

Ends.

Peterborough City Council's Cabinet will be asked to approve the next phase of a renewable energy project which could generate in excess of £100 million net income to support council services and reduce the city's carbon footprint.

In July Cabinet approved the outline proposal for the development of renewable energy parks at three council-owned agricultural sites at America Farm, Morris Fen in Thorney and at farmland at Newborough.

At a meeting on Monday 5 November 2012 at Peterborough Town Hall, Cabinet members will consider the results of initial feasibility studies carried out at the sites, which will establish the two most viable configurations of the energy parks (principally solar PV) and the overall capacity of the energy parks proposed.

The studies concluded that around 900 acres of the originally proposed 3,000 acres will be affected. As a result the initially identified 22 tenant farmers has been reduced to nine, all of whom are being consulted individually.

Cabinet will also be asked to approve the submission of planning applications for the development of ground mounted solar photovoltaic panels. A further report will be brought back to Cabinet prior to the submitting of planning applications for wind turbines.

The Cabinet report also outlines plans for wider consultation with people in the local areas affected as well as opportunities for all residents to view the proposals and feedback at a city centre exhibition launching on Wednesday 7 November 2012. Further details will be announced soon about the exhibition.

Councillor Marco Cereste, Leader of Peterborough City Council, said: “The feasibility studies have been very useful and the knowledge we have gained has allowed us to refine the proposals. For example, we now know that we can develop less than a third of the originally identified land and still achieve the same level of return financially and in terms of output levels.

“The results have also given us a clearer indication of the income achievable if we progress our plans. The development would generate significant amounts of renewable energy that we can use to safeguard our budgets against rising and uncertain energy prices. The energy could be sold to generate income in order to help close the council’s funding gap and ensure that we can continue to provide the services that our residents need and expect.

“That said, I want to make it absolutely clear that no decision has yet been made and we will continue to consult with those affected by the proposals. I would encourage as many people as possible to attend the public exhibition in November to view the proposals and offer their feedback.”

29/10/12

Cabinet asked to approve next stage of Renewable Energy Project

Peterborough City Council's Cabinet will be asked to approve the next phase of a renewable energy project which could generate in excess of £100 million net income to support council services and reduce the city's carbon footprint.

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"That said, I want to make it absolutely clear that no decision has yet been made and we will continue to consult with those affected by the proposals. I would encourage as many people as possible to attend the public exhibition in November to view the proposals and offer their feedback."

21/11/12

Next phase of renewable energy project gets green light

The next phase of a renewable energy project which could generate in excess of £100 million for taxpayers while reducing the city's carbon footprint has been given the green light.

Members of Peterborough City Council's Sustainable Growth and Environment Capital Scrutiny Committee met earlier this week (Monday 19 November 2012) and considered a request to call-in a decision taken by Cabinet in respect of the development of ground mounted solar photovoltaic (PV) panels (solar farms) and wind turbines.

The decision made by Cabinet at its meeting on 5 November 2012 was to approve the submission of planning applications for the development of solar farms at three council-owned agricultural sites at America Farm and Morris Fen in Thorney and at farmland at Newborough. Cabinet also approved the launch of a public consultation and it was agreed a further report will be brought back to Cabinet prior to the submission of planning applications for wind turbines in 2013.

The scrutiny committee voted to reject the call-in and as a result the decision taken by Cabinet at the meeting on 5 November 2012 now stands.

Councillor Marco Cereste, Leader of Peterborough City Council, said: "I am pleased that the scrutiny committee has found the decision taken by Cabinet to be sound.

"This project will generate significant amounts of renewable energy that we can use to safeguard our budgets against rising and uncertain energy prices. The energy could be sold to generate income in order to help close the council's funding gap and ensure that we can continue to provide the services that our residents need and expect.

"We are continuing to consult with those affected by the proposals. I would encourage as many people as possible to attend the public exhibitions in November and visit the website to view the proposals and offer their feedback."

Following the scrutiny decision, consultation with people in the areas affected and the wider public can now begin. People can view the proposals and feedback via a dedicated consultation website and at public exhibitions from Friday (23 November 2012).

To participate and view the plans online, visit www.peterboroughrenewableenergy.org.uk from Friday 23 November 2012.

Exhibitions and events will take place as follows:

- Saturday 24 and Sunday 25 November – Peterborough Garden Park unit 8, 10am to 4pm
- Monday 26 and Tuesday 27 November – Queensgate central square, 9am to 6pm
- Wednesday 28 November – Crowland Snowden Pavilion, 4pm to 8pm
- Thursday 29 November – Bedford Hall, Thorney, 4pm to 7pm
- Friday 30 November – Peterborough Town Hall, 9am to 5pm

- Saturday 1 December – Newborough Village Hall, 10am to 2pm
- Sunday 2 December – Eye Community Centre, 4pm to 8pm

A tour of a solar farm near Whittlesey will also be available on Saturday 1 December starting at 9.45am and will last approximately 45 minutes. To register your interest please email: renewables@peterborough.gov.uk

Ends.

At a meeting in July, Cabinet approved the outline strategy for the development of renewable energy parks at three council-owned agricultural sites. During the four months of feasibility studies leading up to the most recent Cabinet meeting, extensive research and testing concluded that only around 900 acres of the originally proposed 3,000 acres will be affected. As a result, the initially identified 22 tenant farmers has been reduced to nine, all of whom are being consulted individually.

APPENDIX G

PUBLIC CONSULTATION FEEDBACK

Peterborough Renewable Energy Parks
Pre-application public consultation responses

ID	Feedback (names and addresses removed)
1	I consider that the proposals in relation to Morris Farm Thorney and the Newborough area are too big and constitute the worst form of "cashing in" on the the latest money making idea and have little or no regard for agriculture. Further views will follow.
2	Quite a few more windless days. What a way to steal the money from Peterborough people. You should be ashamed, but of course the mantra rules.
3	<p>I was pleased to see the stand in Queensgate last week, and am really excited about Peterborough's plans for renewable energy.</p> <p>The presentation of the potential sites, and the assessments completed of impact are clear, but I have a concern regarding the impact of Peterborough's food supply, and wonder if it has been considered in planning. There is clear evidence that globally we face a very real challenge in feeding an increasing population. In the UK, and in Peterborough this means increasing productivity of food production, whilst reducing environmental impact, on the same amount of land.</p> <p>I wonder if the impact of using productive arable land on Peterborough's future food supply has been considered. As there is not currently a clear overview of the local food supply chain, and an assessment of food security has not yet been completed this is a challenge, but I think that it is vital we look at the whole picture of the city's sustainability when taking a step forward in any area.</p> <p>Evidence on the urgency of securing our food supply: http://www.bis.gov.uk/assets/foresight/docs/food-and-farming/11-546-future-of-food-and-farming-report.pdf http://archive.defra.gov.uk/foodfarm/food/pdf/food2030strategy.pdf</p>
4	<p>I was interested to see your stand in the Queensgate shopping centre which has prompted this email.</p> <p>I have had an interest in photovoltaic cell for a number of years and had a number of conversations with engineers of different persuasions.</p> <p>I am interested to know how much energy is required to produce the cells and therefore how long the cells need to be in service before a positive contribution to the environment is made.</p> <p>In many cases inverters are used in conjunction with cells and they produce harmonics, how do these affect and restrict your proposals?</p> <p>On a recent visit to Queensgate I noted during the daytime that lighting was on at the top level which is open to natural light. There could be logical reasons for this but conversely this could be a waste of energy. A few years ago I recall walking to work and on a number of occasions witnessing outside lighting on during the day on premises of a company who claim to care for the environment. When they were asked the reason they took action to turn the lights off. This prompts the question as to whether independent energy audits are carried out in and around commercial, industrial and public buildings in Cambridgeshire.</p>

With reference to the Consultation Event held in Crowland on 28th November 2012 we wish to make the following points:

We had no knowledge of this proposed project until we were informed by a friend on 2nd November 2012.

We were only aware of the Consultation Event on the day itself and again this was information received from a friend.

At the Consultation Event, your representative advised us that all homes in Crowland had received a notification postcard detailing the event, but we had received nothing at all and when we checked with our neighbours they were also unaware of any Consultation Event taking place or of the proposed project.

It appears that the majority of people in Crowland are unaware of this proposed project and as the area concerned appears from the map to be larger than Crowland itself and is so close to our town it is only right that all people who live in Crowland should be made aware of the proposed project.

5

We feel that a further Consultation Event should be arranged, ensuring that all residents of Crowland are fully informed.

We understand that it has been proved that developments such as this devalue the price of property in the surrounding area. We would like confirmation that we would be compensated if this was to occur if the scheme goes ahead.

Crowland is a rural town surrounded by farmland, the proposed site is prime agricultural land and surely should be used to produce food not power.

It has been stated that the original plan of 3000 acres would generate an income of £120 million over 20 years but we have been informed that the revised development of 900 acres will generate £110 million over 25 years, how does this equate?

In respect of the above points, please accept this e-mail as our formal objection to this proposed scheme.

6	<p>After attending the Consultation Event held at Crowland Snowden Pavilion on 28 November 2012 we would like to make the following points:</p> <ul style="list-style-type: none"> • Initially we were informed of the project by a friend who lives in Newborough and would not have been aware of the proposed development without this contact • We were only aware of the Consultation Event as we were informed by a family member who had been in contact with Crowland Parish Council ,this is despite previously registering our objections with Peterborough City Council and understanding that we would be kept updated. • We were advised by your representatives at the Consultation Event that every house in Crowland had received a notification postcard through their door. We have checked with neighbours and friends who live in the furthest points of Crowland and this is not the case, hence the reason for approximately only 30 residents attending (three of which were from our immediate family). It therefore appears that the evening was a not correctly publicised and "tick box exercise". • The majority of the residents of Crowland are unaware of the proposed development and you have a moral duty to inform them when the proposed sight is less than 1 mile from their homes and the proposed area is vast. • We believe that a further consultation evening should now be arranged and the correct communication methods should be used to ensure that all residents of Crowland are correctly and fully advised. • Your representatives on the evening agreed that they would want to be made aware of such a scheme and be fully consulted with if the proposed development was within 1 mile of the homes, so why was this not the case in the case? • It has been proved that such developments devalue the price of property in the surrounding area. • We plan to have our property valued and would like confirmation that should the scheme go ahead and the value of a property decrease we will receive compensation from Peterborough City Council. • We are not opposed to solar and wind energy however the proposed sight is prime agricultural land which should be used to produce high value arable crops and not power in a country when upwards of 40% of food is imported, food prices are increasing and there are worldwide grain/food shortages. • Crowland is a rural town surrounded farmland and the proposed development is totally inappropriate in this location when alternative brown-field sites are available elsewhere. • The proposed scheme aims to reduce the deficit of Peterborough City Council, however the residents of Crowland who will be most affected by having the site on their doorsteps, do not come within the council boundaries and therefore the projected additional net income will be of little or no benefit to the town. • It was stated by the leader of the council that the original plan of 3000 acres would generate income of £120 million over 20 years, yet the current information document states that the revised development of 900 acres will deliver in excess of £110 million over 25 years which does not equate. Are the current figures therefore correct or overstated?
7	<p>I'm against this project.</p> <ol style="list-style-type: none"> 1. Wind and solar farms are too little, too late. We have to go nuclear, geothermal, anaerobic and tidal. It is the only way to support the huge energy demand of an overcrowded country. 2. Wind farms cause more CO2 damage than they negate: the manufacture of the turbines, shipping them from abroad, new roads. 3. Energy from wind is intermittent and cannot be stored. The national grid cannot cope with energy from turbines in high winds. 4. This project is the rape of prime agricultural land in a country which is chronically short of open space. Our local farmers already provide local, sustainable food security for us. 5. However, if continued with, solar panels should be placed on all the large building roofs in Peterborough and surrounding areas. Wind turbines should be built along motorways. This would use existing scarred landscapes.
8	<p>As you don't seem to have a proper consultation area on here I am writing to register my profound distaste for your appalling, ridiculous, asinine proposals to replace prime farming land with under efficient, monstrously ugly excrescences. I note that you manage to place them as far away from Peterborough as possible and impose them on those of us who choose to live elsewhere. I hope you see sense and consign this project where it belongs-In the bin.</p>
9	<p>As an inhabitant of Crowland I have become aware of the proposed development on farm land near Newborough. I am against this for the following reasons:</p> <ul style="list-style-type: none"> - I moved to Crowland to be in the country - this will make a 'blot on the landscape' - If the proposal proceeds farmers will lose their livelihood - we will lose availability of UK produced goods - People in Crowland will not benefit from any reduced cost electricity generated - Our house prices could devalue <p>I do not believe that people of Crowland know about this proposed development. There was a meeting held on 28 November at the local centre but it was very little publicized and believe only 29 people attended. I think that a meeting should be held again with all the inhabitants of Crowland made aware, advertising posters put up everywhere so that people become aware of this planning proposal and are able to give their views. I think you will find many are against it!</p>
10	<p>We are if this goes ahead walking into a big black hole and I feel it is all being rushed through as you want the cash for your budget shortfalls.</p>
11	<p>How will panels be raised if floods occur. What mechanisms will be needed??</p>
12	<p>You can keep your wind turbines and solar panels we don't want them.</p>
13	<p>No one from the PCC was here to answer the questions very bad consultation.</p>
14	<p>How dare he's the leader of the pack have Churchill behind him.</p>
15	<p>High risk to local tax payers, if project does not pay. Ugly to view.</p>
16	<p>Where the Council? Why not available?? Typical no one at Newborough.</p>

17	I object to the proposed development.
18	Keep Cereste sticky fingers out of it.
19	I'm averse to using the agricultural land for solar panels
20	Attended Newborough Village Hall - Sat 1st. Very disappointed and surprised no council representative present.
21	Build some Nuclear power stations.
22	Not happy! Too close to village and homes. We need agricultural and food production
23	Farm land will be required for more food production as population increases. "Green Energy" is not efficient. Look how often wind turbines are not working. Peterborough does not need this development. Even the energy minister has his doubts.
24	Peterborough Garden Park 25/11 – The display was incomplete as there was no indication of the position of the wind turbines. The videos only put over one side of the argument. The argument "for" and should show the argument "Against" too, to offer a balanced view. It appears to be about money only, not the local environment. The land will be unfarmable.
25	Waste of arable land, will seriously devalue our house – who is going to compensate us? Construction traffic will damage English Drove if is used as access from A47.
26	I disapprove of more wind farms – not convinced of the economic efficiency of them. I know from personal experience solar energy is a better way forward but not at the cost of farmland – that is very short sighted. Spend the money putting solar panels on council houses offer grants to private landlords.
27	The Rider. The environmental impact of solar, no effect on wildlife. The panels will increase the loss of habitat and not benefit the environment. What happens when they are taken away?
28	The idea is ridiculous to use good Agricultural Land!!!
29	Prime farm land – we need to feed people. Put up solar panels on all council owned property – along the banks (won't happen not council owned)
30	Keep away from residential homes in Newborough please.
31	Why does Cereste want to waste more money on projects that don't work, as it has been proven in other parts of the country, No wind No Energy he's just wasting more money the same as he did on his famous Cathedral Square, good money which could have gone to vulnerable people children and the elderly. No to Wind farms. Newborough Resident
32	I have horses down hundreds road and so will be affected greatly. I will be unable to hack out up the road as they will see them as a threat. They may even affect me riding in the school. They will be an eyesore.
33	I/we are opposed to the planned development you only talk about impacting farmers and never talk about villagers and their concerns you simply do not care! You are bullies not in your back yard I bet!! PS waste of good money.
34	As Newborough resident an opposed to proposals. Impact on wildlife livelihoods, house prices. Why choose an area so close to a village when there are many other locations which could be used away from settlements. This is prime agricultural land, what a waste! Please take notice of views of the local community.
35	I totally oppose wind farms. They are ugly and a blot on the landscape. They are an environmental eyesore and fail to meet needs of Renewable Energy. As they only produce electricity when the wind blows and only then in varying amounts due to wind speed. Then when wind speed passes they are turned off no generation again!! Renewable needs tide power (wave power) Tidal barrier power and Nuclear !! Forget Wind Turbines!!
36	Great idea the sooner the better. Hope it gets the go ahead.
37	Why have the council not put Solar Panels on every council building – community centres, schools etc. To reach their targets instead of using the most valuable farming land!!
38	Solar Panels waste of money the land is more important. Is this an ego builder, Council Tax will go sky high. Get on new committee, some hope. I am not a farmer, so sorry for them. I do not suppose this will get read, or counted.
39	I am definitely against the wind farm @ Newborough as this will affect my property, be noisy to the village and have negative affect on us locally. Property price will drop. NO !!
40	It's a great initiative our futures depends on gathering energy from renewable sources. It would be nice to know the percentage of power produced in relation to the needs of the city and savings passed on to consumers. All in all the plans seem well considered.
41	It seems totally wrong to take away good fen farmland away, especially when our population is growing so rapidly and all need feeding.
42	Not in favour at all on this.
43	Marco Cereste you're a fool!! The cost of food is on the increase and you want to put Glass on farm land!!?? Vote out this Council!!
44	A very good idea, if it gives us in Thorney cheaper tariff etc. It is like having our windmills back but they don't bake flour.
45	I attended your presentation in Crowland on 28/11. I was surprised to find out from other residents in attendance that they had not had the information through their door about the evening. The people running the event said circa 29 people attended, which is very low considering the number of households. I was informed that a two week consultation period ends on 3/12, which does not give much time for people of Crowland to respond. The consultation is flawed, as I do not believe residents of Crowland were given enough notice.

46	<p>Many thanks for the helpful and information information session in Crowland yesterday. It was good that the time was taken to provide information on the proposed scheme. There was one point on which you were unable to provide me with information and I would be pleased if you could do this. My questions were as follows:</p> <ul style="list-style-type: none"> - where will the proposed schemes at Morris Fen and Newborough Farms be linked to the national grid? - will any cables used to join to the national grid be underground or over-ground? - if over-ground will any new pylons have to be erected to support the cabling? - if the answer is yes to the above question are details of the route of any over-ground cabling and the potential siting of pylons? - would permission be required from neighbouring authorities re the routeing and siting of any over-ground or underground cables to connect to the National Grid?. If yes, have any such discussions taken place?. <p>I look forward to receiving your answers in the near future.</p>
47	<p>100 -110 million net income over the 25 year period does not seem a significant figure given the cost of the project should it go ahead.</p> <p>Would the 'community fund' be for each individual area affected, should the proposal go ahead, and would it operate over the entire 25 year period? Who would decide the local projects/ would there be restrictions on what type of project may be considered.</p>
48	<p>I have logged about 8 windless days over the past two weeks. Most of these days were also dark and overcast. Solar panels will be useless during the long hours of darkness during the winter, even the useless wind turbines might put out a few volts at night. Perhaps you could explain the value for money here? Mr Cereste says he "takes global warming very seriously" What global warming?? Please point me to the evidence. What a giant scam. (sorry I should call it climate change, that covers all the cold bitter winters and rain. Sheer genius!</p>
49a	<p>I am writing to you to express my objection to the proposed plan to site solar and wind turbines at or near the location of Newborough.</p> <p>I am also disgusted at the way the city council, especially certain leaders are appearing to be bullies and not concerned about the affect this development could have on hard working council tax payers in one of their villages, who as a result of the development may see their property prices destroyed, possible flooding, turbine sickness.....etc,</p> <p>Will the affect of this mean I have to pay no council tax? Especially as Newborough villagers appear to be taking one for the whole of Peterborough and the greater good. This is how it is presented at the moment.</p> <p>One thing that does bother me the most is the way the council have appeared to be bullies, they constantly mention the farmers (cannot believe in the world where food will become short we plan to use good land) but they have never apologised to the villagers, and in every report I read we hardly get a mention! So much for being a loyal resident in Peterborough of 40 years.</p> <p>It is even more disheartening when you read that a leading councillor talks openly about greatly compensated in such a flippant manner all the time. It is really all about the money isn't it. What about the villagers affected!!! Doesn't care I suppose about those families.</p>
49b	<p>I am not a farmer. Just a house owner with children. No wonder so many of my friends have decided to leave, the place is being destroyed by bad planning and acceptance of anything, let alone crazy ideas. Ps I am an electrical design engineer of many years experience and I know about the cost and practicalities of such a design, ongoing maintenance costs, cost of operation such an infrastructure, possibility of problems with the DNO, the possible problems with the technology and the fact that what ever costs you quote for tender they always increase by 12 percent +, generally.</p> <p>I am also concerned about how good your team is at organising such a large scheme. I used to live in Eye and was greatly impressed by the way your traffic management team shut Eye off from the rest of Peterborough, for such a long time, during the development of Van Hague and those dastardly traffic lights, etc.</p> <p>I felt especially for all those drives who could not go anywhere for a period of time. Due to a number of road closures not thought through, not instilling me with confidence, still great publicity for the city though, not. Great job though and looking forward to Newborough becoming a ghost village.</p> <p>I'm also greatly concerned by the recent developments with regard to turbine syndrome and look forward to future findings, I suggest you look into this very carefully.</p> <p>You can see from the length of my email the strength of feeling that I have and I do wish you to respond, please. (Unlike the councillor Mr Cereste, he did not bother to respond to my email to his personal website, although his website states that he responds to emails. Very disappointing again).</p>

50	<p>This whole plan is an utter disgrace which must be vehemently opposed by whatever means necessary.</p> <p>The council has absolutely no mandate to inflict such scars on the landscape, which would amount to nothing more than institutionalised vandalism.</p> <p>Shame on Peterborough City councillors, particularly the Council Leader, who are seeking to betray so many of their constituents.</p> <p>People should oppose this abomination by any - any - means available.</p>
51	<p>I object to the proposed scheme. We (and others) have invested in the area so we can live in the countryside and not so that we live near ugly / noisy wind turbines and solar farms. There are other options other than this such as placing solar panels on top of all the warehouse and factories in the area such as the IKEA building.</p> <p>Property prices will drop by up to 30% if this goes ahead and the council should compensate all residents accordingly, that is assuming that properties will sell once these monstrosities have been erected.</p> <p>If the council members are so keen on proceeding with this, maybe they should consider erecting a wind turbine and /or a solar farm near their homes.</p>
52a	<p>Thank you for the consultation letter that I received today 23rd November 2012, regarding the proposed development of America Farm for 8MW of photo-voltaic electrical generation. In respect of the above development I have a number of questions that I hope that you will be able to furnish the answers to.</p> <p>1. I note that the original plans were for 16MW and that this has subsequently been reduced to 8MW due to capacity limitations of the local electricity grid. Please can you tell me if the financial model for America Farm has been published to account for the 50% reduction in generating capacity? It appears that a significant proportion of the CAPEX and OPEX costs will be fixed regardless of the electrical output and I would ask to see the revised model that takes into account the reduction in revenues from the site.</p> <p>2. Please can you confirm how the reduction of efficiency has been factored into the financial model, i.e. if the site is designed to an output of 8MW in year 1 with predicted 80% output (6.4MW) in year 25, how is any efficiency reduction accounted for within the model.</p> <p>3. Please can you confirm that the financial model accounts for the whole life cost of the asset including the costs of decommissioning and disposal of the PV cells (and any other infrastructure directly associated with the asset) at the end of their design life.</p>
52b	<p>5. What is the basis for the 7.4% inflation rate used in the model? Does this account for the development of shale gas recovery within the UK and the possible reductions in wholesale gas prices due to reductions in imported gas?</p> <p>6. Is the detailed Financial Model available for review rather than the summary published so far?</p> <p>7. I note from the reports that the Contract to build the site is likely to be let to Mears Ltd under a framework agreement let in January 2012. Is the contract to be a design and build or just for construction? If construction only, who are the designers of the project. Is the intention for one contract for all three sites or individual contracts for each site? Please can you confirm that the letting of the contract is [to be] in full compliance with European procurement directives?</p> <p>8. I note that Mears is primarily a company involved in buildings and social housing maintenance. Please can you confirm if Mears Ltd have a proven track record of construction of solar farms of a similar magnitude to the proposed electrical output(s) of the sites. Could you provide a history of previous comparable projects completed by the likely contractor?</p> <p>9. Has an Environmental Statement or Environmental Impact Assessment been produced? Is this available for review by members of the public?</p> <p>10. Has a full Flood Risk Assessment (FRA) been produced and accepted by the Environment Agency for the America Farm site. What is the proposed flood risk criteria for the development i.e. designing for a 1:100, 1:1000 weather event etc.</p> <p>11. Have Geophysical surveys and Archaeological investigations taken place? Has a written scheme been submitted and approved by the County Archaeologist.</p> <p>12. Have full ecological surveys taken place for the site? Are there any protected species present at during any part of the year?</p> <p>13. Has a Traffic Management Plan (TMP) been produced for the proposed development? What are the proposals for Traffic along Willow Hall Lane and the Green Wheel during construction and operation of the site? Has future development of the incinerator been factored in to any TMP?</p> <p>14. Please can you confirm the programmed date for the planning application submission?</p>

53	<p>Further to my e-mail of 4th December, I write further as a retired Chartered Surveyor, resident in Peterborough for 50 years, and previously a partner in a local firm of Auctioneers and Valuers.</p> <p>I appreciate the need to consider renewable energy, but feel that the Council, is trying "cash in", and is overlooking agriculture and the local environment. In relation to Newborough and Morris Fen Thorney, I feel; the areas of land suggested for solar farms are too big and in the wrong places. It looks very much to me that senior members of our Council see an opportunity to realise money from farm land they have inherited, and are not acting in a responsible manner. If all owners of agricultural land had the same ideas, farming locally could be killed.</p> <p>I believe there may be a case for a modest solar farm on individual areas of up to about 40 acres, but never on grade 1 farm land and not close to roads. It could be possible to contemplate "development" on America Farm, which is close to Eastern Industry, but would be a comparison with Flag Fen. If a tenant is wishing to retire, then an area in Newborough might be found from his holding on the least good land and with adjustments to other tenants land and boundaries if they wish, but not on grade 1 land. A modest area at the rear of the holding might be possible at Morris Fen, but not the whole holding, and not close to the road, farm buildings or the golf course. To sum up the City Council appear to me to be only interested in a possible large cash gain and have too little regard for agriculture and the environment.</p>
54	What's going to happen to the farmers there going to lose their crop space
55	Why put them on good land there is plenty of other places.
56	Where will wildlife go to? Our food will have to be imported.
57	This has not been thought about the figures seem pie in the sky. Why take agricultural land. Plenty of brown field sights.
58	Why use up good land put them on waste land all tips we got lot round here.
59	It's criminal what you are doing. Taking good land out of food production. No good having electric and starving.
60	What about game keepers what will they do.
61	What and where will the solar panels go when they are worn out?
62	<p>You are taking valuable farm land up from people who rely on it for a living, there needs to be land to feed future generations.</p> <p>How can these farmers stay on in their homes with no income coming in. Just because they aren't from the council shouldn't give you the right to take it.</p>
63	I'm averse to using prime farming land for solar energy panels.
64	Given we live within sight of one of the proposed sites surprised this is the first official correspondence we have received.
65	The Fens are the best agricultural land in England, keep it for food production, instead of transporting food half way round the world! Stop these "Emperor's New clothes" Syndrome.
66	Why not put them on a tip we have two tips in Eye.
67	<p>It doesn't matter if it is 1 tenant or 20 tenants, you are planning to take away 900 acres prime agricultural land, which can grow: 2,700 tons wheat, 2,700 tons sugar, 36,000 tons potatoes – valuable food for thousands of people. Food is the most important issue here!!</p> <p>Do a search 100's farm</p>
68	<p>Single turbine gone in.</p> <p>Scale on map wrong. Dual use</p> <p>Morris – landscaping? What house between two plots</p> <p>Historic Monument</p> <p>Heritage</p> <p>Newborough</p> <p>Top left</p>
69	More blots on our fenland landscape AND You are taking away the livelihood of a lot of people you have no idea of the effects – produce of these blots.
70	What happens to the farmers after they are built.
71	Solar farms and wind farms look unattractive we have loads of unwanted land like a tip we have
72	<p>Housing devalued.</p> <p>New land house</p> <p>Site visit arrange</p> <p>Height of panels glare</p> <p>100m buffer zone</p> <p>Return of land from gross to arable – Defra!! Can it be done</p> <p>French Huts Grove Wind Farm</p>
73	<p>What a stupid waste of prime farm land</p> <p>Another blot on the fens, why are these things (including wind farms) built to the west of P'boro</p> <p>Hasn't the leader of the council got a vested interest in getting these built?</p>

74	<p>Having visited the Peterborough Renewable Energy Project consultation event on Sunday at Eye and digested the available information I have the following comments.</p> <p>Whilst in general terms I am a supporter of renewable energy I feel that the project is ill conceived for the following reasons:</p> <p>The proposal removes 900 acres of agricultural land from production. This equates to a loss of potential food production equivalent to approximately 2900 tonnes of cereals (wheat / barley / oats - with associated straw) or 5000 tonnes of white sugar or approximately 16000 tonnes of potatoes. Food is the most basic of mans needs!</p> <p>Not only does this affect food production, but also removes an efficient and natural way of removing CO2 via plant growth. Crops also take moisture from the land which could lead to more flooding as rain is not taken up / falls on crusted soils.</p> <p>There is a renewed demand for straw especially in this area where planning has already been consented for two straw burning power stations in Lincolnshire, one at Brigg and the other only 35 miles away at Sleaford which will produce 38Mw. The Brigg plant will generate 40Mw. This shows that renewable energy projects can enhance rather than adversely impact Agriculture.</p> <p>The loss of land affects not only the tenant farmers but also the industries / jobs which rely on farming such as hauliers, agricultural contractors and will lead to some job losses.</p> <p>At the end of the 25 year period the land will not be readily returned to agricultural use, therefore other uses will be needed, possibly housing. How has this been factored into the over feasibility?</p> <p>There are alternatives such as placing panels on all council buildings e.g. schools, offices. I accept that some of this has taken place already but more can be done.</p> <p>For me the thinking behind the project only considers the short term financial benefits to Peterborough City Council. It does not consider the long term environmental, social and financial impact. Land on which to produce food is being continuously eroded leading to increased imports leading to more CO2 being produced reducing if not outweighing any benefits the project may seek to deliver.</p>
75	No Thanks a complete waste of money and energy.
76	I'm all for renewable energy.
77	I'm concerned about the loss of farm land and the impact on the landscape, especially w.r.t the value of my property and my enjoyment of the local surroundings.
78	I'm in favour of solar panel but not wind farms as they are not cost efficient and a blot on the landscape.

APPENDIX H

FREQUENTLY ASKED QUESTIONS SHEET

September 2012

Communications Team
Town Hall
Peterborough
PE1 1HG

Subject: Peterborough City Council – Renewable Energy Projects Questions and Answers

1. *What is being proposed?*

At this stage, work is commencing to better understand the potential to develop three renewable energy parks (referred to in this Q&A as the Schemes) on Council owned agricultural sites that are currently subject to tenancy agreements. The Schemes may potentially include ground mounted solar photo-voltaic panels (commonly known as solar panels) and/or wind turbines and/or other types of renewable energy solutions. The potential mix of energy generating solutions will be subject to feasibility studies as well as consultation with the public.

2. *Why have Morris Fen, America and Newborough Farms been chosen as potential renewable sites?*

These three sites have been identified by the Council as the preferred sites due to their potential to deliver the Schemes. The three preferred sites have the benefit of being in the ownership of the Council. Using sites that are not in Council ownership would make it harder for the Council to deliver the Schemes and could affect the long term profitability of the Schemes as you would have to pay a private owner. In addition, preliminary assessments indicate that the three sites are well suited to deliver renewable energy development, both from a technical and environmental perspective. At this stage, no other credible alternative sites have emerged.

3. *How many different organisations will be involved in this project?*

A number of different organisations will be involved throughout the process. They will be procured as and when required.

4. *Why is Peterborough City Council pursuing renewable energy projects?*

This project enables Peterborough city Council to meet its legal obligations to the government and ultimately the EU, in contributing to the required reduction of the UK's carbon emissions by 15% by 2020. It is also a continuation of the Council's ongoing renewable energy strategy found in our 'Statement of Community Involvement' policy document. The schools PV project represented the first phase of our Green Energy Plan and supports our aspiration to be the UK's Environment Capital, demonstrating our commitment to reducing our carbon footprint by investing in renewable energy.

Additionally, Peterborough City Council, like many other Councils in the country, is facing a significant deficit in its budget over the next 10 years and it has been looking at a range of measures to help meet that shortfall whilst still being able to meet its obligation to deliver a wide range of necessary and essential services such as social care, infrastructure development and maintenance etc. The potential development of its agricultural estate to create a renewable energy park therefore creates a major potential opportunity to make a significant inroad into alleviating these known budget pressures and protect our ability to deliver future services.

5. How will the schemes be funded?

Funding is being sought in part from the Council's capital programme, which includes support for 'Invest to Save' schemes. This budget is for any project that delivers savings to the Council and has already been used to fund solar panels on local school buildings. Other important sources include lending from Central Government and private investors.

Potential private investors include institutional investors, such as pension funds, and early negotiations are in process to secure funding via this route.

6. What are the benefits to local people?

The Schemes will return a long term income to the Council over a 20-year period. Early assessments suggest the Schemes could generate between £90m and £137m in NET income, which would be reinvested locally into improving Council Services to meet the needs of a growing population and would provide support for major regeneration schemes such as Fletton Quays.

Long term revenue generated from the Schemes could also be reinvested locally into one-off civic amenity projects.

7. What are the timescales?

A detailed feasibility study is being undertaken to establish the potential mix of energy generating solutions and the size of those solutions on the identified preferred sites. This will be completed by the end of August 2012. At this point PCC will decide on whether to take the Schemes forward into planning.

Should PCC decide to proceed to submitting planning applications, it is anticipated these will be submitted in December 2012 for the solar schemes and December 2013 for wind schemes.

8. How will people have their say?

A public consultation exercise involving exhibitions and public meetings with Parish Councils, statutory consultees (e.g. Natural England & Environment Agency), other stakeholders, local residents and any other identified interested parties, will be conducted during the planning stages. These exhibitions and public meetings will be publicised in due course and a website and other appropriate communication and engagement channels will be established to keep people updated on progress and enable them to feedback comments and questions. The consultation will take place before the planning applications are submitted. Furthermore, Peterborough Planning Authority will carry out a statutory consultation process when the applications are submitted.

9. How will the farmers be affected?

Current agricultural practices can be maintained around the wind turbines. Solar panels will take some arable land out of production. However, other forms of agriculture could still be undertaken such as sheep grazing and hay meadows. Tenants of the affected land have been informed in writing of the Council's consideration of the potential Schemes and advised that they will be fully consulted. To end any tenancy agreement, the Council would need to give not less than one year's notice once the planning permission is granted, although early agreement to end the tenancy agreements may be sought so that work can start sooner.

10. Will public rights of way be affected?

There are no public rights of way through any of the sites.

11. How will the Schemes affect the Council's carbon footprint?

The Council's current carbon footprint from energy is approximately 22,000 tonnes of CO² per year. Once operational, each Scheme would contribute to reducing this annual figure by displacing the amount of carbon generated from traditional sources, which would have been consumed by the Council, had the Scheme not been built.

This does not factor in the embodied carbon within the renewable assets themselves, but a wind turbine will generally take around 3-5 months to generate the energy required to manufacture it. A conventional power station tends to take around 6 months. The lifespan of a turbine can be around 20 years, so the initial energy outlay is fairly negligible compared with its ultimate potential.

12. Why is the potential for solar energy being explored?

Solar energy is a totally silent and non-polluting means of generating electricity. The effect on the environment and local views are minimal and they also require little maintenance as they have no moving parts.

13. Why is the potential for wind energy being explored?

The UK Government has signed up to an EU target of generating 20% of its energy from renewable sources by 2020. Wind energy is the most cost effective way of achieving this. There are currently around 3,500 wind turbines in the UK.

14. Could a potential energy generating solution involve wind and solar energy together?

Potentially yes, subject to feasibility and assessment studies being undertaken. Wind energy generates energy more efficiently than solar and so the preferred sites have significantly greater potential if wind energy is either the sole solution or forms part of the solution in each Scheme (i.e. the Scheme for each of the preferred sites). Wind energy is also more cost-effective than solar. Furthermore, mixed solar and wind proposals complement each-other as typically the sun shines when wind levels are low, and vice-versa. This therefore generates a more constant stream of electricity. However, the mix of generating solutions for the Schemes is subject to feasibility and assessment work, including assessment on the likely significant environmental effects, and consultation.

15. What would happen after each Scheme has reached the end of its operational life?

We expect that the planning authority will impose a planning condition on any planning permission that the planning authority may grant which would require the development to be removed after decommissioning. This is likely to be after 25 years.

16. How do solar panels (PV cells) work?

A photo-voltaic (PV) cell works by absorbing light across semi-conductors, which are located on the face of the solar panel. These semi-conductors work in a similar way to a household battery, with positive and negative sides, which allow the light energy to be converted into an electrical current. These then feed their way into the National Grid..

17. Will solar panels work well in the UK given the climate?

Solar panels work based on the amount of light available and do not require direct sunlight to operate, although this does help their efficiency. Therefore even when it is raining, cold or cloudy, as long as it is light outside then the solar panels will be working. Whilst it may not appear so based on the temperature, we receive similar amounts of light as parts of France and Spain.

Furthermore, solar panels generally become less efficient in hotter temperatures. So, a clear and sunny day in Peterborough may yield more solar power than a clear, hot and sunny day in Barcelona!

18. Will solar panels work in the snow?

Solar panels are normally installed at an angle, about 30 degrees, which means that light snowfall should slide off. Heavy snowfalls will block the light though and so may need to be brushed clear once the snow levels have subsided.

19. Are there any health & safety matters relating to solar installations?

There are no health and safety concerns. All equipment on this type of installation must conform to the relevant British and European standards to comply with UK Health and Safety legislation, and Electrical Safety regulations. These standards are applicable to design and manufacture of the solar panels and electrical control equipment.

20. How much noise do solar panels make?

The solar panels convert sunlight to electricity using photovoltaic cell technology. The panels have no moving parts and generate no noise.

21. Are solar panels harmful to ecological areas?

Solar installations are generally low-impact developments (minimal ground disturbance) and will not affect identified ecological areas.

22. How close would any potential wind turbines be to homes?

The wind turbines would be carefully located. Best practice guidance suggests that they should not be within 500m from any residential property. However, this is determined through detailed assessments such as noise and visual impacts.

23. How much noise do wind turbines make?

Over the last ten years the noise levels of wind turbines have reduced dramatically. The mechanical noise of the turbines is now virtually non-existent. The audible noise is essentially just a 'swoosh' as the blades pass the supporting column. All on-shore wind farms are subject to strict noise assessments to protect local amenity. You can comfortably chat to people standing next to modern turbines without speaking loudly.

24. How big are wind turbines?

The sizes vary based on local circumstances, but as a rule of thumb a 2MW turbine may have a total height of around 100-120 metres from the ground to the tip of the blade. The tower or column itself tends to be around 80 metres. Broadly speaking, the greater the energy-generating capacity of the turbine, the greater its size, but wind turbines become more efficient the larger they become (for example, a 2.5MW turbine would not need to be twice the size of a 1.5MW turbine).

25. What about the effects of shadows cast by wind turbines and the potential for 'ice throw'?

Shadow flicker is where the rotating blades cast moving shadows due to the angle of the sun. The wind turbines would be located some distance away from properties to prevent 'shadow flicker' on homes.

Ice build-up on turbine blades is very rare. In these instances the sensors within the turbine ensure that the blades do not move until all the ice has melted.

26. Can wind turbine development affect local property values?

Wind farms could affect property prices however this will depend on the proximity of the turbines to the property. It is important to note that a UK study¹ showed that the vast majority of people (94%) who live near wind farms are in favour of them.

27. What will happen to our views of the countryside?

Further studies will take place to better understand the visibility impact of any potential wind turbines from surrounding locations, and negative impacts will be reduced by altering the number and location of the turbines, where possible. The turbines are painted a colour tested to be most like the UK sky (a shade of grey!) to minimise visual impacts, but beauty is in the eye of the beholder and opinions will always be personal.

28. Are wind turbines harmful to ecological areas and bats or birds?

Whilst they have the potential to be harmful if located inappropriately, protection measures are in place to stop this. Every development is subject to detailed bat and bird surveys and an

¹ TNS (2003), Attitudes and Knowledge of Renewable Energy amongst the General Public, On behalf of Department of Trade and Industry, Scottish Executive, National Assembly for Wales and Department of Enterprise, Trade and Investment Northern Ireland.

Environmental Impact Assessment, and the Council will work closely with Natural England and the Royal Society for Protection of Birds to gain their input and support.

Ecological surveys will also inform the design to reduce the adverse effect on habitats and protected species.

29. Are wind turbines dangerous to humans?

As far as we are aware, no member of the public has ever been injured during the normal operation of a wind turbine, with more than 70,000 machines installed around the world.

30. Can wind turbines interfere with TV signals?

In extremely rare circumstances, some interference to analogue TV reception is possible. However, following the digital switchover in Peterborough last year, this should not be an issue.

31. How much of the time do wind turbines produce electricity?

Well-sited wind turbines tend to produce electricity approximately 75% of the time. A commonly misquoted figure is of the typical output, which tends to be 30% of the 'theoretical maximum'. The theoretical maximum is the amount of energy produced if the turbine operates at the optimum speed all day and night. By comparison, the typical output of a conventional power station tends to be 50% of its theoretical maximum.

32. Why can't all wind farms be located off-shore?

Off-shore wind farms are an important resource, but they are relatively complicated and expensive to build, and take longer to develop due to the nature of the sea. To respond to national targets and local aims, on-shore turbines are a fundamental accompaniment to their off-shore equivalents.

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APPENDIX I

NLPG Q+A RESPONSE SHEET

Questions arising from the Newborough Landscape Protection Group Meeting

1. Has the Council 'messed up' in the putting of solar panels on the community building roof?

The installation of solar photovoltaic (PV) panels has already been completed on a number of buildings around the city. However, because of the reduction in central government subsidies last August these smaller scale schemes are no-longer economically viable and will not significantly contribute to the achievement of our stated environmental objectives.

2. How many companies or businesses have been approached to provide funding for this project?

Funding is being sought in part from the Council's capital programme, which includes support for 'Invest to Save' schemes. This budget is for any project that delivers savings to the Council and has already been used to fund solar panels on local school buildings. Other important sources include lending from Central Government and private investors.

Potential private investors include institutional investors, such as pension funds, and early negotiations are in process to secure funding via this route.

3. What level of reduction in CO2 emissions does the current solar panel installations on Council buildings give us?

Total Installed capacity on Council buildings is just under **1,000kW** which equates to 510 tonnes CO₂e displaced per annum.

4. What compensation will the farmers get, not just in terms of compensation for lost crops, but farming equipment they have brought that they will no-longer have a need for?

We are looking into the issues around compensation and any legal obligations we may have to meet in this regard we will clearly do so.

5. Who will decide on the level and type of compensation given to farmers?

This will be a decision made by Councillors.

6. What is PCC's view on food security/scarcity?

We recognise that food security is a major issue but equally important is energy security and, at a local level, the need to close PCC's funding gap in order to maintain key front line services, such as Adult Social Care and Children's Services.

7. Some of the land you are planning to use is currently Grade 1 arable land. Why is the council using this when there is plenty of other land that is either barren or not seen as high quality food producing land?

PCC are aware that the land is designated as grade 1 and 2 agricultural land. The three sites have been identified as the preferred sites due to their potential to deliver the Schemes and that they are in the ownership of the Council. Using sites that are not in Council ownership would make it harder for the Council to deliver the Schemes and could affect the long term profitability of the Schemes, as you would have to pay a private owner. In addition, preliminary assessments indicate that the three sites are well suited to deliver renewable energy development, both from a technical and

environmental perspective. At this stage, no other credible alternative sites have emerged.

8. The MoD is trying to get rid of a number of airfields, why hasn't the council considered using these?

Using sites that are not in Council ownership would make it harder for the Council to deliver the Schemes and could affect the long term profitability of the Schemes as you would have to pay a third party for the land.

9. What will residents who live adjacent to the development see?

Residents will see structures associated with solar and wind energy generation, such as solar panels and wind turbines.

10. Tenants can be given notice to quit if planning permission is given – is this true? If so what sort of notice will the council be considering giving?

Yes this is true.

The notice period will depend on the type of tenancy agreement but it could range from 3 to 12 months.

11. How near are the closest residents to the wind turbines proposed on these sites?

This information is not available as no decision has been made on the siting of the turbines.

12. I understand there is a gas pipe in the land, how will the developments affect this?

The development will be carefully sited to avoid affecting the gas pipe and a buffer zone will be put in place.

13. Who is undertaking the feasibility studies on behalf of PCC?

PCC's appointed consultants, AECOM, will be undertaking the feasibility studies.

14. From the Cabinet Report issued previously, it appears that the council is looking at two main energy sources – solar and wind? If the current studies show it is not feasible to progress these, will the council be using these same sites for other technologies?

PCC will investigate alternative technologies on these sites if solar and/or wind is found to be unfeasible.

15. Does the council know how much straw is taken off the land for energy from these proposed sites?

No. PCC does not know how much straw is taken off the land for energy from these sites. However, the Newborough Young Farmers have touched on this issue in the report they sent to the Council and a response to the issue of straw burning will be given as part of a response to that report.

16. With the £100 million government grant scheme to generate extra revenue in the future, is the council looking at other ways to deliver against our renewable energy and environmental targets other than the development of renewable energy parks?

Given the financial pressures facing the council, we will be looking at all possible options that will help us balance our budgets whilst continuing to provide the essential services we are expected to deliver.

17. Will the council be putting money back into the communities that are affected by these developments?

You may be aware that other renewable energy schemes set aside a 'community fund', which can be spent on projects that the local community sees fit. This fund is proportionate to the development proposed. We intend to do the same to ensure that money is put back into the local community.

18. What are the views of the council on Britain's and the region's food security?

The national targets and direction to move to a low-carbon economy will increasingly influence our local land use decisions, as they will surely do with other local authorities across our whole country. Our region will not be exempt from this pressure and it will affect the design of our urban environment and our choices on transport infrastructure.

We know a significant increase in renewable energy capacity is required to meet the EU 2020 target for renewables and this is forcing us to look at different opportunities for land use.

The modern food chain is highly dependent on energy, mostly from fossil fuels, from the production of fertiliser all the way through to food preparation. Our food system has the potential to be significantly vulnerable to interruptions in energy supplies used for agriculture, food processing and refrigeration, food transport, and in food retailing. This will be another good reason, why at a local level, we should build our own energy security, resilience and stability.

British grocery retailers are geared to source their produce from a number of suppliers. This enables them to keep shelves stocked and offer competitive prices. With this flexibility to switch suppliers, retailers can also ensure continuous supply in the event of a disruption to part of the food supply or distribution chain, either in the UK or abroad.

We recognise that food security is a major issue, but equally important is energy security and at a local level, the need to close the council's funding gap in order to maintain key front line services such as Adult Social Care and Children's Services.

19. What are the Council's strategic plans for the use of farmland within its ownership?

As part of this project we are assessing the potential for renewable energy parks. The reality is this could take up some farmland. However, we intend to work with the farmers as much as possible, as part of an integrated approach, to try and see what benefits renewable energy parks could bring to farming in the area, such as the development of anaerobic digesters or the use of straw to produce green energy.

20. Why has the consultation appeared to have slipped?

The consultation process has not slipped. It has already commenced and will continue for the duration of the project.

21. Why haven't PCC chosen Ferry Meadows as an alternative site for the installation of solar panels?

This site is designated a Site of Nature Conservation Importance and falls within the Nene Valley landscape area. Therefore, it is unlikely that it is suitable for development of this kind.

22. What plans do the Council have for securing the site to prevent theft and vandalism? Will fencing, CCTV etc. need to be erected and what impact will that have on the landscape? Has the Council budgeted for ongoing maintenance costs?

Security is likely to be in the form of a combination of CCTV and Fencing which will be tailored to the specific risks of the site. Fencing will surround all of the sites - they are usually 3m high and are made of open mesh to prevent climbing.

CCTV is usual and the poles range from 4 to 6m in height depending on the number used - this will be agreed with the contractor and operation contractor and need to be risk assessed on likelihood of theft and vandalism - they are there to cover the perimeters of the site facing the panels and entrances.

It is normal that the sites will be covered by a long term maintenance agreement which will ensure that the plant continues to operate as intended. This has been budgeted within the financial planning.

23. How can the feasibility studies truly assess the impact of the schemes if the study period has only been carried out over a short period of time?

The study periods are determined by advice from the statutory consultees, such as Natural England and the Environment Agency. They are also based on our own experience and best practice. If the survey/feasibility work is not sufficient and the impacts of the development are not accurately assessed and adequately mitigated, planning permission is unlikely to be granted.

24. Is the feasibility study going to include the cost of disposal of the solar panels as part of the costing exercise?

The feasibility study does not address this matter. This will be addressed as part of the decommissioning costs which will be considered in due course.

25. The feasibility assessment studies were conducted whilst crops were still standing in the fields, surely this means they haven't been done properly?

The assessments were based on a series of desk top studies and site inspections. The field crops do not affect the outcome of the studies.

26. What does the feasibility study cover, what seasons and how is it being undertaken?

The report has been prepared to advise PCC on the technical feasibility of developing renewable energy assets on the three Council owned agricultural sites, by identifying the constraints associated with each site. The studies were conducted through a series of desk top assessments, site visits, and meetings with stakeholders. More detailed seasonal studies will be carried out to support the planning applications, should PCC decide to proceed with the project.

27. When the equipment is decommissioned, there is the potential for silicon contamination from the solar panels (teeth falling out!) – How is the Council dealing with that potential problem?

It is expected that the lifetime of the project will be 25 years and the planning conditions will reflect this. On average most solar panels have a 25 year limited

warranty on power output. Some manufacturers claim that while their warranty is around two decades, many solar panels continue to work for 40 to 80 years.

We are not aware with the issue of 'silicon contamination from the solar panels (teeth falling out!)'. If further details are forwarded then we can provide comments. However, there is a manufacturer and installer backed scheme for the recycling of PV modules:

<http://www.pvcycle.org/>

All components in a solar module can be treated and recycled. For example, the glass resulting from PV modules is mixed with standard glass to be reintroduced in the glass fibre or insulation industry.

28. Will you be conducting a full seasonal study that crosses all seasons?

All relevant seasonal studies will be carried out. See answer to questions 23 & 26. The findings will be incorporated into a series of reports which will be submitted with the planning applications.

29. Did the council know that Newborough is identified as a Zone 3 Flood Risk i.e. on a flood plain and how are you planning to deal with this?

PCC are aware that the sites lie within flood zone 3. A flood risk assessment will be prepared to address this issue and will be submitted with the planning applications and the Environment Agency will be consulted and their comments taken on board.

30. Isn't it unfair that the PCC is in effect policing its own planning applications and policy in respect of this project and the developments within it?

The law allows PCC to determine many of its own planning applications. This inevitably gives rise to problems of public perception. The planning legislation provides that if PCC intends to carry out the development itself, either alone or jointly with another party, then PCC determines its own application for planning permission, irrespective of ownership of the land. This is set out in **Regulation 3 of the Town and Country Planning (General) Regulations 1992**.

In this particular case, all future planning applications will be submitted by the appointed consultant and not by PCC. Nevertheless, the applications will be determined by PCC itself as local planning authority and, in the same way as any other application, will be dealt with impartially, fairly and transparently.

The planning legislation requires first and foremost that the decision should be taken in accordance with policies contained in the development plan. This comprises central government guidance and local planning policies. In some cases, material considerations may support a decision contrary to policies of the development plan, but these are exceptional cases, known technically as 'departures'.

The Council's decisions as local planning authority are scrutinised closely and even more so its own applications. The process is transparent and the decision supported by clear planning reasons. Under the council's constitution, all planning applications submitted by the Council have to be considered by the Planning and Environmental Protection Committee and cannot be determined at an officer level.

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision.

There is also a PCC Central Complaints Procedure available and the Local Government Ombudsman will independently review any alleged complaints of maladministration if you are unhappy with how any planning applications are dealt with.

31. Will the raising of solar panels in the flood plain area be on concrete blocks?

No. Generally, the solar PV panels are laid out in arrays of long rows running across the development site. Each array is mounted on a simple metal framework and therefore does not require any significant foundations or below ground infrastructure. The panels are fixed using 1 to 2m length pins in the ground. Two pins are inserted approximately every 10m along an array so for example, a 50m array would require 12 pins.

32. Won't the solar panels contribute to creating a flood risk as the surfaces of the panels will not absorb water but cause massive run off in condensed periods of time? How will you be ensuring the drainage is adequate and effective?

The panels are raised above the ground and therefore will not obstruct the flow of water.

33. By not cultivating the land, moisture will not be removed from it as it has been worked over many years. Suddenly stopping cultivation and therefore not removing the moisture will surely cause a problem and increase the risk of flooding in the area? How is the council going to address this and to keep drains clear etc? Will this affect our drainage rates adversely?

Land cultivation does not affect flooding. The proposals will not affect land moisture or block existing drains.

34. What infrastructure changes to the local roads and access will be required to accommodate the construction of these sites?

There are no proposals to carry out road works to accommodate the development.

35. Do you have a Construction Management Plan and is it available for everyone to see?

A construction transport management plan will be prepared and submitted with the planning application.

36. I've heard of instances that wind turbines can affect livestock adversely causing animals to abort their foetuses and to cause chickens to stop laying is there any evidence that this is true?

We are not aware of any evidence to support this.

APPENDIX J

PROPOSAL WEBSITE - SCREENSHOTS

Welcome

Scroll over the icons to find out more about the benefits of the Peterborough Renewable Energy Project.



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News and Updates

In this section you can find press releases, newspaper articles and radio interviews, as well as other key updates about the project.

29/11/12 SOLAR PLAN – ALL THREE SITES	SOLAR PLAN – AMERICA	SOLAR PLAN – NEWBOROUGH	SOLAR PLAN – MORRIS FEN	23/11/12 LARGE PRINT EXHIBITION BOOKLET
AUDIO EXHIBITION	VIDEO: WHAT IS RENEWABLE ENERGY?	POCKET EXHIBITION	SCRUTINY REPORT – 19 NOVEMBER 2012	VIDEO: BENEFITS FOR PETERBOROUGH
CABINET REPORT – 5 NOVEMBER 2012	SCRUTINY REPORT – 2 NOVEMBER 2012	CABINET REPORT – 10 JULY 2012	VIDEO: IMPACT ON TENANT FARMERS	22/11/12 CONSULTATION EXHIBITION SCHEDULE
21/11/12 NEXT PHASE OF RENEWABLE ENERGY PROJECT GETS GREEN LIGHT	29/10/12 CABINET ASKED TO APPROVE NEXT STAGE OF RENEWABLE ENERGY PROJECT	16/10/12 COUNCIL LEADER MEETS RESIDENTS TO DISCUSS RENEWABLE ENERGY PROJECT		

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Events

Peterborough City Council will be hosting meetings and exhibitions aimed at engaging a wide-ranging audience. Confirmed sessions are set out here

CONSULTATION EXHIBITION SCHEDULE

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Downloads

All documents can be accessed below. Simply click on the appropriate link to download a copy of any document.

29/11/12 SOLAR PLAN – ALL THREE SITES	SOLAR PLAN – AMERICA	SOLAR PLAN – NEWBOROUGH	SOLAR PLAN – MORRIS FEN	23/11/12 LARGE PRINT EXHIBITION BOOKLET
POCKET EXHIBITION	SCRUTINY REPORT – 19 NOVEMBER 2012	CABINET REPORT – 5 NOVEMBER 2012	SCRUTINY REPORT – 2 NOVEMBER 2012	CABINET REPORT – 10 JULY 2012

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Links and Resources

[Department of Energy and Climate Change](#)

The Governmental Department addressing all initiatives relating to Energy and Climate Change.

[The Renewable Energy Trust](#)


The Energy Saving Trust gives impartial, accurate and independent advice to communities and households on how to harness the benefits from renewable energy technologies.

This section contains links to resources and other websites that may be of interest to those wishing to understand more about renewable energy.

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Common Questions

This page includes a collection of common questions that we hope answers any questions you may have at this stage. Should you require any further information then please [get in touch via the 'Get involved' page](#).

1. What is being proposed?

At this stage, work is commencing to better understand the potential to develop three renewable energy parks (referred to in this Q&A as the Schemes) on Council owned agricultural sites that are currently subject to tenancy agreements. The Schemes may potentially include ground mounted solar photo-voltaic panels (commonly known as solar panels) and/or wind turbines and/or other types of renewable energy solutions. The potential mix of energy generating solutions will be subject to feasibility studies as well as consultation with the public.

2. How many different organisations will be involved in this project?

A number of different organisations will be involved throughout the process. They will be procured as and when required.

3. Why is Peterborough City Council pursuing renewable energy projects?

This project enables Peterborough City Council to meet its legal obligations to the government and ultimately the EU, in contributing to the required reduction of the UK's carbon emissions by 15% by 2020. It is also a continuation of the Council's ongoing renewable energy strategy found in our 'Statement of Community Involvement' policy document. The Schools solar PV project represented the first phase of our Green Energy Plan and supports our aspiration to be the UK's Home of Environment Capital, demonstrating our commitment to reducing our carbon footprint by investing in renewable energy.

Additionally, Peterborough City Council, like many other Councils in the country, is facing a significant deficit in its budget over the next 10 years and it has been looking at a range of measures to help meet that shortfall whilst still being able to meet its obligation to deliver a wide range of necessary and essential services such as social care, infrastructure development and maintenance etc. The potential development of its agricultural estate to create a renewable energy park therefore creates a major potential opportunity to make a significant inroad into alleviating these known budget pressures and protect our ability to deliver future services.

4. How will the schemes be funded?

Funding is being sought in part from the Council's capital programme, which includes support for 'Invest to Save' schemes. This budget is for any project that delivers savings to the Council and has already been used to fund solar panels on local school buildings. Other important sources include lending from Central Government and private investors.

Potential private investors include institutional investors, such as pension funds, and early negotiations are in process to secure funding via this route.

5. How many companies or businesses have been approached to provide funding for this project?

No businesses have been approached to provide funding.

6. What are the benefits to local people?

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Get Involved

Please fill in our contact form below if you need to get in touch.

You can also find answers in our [common questions section](#) or opportunities to speak to technical advisors at our public exhibitions.

Should you wish to receive updates on this project and the wider environmental agenda please provide your details below:

First Name (required)

Last Name (required)

Your Email Address (required)

Address

Town

Postcode

Subject

Your Message

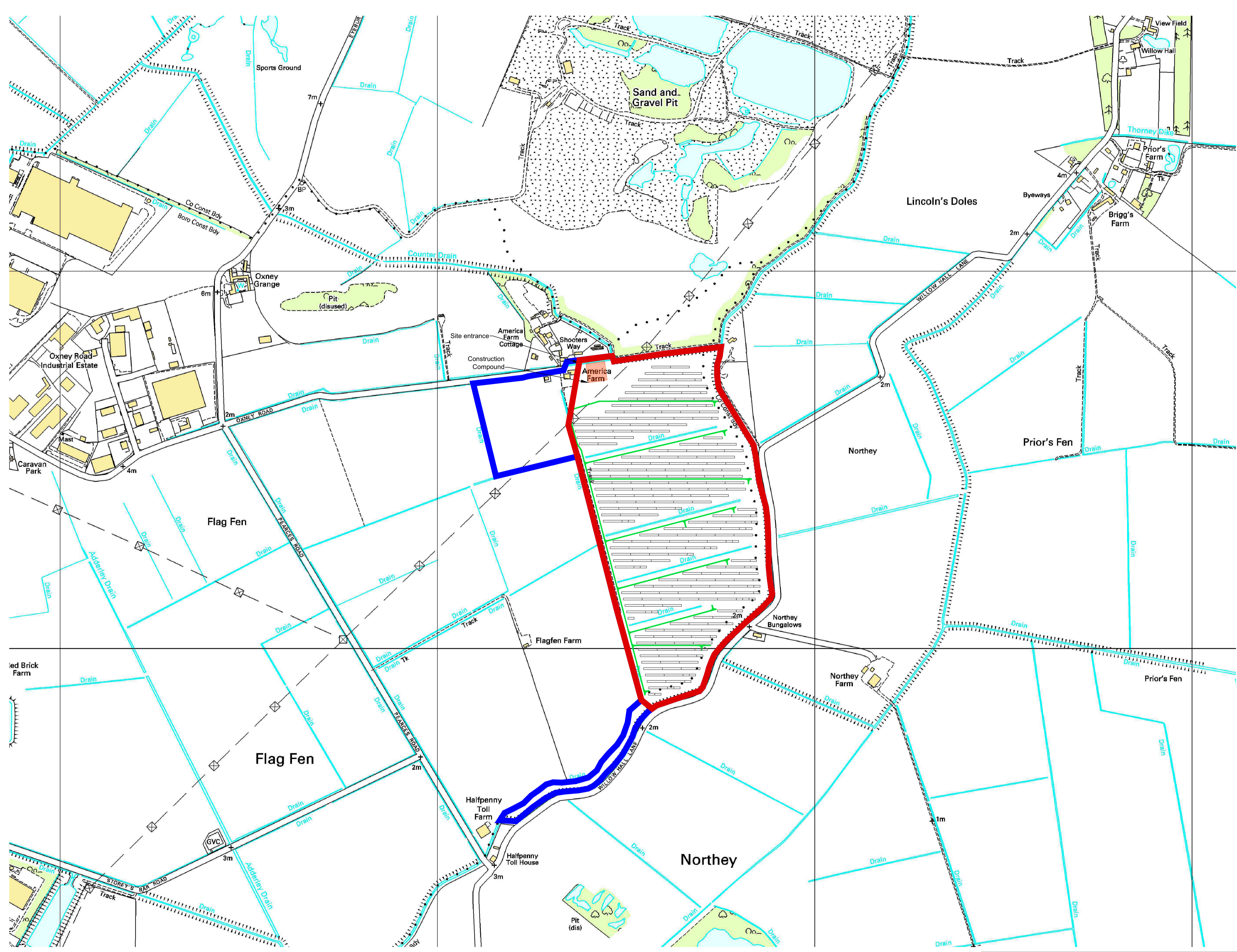
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APPENDIX K

SITE PLANS USED AT PUBLIC CONSULTATION EVENTS

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 Last saved by: ALCOCK11 Last Plotted: 2012-10-22
 Project Management Initials: Designer: _____ Checked: _____ Approved: _____
 ISO A1 594mm x 841mm
 154



	Capacity (MW)
Solar	8

Rack Size	No. of Racks	No. of Strings
50 x 5.2	247	1482
16.7 x 5.2	56	112
Total	303	1594



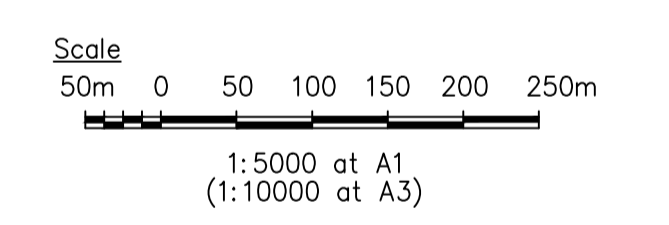
PROJECT
PCC RENEWABLE ENERGY PROJECT
 SITE S1
 AMERICA FARM



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 www.aecom.com

NOTES
 1 - LANDSCAPING DETAILS WILL BE DEVELOPED DURING THE PLANNING PREPARATION PERIOD AND WILL BE ON FUTURE PLANNING DRAWINGS.
 2 - UTILITIES SEARCH IS ONGOING AND WILL BE FINALISED ON FUTURE PLANNING DRAWINGS.



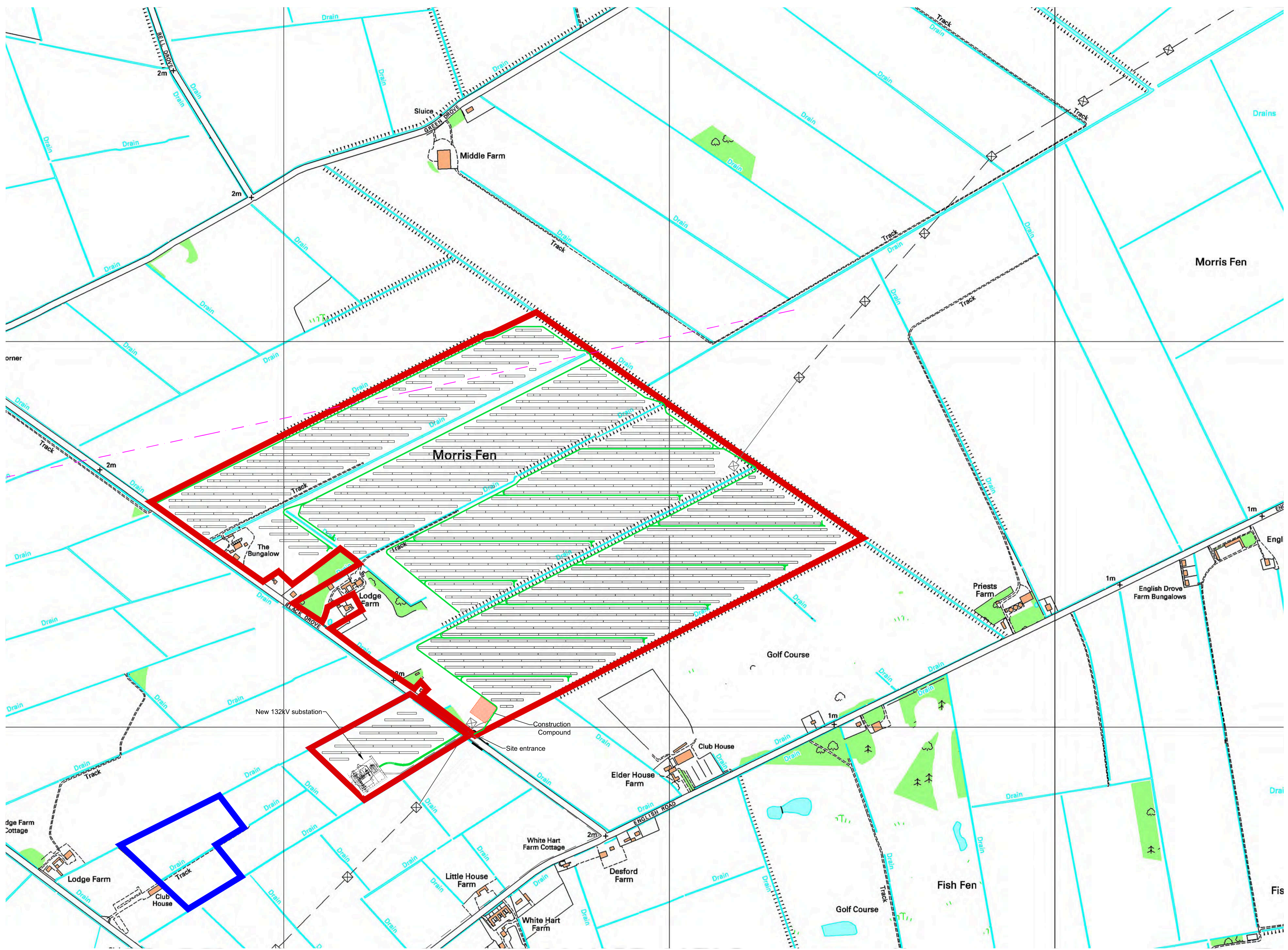
ISSUE/REVISION		
I/R	DATE	DESCRIPTION
	31/08/12	Master Plan

- KEY PLAN**
- Access Track
 - Site Boundary
 - PCC Land Holdings
 - Solar panel racks with 6 PV module lines per row (6 strings)
 - Solar panel racks with 6 PV module lines per row (2 strings)
 - Construction Compound
 - Switch Station

PROJECT NUMBER
 60271594
SHEET TITLE
 AMERICA FARM
 PV PANEL LAYOUT
SHEET NUMBER
 60271594-S1-ENG- 351

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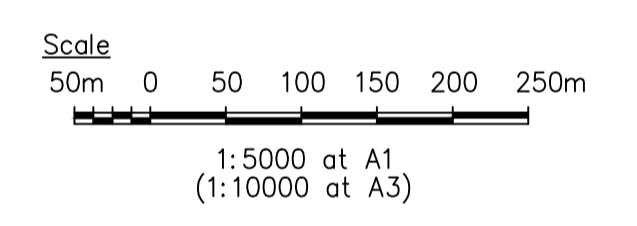
PROJECT
PCC RENEWABLE ENERGY PROJECT
 SITE S2
 MORRIS FEN

CLIENT
PETERBOROUGH CITY COUNCIL

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ISSUE/REVISION

I/R	DATE	DESCRIPTION
	31/08/12	Master Plan

KEY PLAN

- Access Track
- Site Boundary
- PCC Land Holdings
- Solar panel rack with 6 PV module lines per row (8 strings)
- Solar panel rack with 6 PV module lines per row (2 strings)
- Construction Compound
- Gas Pipeline
- Overhead Line

PROJECT NUMBER
60271594

SHEET TITLE
MORRIS FEN
PV PANEL LAYOUT
OPTION - 2

SHEET NUMBER
60271594-S2-ENG-353

	Capacity (MW)
Solar	27

Rack Size	No. of Racks	No. of Strings
50 x 5.2	809	4854
16.7 x 5.2	126	252
Total	935	5106

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PROJECT
PCC RENEWABLE ENERGY PROJECT
 SITE S3
 NEWBOROUGH FARM



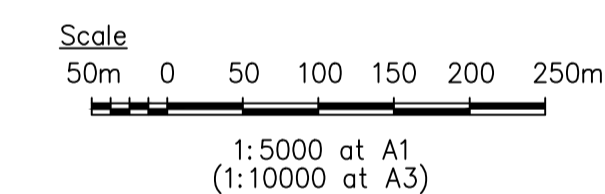
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ISSUE/REVISION

I/R	DATE	DESCRIPTION
	31/08/12	Master Plan

KEY PLAN

- Access Track
- Site Boundary
- PCC Land Holdings
- Solar panel rack with 6 PV module lines per row (8 strings)
- Solar panel rack with 6 PV module lines per row (2 strings)
- Construction Compound
- A16

PROJECT NUMBER

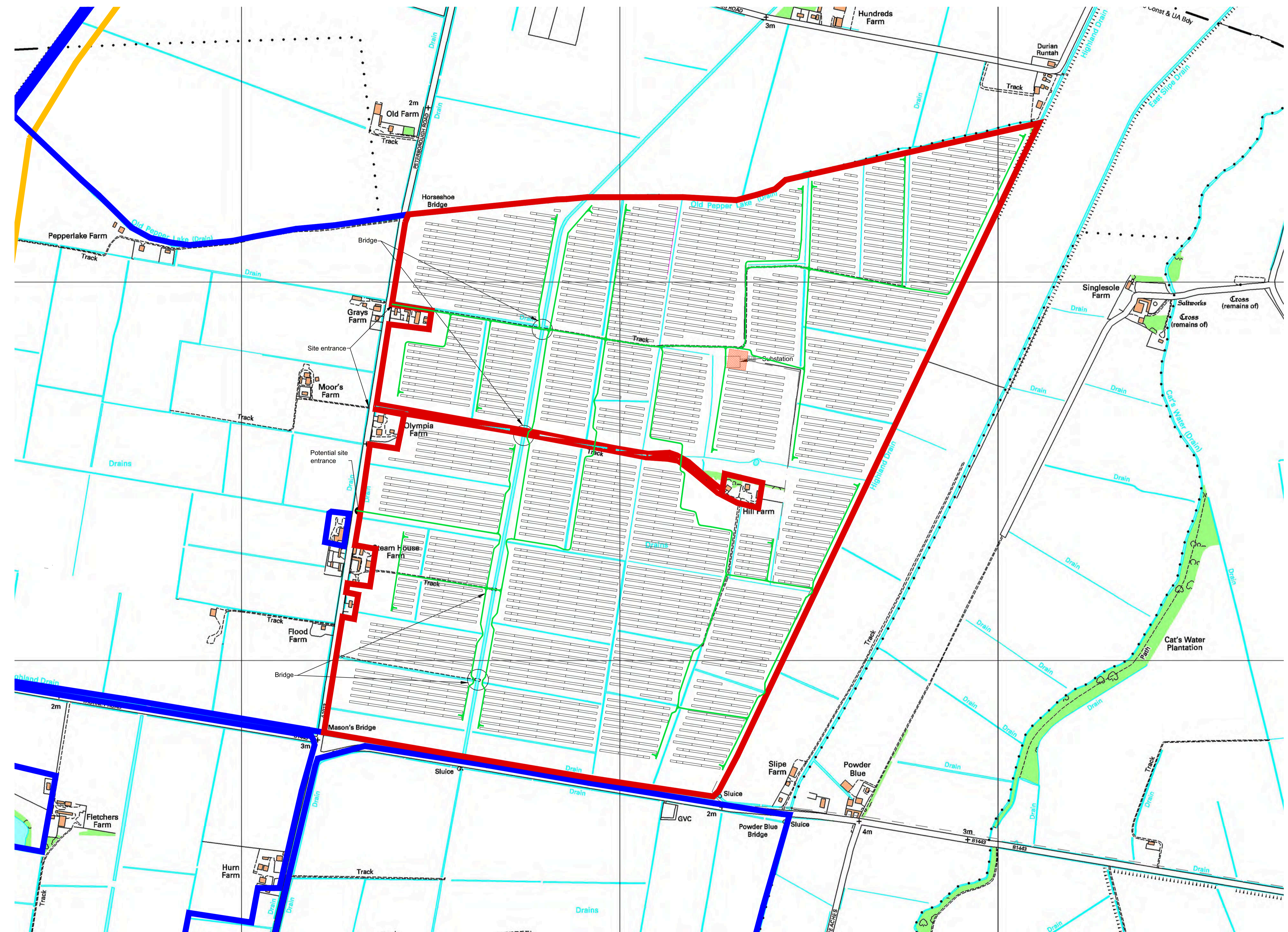
60271594

SHEET TITLE

NEWBOROUGH FARM
PV PANEL LAYOUT

SHEET NUMBER

60271594-S3-ENG-356



	Capacity (MW)
Solar	49

Rack Size	No. of Racks	No. of Strings
50 x 5.2	1479	8874
16.7 x 5.2	445	890
Total		9764

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