



Development Management  
East Riding of Yorkshire Council  
County Hall  
Beverley, East Riding of Yorkshire  
HU17 9BA

1C Swinegate Court East  
3 Swinegate  
York  
YO1 8AJ

3 December 2021

Our Reference: 3404/Submission/NH

PP Ref: PP-09961804

Dear Sir/Madam,

**Submission of Planning Application for Solar Photovoltaic Development and Greener Grid Park on land west of Thornton National Grid Substation**

An application for the above development has been submitted via the Planning Portal today. The planning submission comprises the following documents:

- Planning, Design and Access Statement
- Planning Drawings (see enclosed Schedule of Planning Drawings)
- Appendix 1 - Statement of Community Engagement;
- Appendix 2 – Community Benefit Statement;
- Appendix 3 - Applicant's Statement of Need;
- Appendix 4 - Outline Construction Environmental Management Plan (CEMP);
- Appendix 5 - Landscape and Visual Appraisal (LVA);
- Appendix 6 - Arboricultural Impact Assessment (AIA);
- Appendix 7a - Glint and Glare Study – Residential and Traffic Receptors;
- Appendix 7b – Assessment of the Impact of the Soay Solar Farm on Aircraft and Glider Operations at Pocklington Airfield;
- Appendix 8a - Ecological Impact Assessment (EcIA);
- Appendix 8b - Ornithology Impact Assessment (OIA);
- Appendix 8c - Habitat Regulations Assessment (HRA) Screening Report;
- Appendix 8d - Biodiversity Enhancement Management Plan (BEMP);
- Appendix 8e- Biodiversity Metric Assessment (BMA);
- Appendix 9a - Heritage Impact Assessment (HIA);
- Appendix 9b - Outline Written Scheme of Investigation (WSI);
- Appendix 9c - Outline Archaeological Mitigation Strategy Brief;
- Appendix 10 - Transport Statement;
- Appendix 11a - Flood Risk Assessment (FRA);
- Appendix 11b - Drainage Impact Assessment (DIA);
- Appendix 12 - Noise Impact Assessment;
- Appendix 13 - Phase 1 Land Contamination Desk Study;
- Appendix 14 - Agricultural Land Classification (ALC) Report; and
- Appendix 15 – Fire Safety Statement.

The scope of the planning application has been informed by the East Riding of Yorkshire Validation Checklist and pre-application enquiries undertaken with the Case Officer, Matthew Sunman (Refs 19/02103/STPREP and 20/11045/STPREP).

## Calculation of Fee Payment

The Government's Planning Practice Guidance on fees for planning applications sets out the method for calculating fees for solar and wind applications as follows:

### How do I calculate the fee for a solar or wind farm application?

The calculation for a solar panel or wind farm application is treated differently. The calculation is based on the site area of the equipment only and any associated development such as ancillary buildings or access. It does not include any land in between the equipment unless the applicant wishes to have the flexibility to move the equipment within the site as a whole. Where the applicant wishes to have more flexibility on siting equipment the fee would be based on the area of land for the whole of the site.

Where the application is for a wind-turbine, the site area is based on the area of land within the sweep of the blades where the turbine rotates 360 degrees. The area is calculated by calculating the area of a circle where the radius is the length of the blade of the wind turbine. The area of all the turbines is added together with any associated development. Please note that some elements of the application may fall under different categories of development and therefore the areas for each component would be calculated on the basis of [mixed category development](#).

Paragraph: 020 Reference ID: 22-020-20141017

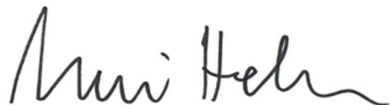
Revision date: 17 10 2014

Source: <https://www.gov.uk/guidance/fees-for-planning-applications>

The planning fee is therefore based on the total developable area of the Site and does not include fields or areas where no built development is proposed (e.g. areas of existing vegetation or proposed habitat enhancements). The total developable area of the Site, including the areas for the Greener Grid Park, solar panels, access tracks and associated infrastructure, is 87.42 ha. A planning fee of £136,709.00 has therefore been paid based on this area.

I trust that the information submitted is sufficient to meet the Council's validation requirements. However, please contact me if you require any further information.

Yours sincerely,



**Naomi Heikalo MRTPI**  
Principal Planning Consultant  
Arcus Consultancy Services Ltd

**Encl:**  
Schedule of Planning Drawings

## Schedule of Drawings

# SOAY SOLAR FARM AND GREENER GRID PARK

Title	Scale	Drawing No.	Date
<b>General</b>			
Site Location (Figure 1)	1:20,000 @ A3	3404-REP-061	10 Aug 2021
Indicative Site Layout (Figure 2)	1:5,000 @ A1	3404-SOAY-DR-PRE-0002	1 Dec 2021
Indicative Greener Grid Park Layout (Figure 3)	1:5,000 @ A3	3404-SOAY-DR-PRE-0003	2 Nov 2021
Landscape and Ecology Mitigation and Enhancement Plan (Figure 4)	1:3,000 @ A0	3404-DR-LAN-101	7 May 2021
Access Route and PRoW Map (Figure 5)	1:15,000 @ A3	3404-REP-070	6 Sep 2021
<b>Solar Farm</b>			
Indicative Solar Panel Design and Elevation (Figure 6)	1:100 @ A3; 1:25 @ A3	3404-DR-P-0006	2 Dec 2021
Indicative Inverter Plan and Elevations (Solar) (Figure 7)	NTS @ A3	3404-DR-P-0005	10 May 2021
Indicative Solar Field Transformer (Figure 8)	1:50 @ A3	3404-DR-P-0011	11 Aug 2021
Indicative Control Building Plan (Figure 9)	1:200 @ A3	3404-DR-P-0003	3 Nov 2021
Indicative Security Column (Solar) (Figure 10)	1:100 @ A3	3404-DR-P-0015	3 Nov 2021
Indicative Deer Fence Including Gate Elevation (Figure 22)	1:25 @ A3	3404-DR-P-0008	4 Nov 2021
<b>Greener Grid Park</b>			
Indicative Battery Elevations (Figure 11)	1:50 @ A3	4259-DG-P-0011	3 Nov 2021
Indicative Battery Elevations (Figure 12)	1:100 @ A3	4259-DR-P-0012	3 Nov 2021
Indicative Transformer (GGP) (Figure 13)	1:100 @ A3	4259-DR-P-0013	3 Nov 2021
Energy Management Building Plan (Figure 14A)	1:250 @ A3	4259-DR-P-0014	3 Nov 2021
Energy Management Building Elevation (Figure 14B)	1:250 @ A3	4259-DR-P-0014	3 Nov 2021
Indicative HV Infrastructure Plan (Figure 15A)	1:1,000 @ A3	4259-DR-P-0018	3 Nov 2021

<b>Title</b>	<b>Scale</b>	<b>Drawing No.</b>	<b>Date</b>
Indicative HV Infrastructure Elevation (Figure 15B)	1:1,000 @ A3	4259-DR-P-0018	3 Nov 2021
Indicative HV Infrastructure Elevation (Figure 15C)	1:1,000 @ A3	4259-DR-P-0018	3 Nov 2021
Indicative HV Infrastructure Elevation (Figure 15D)	1:1,000 @ A3	4259-DR-P-0018	3 Nov 2021
Indicative Container (GGP) (Figure 16)	1:50 @ A3	4259-DR-P-0017	3 Nov 2021
Indicative 4 x 4 Transformer (Figure 17)	1:50 @ A3	4259-DR-P-0021	4 Nov 2021
Indicative Cooler (Figure 18)	1:100 @ A3	3404-DR-P-2021	4 Nov 2021
Indicative Security Column (GGP) (Figure 19)	1:50 @ A3	4259-DR-P-0019	4 Nov 2021
Indicative Palisade Fence Including Gate Elevation (Figure 23)	1:25 @ A3	4259-DR-P-0016	4 Nov 2021
<b>Solar and Greener Grid Park</b>			
Indicative Access Track Typical Section (Figure 20)	1:100 @ A3	3404-DR-P-0004	24 Nov 2021
Indicative Temporary Construction Compound Plan (Figure 21)	1:500 @ A3	3404-DR-P-0002	4 Nov 2021
Indicative Culvert Details (Figure 24)	NTS @ A3	3404-DR-P-0012	4 Nov 2021
Indicative Bridge Details (Figure 25)	1:100 @ A3	3404-DR-P-0013	4 Nov 2021