



Limpsfield Parish Council, The Pound, Wolf's Row, Limpsfield, Surrey RH8 0EB

8th February 2022

Mr Andrew Lyle
Chief Executive Officer
The Locogen Group
4 West Silvermills Lane
Stockbridge
Edinburgh
EH3 5BD

Dear Mr Lyle,

Re: Gaywood Farm Solar Project

Thank you for the opportunity to comment on your proposed solar project at Gaywood Farm.

As a Parish Council we are fully supportive of national initiatives to reduce greenhouse gas emissions to net zero by 2050 and we recognise the importance of renewable energy projects such as is now proposed, in helping to achieve this target.

Our vision for Limpsfield as set out in the Limpsfield Neighbourhood Plan is of an increasingly sustainable community and our land use policies reflect this. At the same time, we have to consider the distinctive character of the area and the sensitivity of the landscape to change; to this end the Neighbourhood Plan is underpinned by a heritage and landscape assessment and guidelines for new development. In addition, the area is designated as Green Belt and, in line with national and local policies, the Parish Council, through the Neighbourhood Plan, is committed to its protection.

Against this background, we have decided to reserve our opinion on the proposed solar project until the planning application is submitted. This will allow the Parish Council to review all of the background information which accompanies your planning application and in particular to consider your proposals for addressing concerns about the impact of the development on the landscape and the natural environment.

However, having viewed your consultation documents we would particularly ask you to address the following issues in your application:

1. The impact of the development on what is currently a rural, largely unsettled landscape and an Area of Great Landscape Value. We would ask you to include a detailed appraisal of the locations from which the solar project would be viewed, including photomontages showing the situation before and after the development from key public viewpoints in both summer and winter. We would also ask you to provide a full schedule of the mitigation measures which you would propose;



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2. The impact of the development on the Green Belt. We would ask you to indicate what you consider to be the very special circumstances which you consider would outweigh the harm which would be caused to the Green Belt;
3. An assessment of the implications of the solar farm on biodiversity, both directly (within the site) and indirectly (across the surrounding area). The Neighbourhood Plan seeks to avoid any net loss of biodiversity and you will be aware of the site's proximity to Staffhurst Wood, an area of both local and national significance in terms of nature conservation;
4. Your assessment of the drainage implications of the solar farm; whilst we appreciate that the solar panels are raised above ground, we would wish to understand whether and if so in what way there would be implications for surface water run-off;
5. What is the capacity of the local electricity grid to accommodate the additional power generated by the development, both now and in the future. We would like to understand whether the introduction of the facility could result in the need for further adaptations to the local grid beyond those indicated in the application itself.

We look forward to seeing and commenting on your proposals in due course

Yours Sincerely,

A handwritten signature in black ink that reads "Mark Wilson".

Mark Wilson

Chair, Planning Committee

c.c - Sevenoaks District Council, -Tandridge District Council, -Edenbridge Town Council
-Cllr Claire Blackwell – TDC
-Cllr Philip Davies -TDC