

Claire,

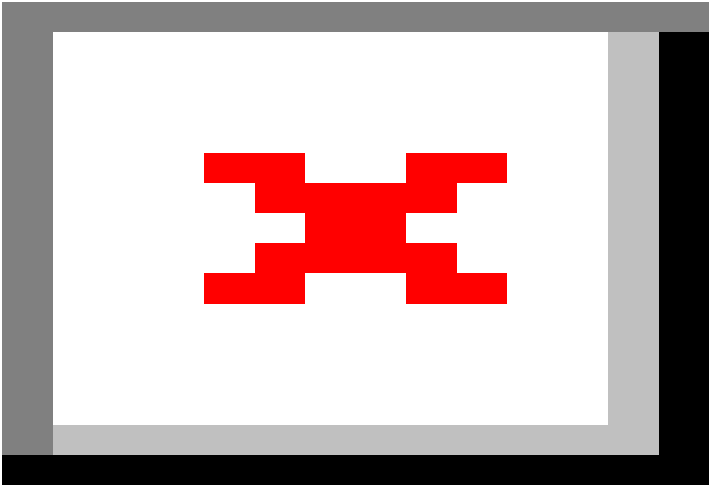
Thank you for drawing the attached letter (dated 12<sup>th</sup> June 2017) to our attention. For your assistance, we have sought to clarify the approach to alternative locations below.

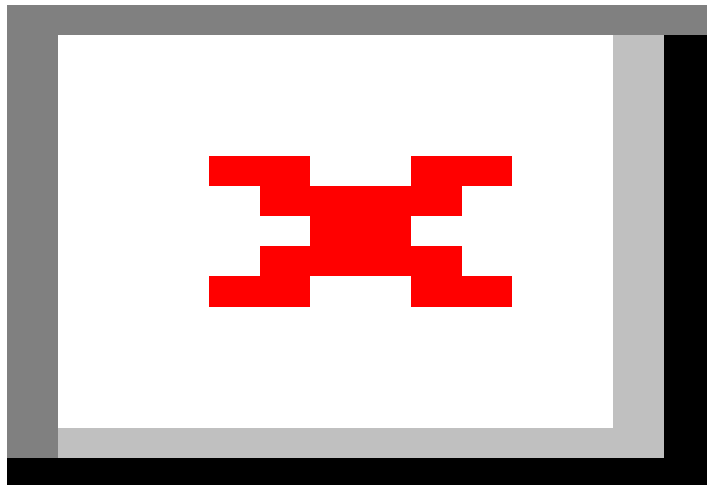
As referenced in the letter I can confirm that my client met Mr Dean (owner of Great Wheatley Farm) to discuss his concerns and that during this meeting, Mr Dean expressed a desire for the proposed development to be located on land to the north of the application site (i.e. to the south of the railway line). This locational matter was originally raised under the fifth point of the letter prepared on-behalf of Mr Dean (dated 30<sup>th</sup> May 2017). For the avoidance of doubt the fifth point stated: *"Most importantly whilst the Alternative Site Assessment has looked at the macro level of site availability there has been no assessment of where the facility should be located within the application site. The Battery Facility should be located further north closer to the sub-station infrastructure..."*

In response to the above, the Alternative Site Assessment (which forms Appendix 4-1 attached to the Planning Statement) reported the assessment of potential sites around the sub-station and provided a reasoned justification as to which site was considered most suitable from a technical and environmental perspective. To assist we have copied the reasons (from the Assessment) in the following bullet points as well as providing a Google Earth image (illustrating the geographical extent of the sites referenced in the following bullet points) below:

- The development of a Battery Storage Facility on site reference: RF29 would result in the loss of woodland which provides important screening around the existing sub-station and is also known to form part of a Priority Habitat. Its loss would result in the sub-station becoming more visible and it would also result in the greater ecological impact, when compared to the development of other sites. For these reasons, it therefore ranks lower than the other remaining sites on this basis.
- Due to the topography of the area surrounding the sub-station, the development of a Battery Storage Facility on site references: RF28, RF30 and RF33 would result in varying degrees of visual impact due to the proximity of sensitive receptors (i.e. residential properties off Highmead and at Great Wheatley Farm, the latter comprising three separate listing buildings). The exception to this is the land located in the south-eastern corner of site reference: RF30 (i.e. site reference RF27). This is because site reference: RF27 benefits from natural screening due its proximity to the field boundary (i.e. a 5m high hedgerow) and as a result of the natural topography in this locality (i.e. it is located in a natural dip). Accordingly, site references: RF28, RF30 and RF33 are considered to result in a greater visual impact when compared to site reference: RF27, and therefore rank lower than site reference RF27 on this basis.
- Site references: RF34 and RF35 are located further away from the sub-station and are considered to result in a greater visual impact when compared to site reference: RF27 (for the reasons set out above). Therefore, site references: RF34 and RF35 rank lower than site reference: RF27.

For the reasons set out above, it was considered that the highest-ranking site is site reference: RF27. In addition, the site is located on land which is considered to be sub-optimal for agricultural purposes due to its shaded nature (from the adjacent 5m high hedgerow). It is therefore concluded that site reference: RF27 would be most suitable from a planning, technical and environmental perspective for the development of a Battery Storage Facility.





In light of the above, it is considered that alternative locations for the Proposed Development have been considered at both a micro and macro level. The land to which Mr Dean identified as being preferential has been assessed within the Alternative Site Assessment, and for the reasons set out above, Site RF30 (i.e. the site next to the railway line) was considered to rank below the site which currently forms the location of the Battery Storage Facility.

I hope this assists, however please do not hesitate to contact me should you wish to discuss further. Finally, have you received any further consultation responses as the online planning register does not illustrate that any have been received?

Regards

**Andrew Barton**  
Planning Consultant



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**From:** Claire.Buckley@Rochford.gov.uk [mailto:Claire.Buckley@Rochford.gov.uk]  
**Sent:** 26 June 2017 13:45  
**To:** Andrew Barton <andrewbarton@axisped.co.uk>  
**Subject:** FW: Application 17/00437/FUL - Rayleigh Transforming Station  
**Importance:** High

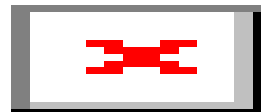
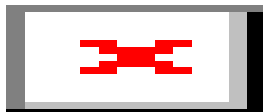
Hi Andrew,

Please see the attached letter. Can you let me know if I am meant to be formally looking at alternative sites with you?

Kind regards,

Mrs Claire Buckley  
Team Leader (Development Management South Team)  
Planning Services,  
Rochford District Council  
[www.rochford.gov.uk](http://www.rochford.gov.uk)  
t +44 (0) 1702 318127, ext. 3450

Please note that my working days are Mondays and Tuesdays.



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**From:** Tony Collins [mailto:[tony.collins@collinscoward.co.uk](mailto:tony.collins@collinscoward.co.uk)]  
**Sent:** 12 June 2017 12:38  
**To:** planning applications  
**Cc:** Tony Dean  
**Subject:** RE: Application 17/00437/FUL - Rayleigh Transforming Station  
**Importance:** High

Please find attached a further letter in respect of the above application.

Kind Regards

Tony

**Tony Collins** MRICS MRTPI MCIT MILT MEWI  
**Director**

**Collins & Coward Ltd**

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CO6 1SH

Please note annual leave 19<sup>th</sup> – 27<sup>th</sup> June 2017.

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**From:** Tony Collins  
**Sent:** Wednesday, May 31, 2017 7:17 AM  
**To:** [planning.applications@rochford.gov.uk](mailto:planning.applications@rochford.gov.uk)  
**Cc:** Tony Dean <[TDean@gatewayplc.co.uk](mailto:TDean@gatewayplc.co.uk)>  
**Subject:** Application 17/00437/FUL - Rayleigh Transforming Station  
**Importance:** High

FOA Mrs Claire Buckley,

Please find attached a letter of objection concerning the above planning application. I would be pleased to receive confirmation of safe receipt of this representation.

Kind Regards

**Tony Collins** MRICS MRTPI MCIT MILT MEWI  
**Director**

**Collins & Coward Ltd**

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