

Heckington Fen Solar Park

EN010123

Environmental Statement | Volume 3: Technical Appendices

Appendix 3.1: Back Check and Review Assessment

Applicant: Ecotricity (Heck Fen Solar) Limited

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Pursuant to: APFP Regulation 5(2)(a)

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APPENDIX 3.1 BACK CHECK AND REVIEW ASSESSMENT

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1 METHODOLOGY

1.1 ASSESSMENT INDICATORS AND EVALUATION CRITERIA

1.1.1 The detail of the assessment of the sites and plans relating to the locations and the various environmental constraints has been outlined within **Chapter 3- Site Description, Site Selection and Iterative Design Process** (document reference 6.1.3) of the Environmental Statement (ES) for the Heckington Fen Energy Park.

1.1.2 A traffic light grading system has been applied for each of the 13 sites found through the 'back check and review' process. A grading system has been used with the following categories:

- Red = potential for the Proposed Development to have a significant adverse impact on the constraint or timeframe for an operational Energy Park;
- Amber = potential for the Proposed Development to have some adverse impact on the constraint or timeframe for an operational Energy Park; and
- Green = potential Proposed Development is unlikely to have an impact upon the constraint or timeframe for an operational Energy Park.

1.1.3 This traffic light grading system is not an assessment against the constraints for the Energy Park site. It is an assessment considering the ease and opportunity to develop an energy park of a similar size to the Proposed Development on the site.

1.2 ASSESSMENT CRITERIA CATEGORIES

1.2.1 The 'back check and review' process considered the following main criteria in this assessment process:

- Agricultural Land Classification (ALC) based on Natural England Provisional Mapping¹;
- Landscape and Visual (PROW = Public right of way);
- Residential Amenity;
- Flood Risk Assessment (FRA) (FZ = Flood Zone);
- Cultural Heritage (LB = Listed Buildings; SM = Scheduled Monument);
- Landowners; and
- Biodiversity.

1.2.2 **Table Appendix 3.1** below summaries the constraints for each of the alternative sites and offers them a grading.

¹ **Natural England Dataset available at:** [REDACTED]

Table Appendix 3.1 Summary of 'Back Check and Review' sites

Site	Area (ha)	3b or less land (y/n)	BMV (ha & %)	LVIA	Residential Amenity	FRA	Cultural Heritage	Landowners	Biodiversity
1	487	n	Grade 2 487ha 100%	The site has no landscape designations upon it. There is no PROW which cross the site. Users of the local road network will have clear visibility of the site from both the B1182 and the B1184.	Residential properties close to this site will have clear visibility over the site. Considerable mitigation planting would be required to screen these views.	The site is a mixture of 1-3 with the majority being FZ3. Castle Dyke runs through the centre of the site.	There are 3No. Grade II listed buildings on the southern boundary of the site. The setting of these assets would need to be considered within any design of a site.	Site comprises of 6 landowners including the church commission and Lincolnshire County Council (LCC).	There are no known ecological designations on or in close proximity of the site.
2	490	n	Grade 2 490ha 100%	The local road network that surrounds the site all have clear open views over the site. Users of this network will see a clear change in the landscape. There is a single PROW which crosses the site from east to west and a 5 PROW close to the site boundaries.	Small areas of properties are near to the south as well as Appletree Holiday Park which sits on the southern boundary. Construction traffic would pass the holiday park on the A1121. Development of Site 2 would alter views from the holiday park from an agricultural landscape to an	The whole of the site is flood zone 3 (FZ3).	There is 1No. Grade II Listed Building (LB) on the site boundary and a further 4No. Grade II LBs within close proximity of the site boundary.	The site comprises of potentially 21 landowners, of which 6 are known at this time. To achieve a legal agreement with all 21 landowners would be a lengthy process.	There are no known ecological designations on or in close proximity of the site.

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						energy generating landscape.			
3	1,252	n	Grade 2 1,252ha 100%	There is 1No. PROW that runs to the centre of the site and then ends. The local road network around the site offers clear open views across the site. Mitigation to reduce this impact would require considerable new planting.	Scattered residential properties are in the vicinity of the site. Aerial images seem to show that the majority of them already have established planting around them that would limit views over the site. South Kyme golfclub sits on the northern boundary and users of the course would have many viewpoints of the energy park.	Majority of the site FZ3 with a small section of the site FZ2 and 1. The Kyme Eau sits on the northern boundary.	Series of Grade II LB along the western boundary which are residential properties.	This site comprises of a potential 13 landowners, of which 8 are not known at this time.	There are no known ecological designations on or in close proximity of the site.
4	637	y	Grade 2 591ha 93% Grade 3 ² 46ha 7%	Many of the boundaries of the site are further agricultural fields. The B1359 which runs out of South Kyme forms part of the south &	South Kyme is close to the southern and western boundary of the site. North Kyme sits next to the northern and western edge of the site.	Site comprises of a mix of FZ 1,2 and 3. Areas of FZ1 are close to North and South Kyme.	There are 5No. Grade II LB within North and South Kyme. South Kyme also has a Grade I, II* and Scheduled Monument (SM) within it. The SM	This site comprises of a potential 14 landowners, of which 13 are not known at this time.	There is an Ancient Woodland, called Old Wood, adjacent to the southern boundary of the site. This is separated from the site by the B1935. Construction impacts as well as any

² As no ALC sampling has taken place for the purpose of this exercise it has been assumed that Grade 3 land is Grade 3b and therefore lower grade agricultural land. If sampling were to take place it could determine that this land was of a higher ALC grade.

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				western boundary. No PROW are within the site, but one does follow the eastern boundary of the site.	South Kyme golf club sits along part of the southern boundary of the site.		is 260m from the site boundary.		underground offsite grid cabling locations would need to be considered in relation to this Ancient Woodland.
5	667	y	Grade 2 60ha 9% Grade 3 ² 607ha 91%	There are 2No PROW which run through the site, with more following the northern and eastern boundary. Many of the site boundaries are field boundaries and so visibility of the site is limited to views from the PROW's and the west and east.	Few properties have direct visibility into the site as the properties in South Kyme and Howell seem to already have tall established screening around them which limit views of the site.	Site is a mixture of Flood zone 3 and 1. The areas of FZ1 are located near to North & South Kyme and in the southwest.	A SM (ML160815) which is a medieval monastery, moated manor house, fishpond, and post-medieval garden. This SM abuts the north-eastern boundary of the site. The setting and possible archaeological remains of this asset would have to be given consideration in any design. LB are within South Kyme, including a Grade I. Howell on the SW corner also contains Grade II* and Grade II LB's.	This site comprises of a potential 9 landowners, of which 5 are not known at this time	There is an Ancient Woodland, called Old Wood, adjacent to the southern boundary of the site. This is separated from the site by the B1935. Construction impacts as well as any underground offsite grid cabling locations would need to be considered in relation to this Ancient Woodland.
6	759	y	Grade 2 493ha	There are 2No PROW cross the	Littleworth Drove forms the	The site is a combination of FZ 1,	The SM of Holme House is 530m	There is a potential of 25	There are no known ecological

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			65% Grade 3 ² 266 35%	site and bisect the site from N-S and E-W. Any development would require a considerable set back from these PROW or removal of fields from the site to ensure that users of the PROW do not feel surrounded by panels when using these routes. A 3 rd PROW runs near the site boundary at the SW near the A17.	southern boundary and Heckington Road the western boundary. Both have tall, established hedgerow and trees along the majority of their lengths, which would screen of any development on the site.	2 and 3. The eastern section of the site is all FZ 2 and 3.	from the site's southern boundary. Archaeological assessment would have to determine if any assets were in the site which would affect the setting of this SM.	different landowners of this site, with only 6 landowners known at this time. It is also known that the likely route of an offsite grid corridor runs through landholdings in which the landowners have indicated to the Applicant that they would not want a cable route running through their land. Any offsite grid route would therefore be lengthy to connect to Bicker Fen substation.	designations on or in close proximity of the site.
7	619	n	Grade 2 619ha 100%	There are a series of 5No. PROW either through the site or on the boundary of the site. 2No. run	There are only sporadic residential properties located around	Combination of FZ 1,2 and 3, with the FZ 1 areas located towards the north.	The site has 2No. SM on its northern boundary. Archaeological assessment would	The site is made up of land owned by 5 landowners. Only 1No landowner is	There are no known ecological designations on or in close proximity of the site.

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				through the western end, 2No. run through the eastern end and the final one follows full extent of the northern and western boundary. The northern boundary has clear views along the full extent of the site. Views are also possible from the A52. North Drove has established hedging along it which will screen most views of the site.	the vicinity of the site.		have to determine if any assets were in the site which would affect the setting of this SM	known at this time. The known landowner is the Crown Estate.	
8	584	n	Grade 2 584ha 100%	There are 2No. PROW which cross the site one of which bisects the site north to south. Views into the site from nearby roads offer a mixture of wide-open views and limited screened views.	There is a scattering of residential properties along the eastern and southern boundaries of the site.	Bar two small pockets of FZ1 the whole of the site is FZ3.	There are 4No. Grade II LB on the northern boundary, with more LB in Donnington which is 230m to the east. Donnington also has a Conservation Area within its central area, which contains	The site is made up of land owned by 10 different landowners. 7 of these are unknown at this time. The majority landowner on this site is the Crown Estate through the Dutchy of	There are no known ecological designations on or in close proximity of the site.

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							Grade I, II* and II LB's.	Lancaster, with LCC also owning a parcel on the southern boundary	
9	708	n	Grade 2 708ha 100%	There are 3No. PROW which cross the site. One crosses the full width of the site whilst the other two cross sections of the site. There is a 4 th PROW which runs along the eastern boundary which is the South Forty Foot Drain. The locations of these PROW would need detailed consideration and either setbacks or field removal which could result in the final area of land available for panels decreasing considerably below the size of the Energy Park site. There are clear, open views into the site from	The site is near Billingborough and Horbling. There are limited residential properties which back on to the site or have views into the site.	The main area of the site is FZ 3 with a section to the western end being FZ 2. A few small areas are FZ1.	There is a SM on the northern boundary and a series of LBs within Billingborough and Horbling.	The site is owned by 2 landowners with the majority landowner being The Crown Estate.	A Site of Special Scientific Interest (SSSI) is located on the northern boundary of the site. The reasoning for this designation would need to be considered within any design.

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				Billingham Drove. Views from the north are more limited due to planting.					
10	620	n	Grade 2 620ha 100%	There is 1 No PROW which runs through the centre of the site and a further 2 on the boundaries of the site. The local road network has limited views of the site, with the views from the north along Nelsam road offering the most expansive views of the site.	Pointon and Sempringham sit on the boundaries of the site and therefore properties within these villages have the potential to be effected by a development on this site.	The site is a mixture of FZ 1, 2 and 3. FZ 3 still makes up the majority of the site.	There are 3 No. SM's near to the site boundary, the closest two being located near Polar Farm to the east and off Nelsam Road to the north. Archaeological assessment would have to determine if any assets are in the site which would affect the setting of this SM.	There are 4 landowners of the site, one of which is not known at this time. The majority of the site is owned by The Crown Estate and the Church.	There are no known ecological designations on or in close proximity of the site.
11	577	n	Grade 2 577ha 100%	The small village of Cowsby sits on the SW boundary corner of the site and the hamlet of Millthorpe sits on the NW corner. There is a network of PROW in the western section of the site and a further PROW which	There are limited residential properties which back on to the site or have views into the site.	The site is a mixture of FZ 1, 2 and 3. FZ 3 still makes up the majority of the site.	There is a single LB (Grade II) south of Millthorpe on the western side of the site.	There are 10 landowners of this site. At this time the landowners are known for 4 of these land parcels.	There are no known ecological designations on or in close proximity of the site.

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				follows the eastern boundary. Views from the B1397 are expansive into the site, where as views are more limited from the B1177.					
12	570	n	Grade 2 570ha 100%	There is 1No PROW which enters the site from the north and stops in the centre of the site. There are a further 3No PROW which run close to the site boundaries. Views from the B1177 are very clear and open into the site and views from Long Drive will be limited due to existing screening.	There are limited residential properties which back on to the site or have views into the site.	The site is a mixture of FZ 1, 2 and 3. FZ 3 still makes up the majority of the site	There is a large SM located on the southern boundary whose setting would have to be considered for any development. There ae is also a cluster of 5No. LBs in the village of Dowsby.	There are 11 potential landholders for this site, with only 2 of them known at this time. The crown estate is one of the main landowners.	There are no known ecological designations on or in close proximity of the site.
13	613	n	Grade 2 613ha 100%	There are no PROWs that cross the site. There is one on the eastern boundary and a further 3No. on the	There are limited residential properties which back on to the site or have views into the site.	The site is a mixture of FZ 1, 2 and 3. FZ 3 still makes up the majority of the site.	There is a large SM (Medieval Village) to the north of the site. The possible archaeological implications of	The site is made up of c.10 different landowners with only one of these known at this time.	There are no known ecological designations on or in close proximity of the site.

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				western edge of the site which emanate from Dunsby. There is clear open visibility of the site from the south and north. Views from the east are achievable from the PROW on the eastern boundary.			this SM need to be considered within the site to determine design of the site and setting of the SM. Within Dunsby and Haconby there are LB's including a Grade I Church of St Andrew.		