

West Burton Solar Project

Draft Statement of Common Ground with West Lindsey District Council

Prepared by: Lanpro Services
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Issue Sheet

Report Prepared for: West Burton Solar Project Ltd.
Pre-Examination

Statement of Common Ground West Lindsey District Council

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1 Introduction

1.1 Purpose of the Document

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared as part of the proposed West Burton Solar Project Development Consent Order (the Application) made by West Burton Solar Project Ltd (the Applicant) to the Secretary of State for Energy Security & Net Zero (the Secretary of State) pursuant to the Planning Act 2008 (PA 2008).
- 1.1.2 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available in the deposit locations and/or the Planning Inspectorate website.
- 1.1.3 This SoCG has been produced to confirm to the Examining Authority (ExA) where agreement has been reached between the parties, and where agreement has not yet been reached. SoCGs are an established means in the DCO consenting process of allowing all parties to identify and focus on specific issues that may need to be addressed during the examination.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by (1) West Burton Solar Project Ltd. as the Applicant and (2) West Lindsey District Council. West Lindsey District Council is a host authority for the three Sites, referred to as West Burton 1, 2, and 3, that will house the PV panels, BESS and associated development.
- 1.2.2 Collectively, West Burton Solar Project Ltd. and West Lindsey District Council are referred to as 'the parties'.

1.3 Terminology

- 1.3.1 In the tables in **Sections 3 - 5** of this SoCG:
- "Agreed" indicates where the issue has been resolved.
 - "Not Agreed" indicates a final position, and
 - "Under discussion" indicates where these points will be the subject of ongoing discussion wherever possible to resolve, or refine, the extent of disagreement between the parties.

1.4 Topic Referencing for All Matters

1.4.1 All matters agreed, under discussion and not agreed have been given unique references which relate to the topic matter. The referencing system is defined as follows:

Table 1.1: Topic Referencing

Topic	Unique Identifying Code
Air Quality	AIR-xx
Alternatives and Design Evolution	ALT-xx
Climate Change	CLI-xx
Cultural Heritage	CUL-xx
Ecology and Biodiversity	ECO-xx
Energy Need	ENE-xx
Glint and Glare	GLI-xx
Landscape and Visual Impact	LAN-xx
Noise and Vibration	NOI-xx
Other Environmental Matters	OEM-xx
Planning History	PHI-xx
Planning Policy	PPO-xx
Principle of Development	PRI-xx
Scheme Description	SCH-xx
Socio-economics, Tourism and Recreation	STR-xx
Soils and Agriculture	SOI-xx
Transport and Access	TRA-xx

2 Record of Engagement

2.1 Summary of Consultation

2.1.1 The parties have been engaged in consultation since September 2021. Scheme. A summary of the meetings and correspondence that has taken place between West Burton Solar Project and West Lindsey District Council in relation to the Application is outlined in **Table 2.1**.

Table 2.1: Record of Engagement

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
Principle of Development		
9 th September 2021	Initial Project kick off meeting	The range of topics addressed in the SoCG.
22 nd September 2021	Member briefing	The range of topics addressed in the SoCG.
Since February 2022	Monthly meetings with Planning Officers.	The range of topics addressed in the SoCG.
8 th June 2023	West Lindsey DC relevant representation [RR-350]	Policy framework and decision making Cumulative impacts Project specific impacts

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
		Mitigation Draft DCO
Hydrology		
27/07/23	Section 42 Consultation	Flood Risk Assessment and Drainage Strategy [APP-090] and ES Chapter 10: Hydrology, Flood Risk and Drainage [APP-048] . West Lindsey District Council stated that Flood Risk Assessments (FRA) had to be undertaken and that FRA will need to maintain the predevelopment surface water regime post development.

2.1.2 It is agreed that this is an accurate record of the key meetings and consultation undertaken between (1) West Burton Solar Project Ltd. and (2) West Lindsey District Council in relation to the issues addressed in this SoCG.

3 Matters Agreed

Tables 3.1 to 3.17 below detail by topic the matters agreed with West Lindsey District Council.

3.1 Matters Agreed (Air Quality)

Table 3.1

Main Topic	Sub-topic	Details of Matters Agreed
AIR-01 Air Quality	Baseline Conditions	The baseline conditions which are detailed within Section 17.5 of ES Chapter 17: Air Quality [APP-055] are representative of the site conditions.
AIR-02 Air Quality	Methodology and Assessment	The methodology adopted within the Air Quality assessment [APP-133 to APP-136] has been derived from the information obtained through consultation and engagement with stakeholders and by reviewing any relevant guidance and studies. The assessment methodology is detailed within Section 17.4 of ES Chapter 17: Air Quality [APP-055] and is considered acceptable.
AIR-03 Air Quality	Methodology and Assessment (Construction Vehicles)	As detailed within the Air Quality assessment [APP-133 to APP-136] the proposed construction vehicle numbers will not exceed the relevant IAQM/EPUK thresholds e.g., 100 HGV Annual Average Daily Traffic (AADT), therefore there is no requirement for detailed construction air quality modelling and assessment has been scoped out of ES Chapter 17: Air Quality [APP-055]. This approach is considered acceptable.
AIR-04 Air Quality	Methodology and Assessment (Operational Vehicles)	As detailed within the Air Quality assessment [APP-133 to APP-136] the proposed operational vehicle numbers will be limited and will not exceed the relevant IAQM/EPUK thresholds (e.g., 100 HGV Annual Average Daily Traffic (AADT), therefore there is no requirement for detailed air quality modelling and assessment has been scoped out of ES Chapter 17: Air Quality [APP-055]. This approach is considered acceptable.
AIR-05 Air Quality	Mitigation	The proposed mitigation measures set out within Section 17.8 of ES Chapter 17: Air Quality [APP-055] are acceptable.

3.2 Matters Agreed (Alternatives and Design Evolution)

Table 3.2

Main Topic	Sub-topic	Details of Matters Agreed
ALT-01 Alternatives and Design Evolution	Site Selection Assessment	The methodology used in 6.3.5.1 Environmental Statement - Appendix 5.1 Site Selection Assessment [APP-071] is appropriate given that there is no standard methodology for the site selection of solar farms and NPS EN-1 4.4.3 states <i>“the consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner”</i> .
ALT-02 Alternatives and Design Evolution	ES Chapter 5: Alternatives and Design Evolution	The scope of 6.2.5 Environmental Statement - Chapter 5 Alternatives and Design Evolution [APP-043] including the assessment of alternatives and description of design evolution has been carried out in a proportionate manner and is considered acceptable.

3.3 Matters Agreed (Climate Change)

3.3.1 No matters agreed.

3.4 Matters Agreed (Cultural Heritage)

3.4.1 No matters agreed.

3.5 Matters Agreed (Ecology and Biodiversity)

3.5.1 No matters agreed.

3.6 Matters Agreed (Energy Need)

Table 3.6

Main Topic	Sub-topic	Details of Matters Agreed
ENE-01 Energy Need	Need for Large Scale Solar	The principle of the need for large scale solar projects is established in national planning policy, as detailed in Section 4 of 7.5 Planning Statement [APP-313] and 7.11 Statement of Need [APP-320] ; and the principle that large scale solar is an essential part of the UK's generation mix which will bring benefits to national decarbonisation and energy security agendas as well as support the affordability of clean electricity is supported by West Lindsey District Council.

3.7 Matters Agreed (Glint and Glare)

Table 3.7

Main Topic	Sub-topic	Details of Matters Agreed
GLI-01 Glint and Glare	Methodology and Assessment	As agreed with West Lindsey District Council, the baseline conditions detailed at Section 16.5 of 6.2.16 Environmental Statement - Chapter 16_Glint and Glare [APP-054] and within Section 5 of 6.3.16.1 Environmental Statement - Appendix 16.1 Solar Photovoltaic Glint and Glare Study [APP-132] are representative of the baseline site conditions for the Scheme.
GLI-02 Glint and Glare	Baseline Conditions	The assessment methodology adopted in the Glint and Glare assessment has been agreed with West Lindsey District Council and has been derived from the information obtained through consultation with stakeholders and by reviewing any relevant guidance and studies. The assessment methodology is detailed within Section 16.4 of 6.2.16 Environmental Statement - Chapter 16_Glint and Glare [APP-054] and within Appendix A of 6.3.16.1 Environmental Statement - Appendix 16.1 Solar Photovoltaic Glint and Glare Study [APP-132] . The methodology used in the report has been used in other 1,000 glint and glare assessments and has been tested for NSIP solar schemes before. Therefore, it is considered to be acceptable.

Main Topic	Sub-topic	Details of Matters Agreed
GLI-03 Glint and Glare	Significance of Impacts and Mitigation Measures	<p>No significant impacts are predicted because:</p> <ul style="list-style-type: none"> Where effects are predicted to have a 'Moderate' impact or higher the Applicant has proposed mitigation in the form of screening to significantly obstruct the visibility of the reflective area; Where effects are predicted to have a 'Low' impact mitigation is not recommended. Therefore, once the proposed mitigation strategy is in place, the overall impact of the Scheme upon the nearby identified receptors is predicted to be 'Minor/Negligible Adverse', in EIA terms. <p>Further information can be found in Section 16.8 and 16.9 of 6.2.16 Environmental Statement - Chapter 16_Glint and Glare [APP-054] and Section 7 of 6.3.16.1 Environmental Statement - Appendix 16.1 Solar Photovoltaic Glint and Glare Study [APP-132].</p>

3.8 Matters Agreed (Landscape and Visual Impact)

Table 3.8

Main Topic	Sub-topic	Details of Matters Agreed
LAN-01 Landscape and Visual Impact	Assessment Methodology and Significance Criteria	<p>The assessment methodology and significance criteria set out within Section 8.4 of 6.2.8 Environmental Statement - Chapter 8_Landscape and Visual Impact Assessment [APP-046] and 6.3.8.1 Environmental Statement - Appendix 8.1 LVIA Methodology [APP-072], provides an appropriate approach to assessing the potential likely significant effects on receptors and the assessment methodology has been prepared with consideration of the appropriate and relevant guidance.</p>

Main Topic	Sub-topic	Details of Matters Agreed
LAN-02 Landscape and Visual Impact	Study Area/Scope of Assessment	The existing Study Areas/Scope of Assessment set out within Section 8.5 of 6.2.8 Environmental Statement - Chapter 8_Landscape and Visual Impact Assessment [APP-046] are sufficient to inform the assessment baseline conditions.
LAN-03 Landscape and Visual Impact	Baseline Conditions	The description of the existing baseline landscape and visual conditions set out within Section 8.5 of 6.2.8 Environmental Statement - Chapter 8_Landscape and Visual Impact Assessment [APP-046] and 6.3.8.2 Environmental Statement - Appendix 8.2 Assessment of Potential Landscape Effects [APP-073] and 6.3.8.3 Environmental Statement - Appendix 8.3 Assessment of Potential Visual Effects [APP-074] , is accurate and sufficient to inform the assessment.

3.9 Matters Agreed (Noise and Vibration)

Table 3.9

Main Topic	Sub-topic	Details of Matters Agreed
NOI-01 Noise and Vibration	Baseline Conditions	The outcomes of the baseline noise monitoring detailed within Section 15.4 of 6.2.15 Environmental Statement - Chapter 15_Noise and Vibration [APP-053] and 6.3.15.1 Environmental Statement - Appendix 15.1 Noise Survey Information [APP-129] are representative of the sound levels in the vicinity of the Sites and experienced by nearby sensitive receptors. As such, the conditions described in Section 15.5 of 6.2.15 Environmental Statement Chapter 15 Noise and Vibration [APP-053] are representative of the baseline site conditions.
NOI-02 Noise and Vibration	Methodology and Assessment	The methodology detailed within Section 15.4 and the assessments within Sections 15.7, 15.8 and 15.9 of 6.2.15 Environmental Statement - Chapter 15_Noise and Vibration [APP-053] and 6.3.15.3 Environmental Statement - Appendix 15.3 Assessment of Key Effects [APP-131]

Main Topic	Sub-topic	Details of Matters Agreed
		for noise and vibration associated with both the construction and operational phases of the Scheme is acceptable.
NOI-03 Noise and Vibration	Assessment Outcomes	The effects of noise and vibration detailed within Section 15.7 of 6.2.15 Environmental Statement - Chapter 15_Noise and Vibration [APP-053] and 6.3.15.3 Environmental Statement - Appendix 15.3 Assessment of Key Effects [APP-131] from the construction and operational phases of the Scheme have been assessed robustly in accordance with relevant policy and guidance on noise and vibration assessments and do not result in any significant impacts and are therefore acceptable..

3.10 Matters Agreed (Other Environmental Matters)

Table 3.10

Main Topic	Sub-topic	Details of Matters Agreed
OEM-01 Other Environmental Matters	Major Accidents and Disasters (fire safety)	The assessment undertaken and relevant mitigation measures provided with regard to fire safety as set out in Section 21.6 of 6.2.21 Environmental Statement - Chapter 21_Other Environmental Matters [APP-059] and as set out in 7.9 Outline Battery Storage Safety Management Plan [APP-318] have been carried out in a robust and proportionate manner and are considered acceptable. The location and scale of the BESS is suitable to address the concerns of WLDC with regard to impact on residential dwellings and publicly accessible locations.
OEM-02 Other Environmental Matters	Telecommunications, Utilities and Television Receptors	The information provided within Section 21.3 of 6.2.21 Environmental Statement - Chapter 21_Other Environmental Matters [APP-059] is sufficient, and the protective mitigation measures set out in 7.1 Outline Construction Environmental Management Plan [APP-309] ; 7.14 Outline Operational Environmental Management Plan [APP-323] and 7.15 Crossing Schedule [APP-324] are appropriate and therefore acceptable.

Main Topic	Sub-topic	Details of Matters Agreed
OEM-03 Other Environmental Matters	Major Accidents and Disasters (excluding fire safety)	The scope and methodology of the assessment undertaken throughout the ES and signposted within Section 21.6 of 6.2.21 Environmental Statement - Chapter 21_Other Environmental Matters [APP-059] including the identification of likely significant effects and likely significant cumulative effects has been carried out in a robust and proportionate manner and is considered acceptable.
OEM-04 Other Environmental Matters	Major Accidents and Disasters (fire safety)	The assessment undertaken and relevant mitigation measures provided with regard to fire safety as set out within Section 21.6 of 6.2.21 Environmental Statement - Chapter 21_Other Environmental Matters [APP-059] and as set out in 7.9 Outline Battery Fire Safety Management Plan [APP-318] have been carried out in a robust and proportionate manner and are considered acceptable. The design of the BESS is suitable to address the requirements of the Lincolnshire Fire and Rescue Service.

3.11 Matters Agreed (Planning History)

Table 3.11

Main Topic	Sub-topic	Details of Matters Agreed
PHI-01 Planning History	Planning History	The relevant planning history for the Scheme insofar as it relates to land within West Lindsey's District is set out at 7.5 Planning Statement [APP-313] in Appendix A: Planning Application History Search West Burton Sites (pg.156-164) and Appendix B: Planning Application History Search Cable Route Corridor (pg.165-171) respectively.

3.12 Matters Agreed (Planning Policy)

Table 3.12

Main Topic	Sub-topic	Details of Matters Agreed
PPO-01 Planning Policy	Legislation and Policy	<p>The Scheme should be considered and determined under Section 105 of the Planning Act 2008 (Decisions in cases where no national policy statement has effect).</p> <p>National Policy Statement (NPS) EN-1, NPS EN-3, NPS EN-5, and in the light of the Government's pronouncements in respect of transitional effects of the draft NPSs, draft NPS EN-1, Draft NPS EN-3 and Draft NPS EN-5 should be important and relevant considerations for the purposes of S105(2)(c) of the Planning Act 2008.</p> <p>Draft NPS EN-3 contains technology specific policy relating to large scale solar development.</p> <p>The Scheme has been assessed against the relevant and up to date West Lindsey District Council and Lincolnshire County Council planning policies as set out within Section 6 of 7.5 Planning Statement [APP-313] noting that any references to the draft Central Lincolnshire Local Plan now mean the Central Lincolnshire Local Plan DPD (Development Plan Document) adopted 13 April 2023.</p>

3.13 Matters Agreed (Principle of Development)

Main Topic	Sub-topic	Details of Matters Agreed
PD-01 Principle of Development	Site description	The Site description set out at ES Chapter 3: The Development Site [APP-041] is accurate.
PD-02	Planning History	The relevant planning history for the Scheme insofar as it relates to land within West Lindsey District is set out at Planning Statement [APP-313], Appendix 1: Planning Application History

Principle of Development		Search Cottam Sites and Appendix 2: Planning Application History Search Cable Route Corridor respectively.
PD-03 Principle of Development	Legislation and policy	<p>The Scheme should be considered under Section 105 of the Planning Act 2008.</p> <p>National Policy Statements (NPS) NPS EN-1, NPS EN-3, NPS EN-5, and in the light of the Government's pronouncements in respect of transitional effects of the draft NPSs, draft NPS EN-1, Draft NPS EN-3 and Draft NPS EN-5 are all considered to be important and relevant considerations for the purposes of S105(2) of the Planning Act 2008.</p> <p>Draft NPS EN-3 contains technology specific policy relating to large scale solar development.</p> <p>The Scheme has been assessed against the relevant and up to date West Lindsey District Council and Lincolnshire County Council planning policies as set out within Section 6 of the Planning Statement [APP-313] noting that any references to the draft Central Lincolnshire Local Plan now mean the Central Lincolnshire Local Plan DPD (Development Plan Document) adopted 13 April 2023.</p>
PD-04 Principle of Development	Need for large scale solar	The principle of the need for large scale solar projects is established in national planning policy, as detailed in Section 4 of the Planning Statement [APP-313] and the Statement of Need [APP-320] ; and the principle of delivering solar is broadly supported by stakeholders.

3.14 Matters Agreed (Scheme Description)

Table 3.14

Main Topic	Sub-topic	Details of Matters Agreed
SCH-01 Scheme Description	Scheme Description	The Scheme description set out at 6.2.3 Environmental Statement - Chapter 3_The Order Limits [APP-041] is accurate.

3.15 Matters Agreed (Socio-Economics, Tourism and Recreation)

Table 3.15

Main Topic	Sub-topic	Details of Matters Agreed
STR-01 Socio-Economics, Tourism and Recreation	Methodology	The methodology used in the assessment of socio-economic, tourism and recreation impacts as set out in Section 18.4 of 6.2.18 Environmental Statement - Chapter 18 Socio Economics Tourism and Recreation [APP-056] is appropriate, given that there is no standard methodology for the assessment of socio-economic and associated impacts for EIA.
STR-02 Socio-Economics, Tourism and Recreation	Assessment Scope	The scope of the assessment undertaken within Sections 18.7, 18.9, and 18.10 of 6.2.18 Environmental Statement - Chapter 18 Socio Economics Tourism and Recreation [APP-056] including the identification of likely significant effects and likely significant cumulative effects has been carried out in a robust and proportionate manner and is considered acceptable.
STR-03 Socio-Economics, Tourism and Recreation	Proposed Mitigation and Enhancement Measures	The proposed embedded and additional mitigation and enhancement measures as set out within Sections 18.6 and 18.9 of 6.2.18 Environmental Statement - Chapter 18 Socio Economics Tourism and Recreation [APP-056] are considered proportionate and acceptable.

3.16 Matters Agreed (Soils and Agriculture)

Table 3.16

Main Topic	Sub-topic	Details of Matters Agreed
SOI-01 Soils and Agriculture	Baseline Conditions	The baseline conditions detailed at Section 19.8 of 6.2.19 Environmental Statement - Chapter 19 Soils and Agriculture [APP-057] and within 6.3.19.1 Environmental Statement - Appendix

Main Topic	Sub-topic	Details of Matters Agreed
		19.1 Agricultural Land Quality, Soil Resources and Farming Circumstances Report [APP-137] are representative of the baseline site conditions.
SOI-02 Soils and Agriculture	Methodology and Assessment	The assessment methodology detailed within Section 19.6 of 6.2.19 Environmental Statement - Chapter 19_Soils and Agriculture [APP-057] is considered acceptable.
SOI-03 Soils and Agriculture	Proposed Mitigation	The proposed mitigation measures set out within Section 19.10 of 6.2.19 Environmental Statement - Chapter 19_Soils and Agriculture [APP-057] are considered acceptable.

3.17 Matters Agreed (Transport and Access)

Table 3.17

Main Topic	Sub-topic	Details of Matters Agreed
TRA-01 Transport and Access	Methodology	The methodology adopted within Section 14.4 of 6.2.14 Environmental Statement - Chapter 14_Transport and Access [APP-052] has been derived from the information obtained through consultation and engagement with stakeholders and by reviewing relevant policy, guidance and studies and is considered acceptable.
TRA-02 Transport and Access	Baseline Assessment	The baseline conditions which are detailed in Section 14.5 of 6.2.14 Environmental Statement - Chapter 14_Transport and Access [APP-052] are representative of the baseline site conditions.
TRA-03 Transport and Access	Mitigation	The proposed mitigation measures set out within Section 10.6 of 6.2.14 Environmental Statement - Chapter 14_Transport and Access [APP-052] are considered acceptable.

4 Matters Under Discussion

Tables 4.1 to 4.17 below detail by topic the matters under discussion with West Lindsey District Council.

4.1 Matters Under Discussion (Air Quality)

4.1.1 No matters under discussion.

4.2 Matters Under Discussion (Alternatives and Design Evolution)

4.2.1 No matters under discussion.

4.3 Matters Under Discussion (Climate Change)

Topic	Sub-topic	Details of Matters Under Discussion
CC-01 Climate Change	ES Chapter 7: Baseline	Whether or not the baseline conditions detailed in Chapter 7: Climate Change of the Environmental Statement [APP-045] are representative of the baseline site conditions.
CC-02 Climate Change	ES Chapter 7: Methodology	Whether or not the assessment methodology detailed in Chapter 7: Climate Change of the Environmental Statement [APP-045] is considered acceptable.
CC-03 Climate Change	ES Chapter 7: Mitigation	Section 7.9 of Chapter 7: Climate Change of the Environmental Statement [APP-045] has not identified the need for any additional mitigation or enhancement measures

4.4 Matters Under Discussion (Cultural Heritage)

Table 4.4

Main Topic	Sub-topic	Details of Matters Under Discussion
CUL-01 Cultural Heritage	ES Chapter 13: Baseline	Whether the baseline conditions detailed in 6.2.13 Environmental Statement - Chapter 13_Cultural Heritage [APP-051] are representative of the baseline site and study area conditions.
CUL-02 Cultural Heritage	ES Methodology	Whether the assessment methodology detailed in 6.2.13 Environmental Statement - Chapter 13_Cultural Heritage [APP-051] is considered acceptable.
CUL-03 Cultural Heritage	ES Conclusions	Whether the conclusions of the assessment detailed in 6.2.13 Environmental Statement - Chapter 13_Cultural Heritage [APP-051] are considered acceptable.
CUL-04 Cultural Heritage	Cumulative Impacts	Whether the cumulative impacts detailed in 6.2.13 Environmental Statement - Chapter 13_Cultural Heritage [APP-051] are considered acceptable.

4.5 Matters Under Discussion (Ecology and Biodiversity)

Table 4.5

Main Topic	Sub-topic	Details of Matters Under Discussion
ECO-01 Ecology and Biodiversity	Baseline	Whether the baseline conditions detailed in 6.2.9 Environmental Statement - Chapter 9_Ecology and Biodiversity [APP-047] are representative of the baseline site conditions.
ECO-02	ES Methodology	Whether the assessment methodology detailed in 6.2.9 Environmental Statement - Chapter 9_Ecology and Biodiversity [APP-047] is considered acceptable.

Main Topic	Sub-topic	Details of Matters Under Discussion
Ecology and Biodiversity		
ECO-03 Ecology and Biodiversity	ES Conclusions	Whether the conclusions of the assessment detailed in 6.2.9 Environmental Statement - Chapter 9 Ecology and Biodiversity [APP-047] are considered acceptable.
ECO-04 Ecology and Biodiversity	Cumulative Impacts	Whether the cumulative impacts detailed in 6.2.9 Environmental Statement - Chapter 9 Ecology and Biodiversity [APP-047] are considered acceptable.

4.6 Matters Under Discussion (Energy Need)

4.6.1 No matters under discussion.

4.7 Matters Under Discussion (Glint and Glare)

4.7.1 No matters under discussion.

4.8 Matters Under Discussion (Landscape and Visual Impact)

Table 4.8

Main Topic	Sub-topic	Details of Matters Under Discussion
LAN-04 Landscape and Visual	Cumulative Impacts	Please refer to the Relevant Representation received from West Lindsey District Council [RR-350] , and WB8.1.2 The Applicant's Responses to Relevant Representations [EN010132/EX1/WB8.1.2] (WLDC-02).

Main Topic	Sub-topic	Details of Matters Under Discussion
		<p>"Cumulative impacts of concern will relate to construction, operational and decommissioning impacts across a range of matters including, inter alia, landscape and visual effects, land use (loss of agricultural land), public access and recreation, noise, traffic and transport, cultural heritage and ecology."</p> <p>Applicant comment:</p> <p>With regard to the cumulative effects of the Scheme, 6.2.8 Environmental Statement - Chapter 8_Landscape and Visual Impact Assessment [APP-046] (the 'LVIA') assesses the impacts of the Scheme alongside the proposed Gate Burton, Cottam and Tillbridge Solar proposals and concludes that significant adverse effects would not occur on landscape character and visual amenity over an extensive area.</p> <p>The cumulative effects with the Cottam proposal are illustrated on 6.4.8.17.1 Environmental Statement - Figure 8.17.1 - Cumulative Development Augmented ZTV - Cottam [APP-277]. The Cottam proposals are located to the northeast of the settlements of Stow and Willingham. The conclusion in the LVIA is that the cumulative effects arising from the West Burton and Cottam projects would not occur due to the significant distance between the projects. The LVIA concludes that in respect of Regional Character Areas and Individual Contributors to Landscape Character, there is potential for cumulative effects, but that these would be 'Not Significant' in EIA terms. The LVIA sets out for example, with regard to Viewpoint LCC-A-Middle Street (para.8.10.86) that <i>"There may be opportunities (depending upon weather and atmospheric visibility) for successional glimpses of the West Burton and Cottam Sites. However, if available, this would be very glimpsed, transient and filtered by vegetation across the landscape and would be regarded as two detached solar schemes in two separate land parcels."</i></p> <p>The cumulative effects with the Gate Burton proposals are illustrated on 6.4.8.17.2 Environmental Statement - Figure 8.17.2 - Cumulative Development Augmented ZTV - Gate Burton [APP-278]. The Gate Burton proposals located to the west of the settlements of</p>

Main Topic	Sub-topic	Details of Matters Under Discussion
		<p>Willingham by Stow, Kexby and Upton. The conclusion in the LVIA is that the cumulative effects arising from West Burton and Gate Burton would not occur due to the significant distance between the projects. The LVIA concludes that in respect of Regional Character Areas and Individual Contributors to Landscape Character, there is potential for cumulative effects, but that these would be 'Not Significant' in EIA terms. The LVIA sets out for example, with regard to transport receptor T058/Northern Railway – Saxilby to Gainsborough (para.8.10.88) that <i>“The route continues north through the Gate Burton Energy Park development, with users having views of the surrounding array as they pass through”, but that the effects would be Not Significant.</i>”</p> <p>The cumulative effects with the Tillbridge proposals are illustrated on 6.4.8.17.3 Environmental Statement - Figure 8.17.3 - Cumulative Development Augmented ZTV - Tillbridge [APP-279]. The Tillbridge proposals are located to the west and east of the settlement of Springthorpe and situated between the settlements of Heapham, Hemswell Cliff and Glentworth. The conclusion of the LVIA is that the cumulative effects arising from West Burton and Tillbridge would not occur due to the significant distance between the projects. The LVIA concludes that in respect of Regional Character Areas and Individual Contributors to Landscape Character, there is potential for cumulative effects, but that these would be 'Not Significant' in EIA terms. The LVIA sets out for example, with regard to location and proximity (para.8.10.22) that <i>“The Tillbridge Solar Project continues from the northern extent of the Cottam 1 Site north towards the A631. The Cottam Solar Project is approximately 1.5km north of the West Burton 1 Site. The Tillbridge Solar Project is approximately 7.25km north of the West Burton 1 Site.”</i></p>
<p>LAN-05 Lighting and Glint and Glare</p>	<p>Glint and Glare</p>	<p>Please refer to the Relevant Representation received from West Lindsey District Council [RR-350], and WB8.1.2 The Applicant’s Responses to Relevant Representations [EN010132/EX1/WB8.1.2] (WLDC-04).</p> <p><i>“Without prejudice to matters that are identified following a detailed assessment, WLDC expect the following matters to be scrutinised in detail through the examination phase:</i></p>

Main Topic	Sub-topic	Details of Matters Under Discussion
		<p><i>Landscape and Visual Effects (including lighting impacts and glint and glare)."</i></p> <p>Applicant's comments:</p> <p>6.2.8 Environmental Statement - Chapter 8_Landscape and Visual Impact Assessment [APP-046] (the 'LVIA') provides landscape mitigation that seeks to enhance the visibility of the Scheme from public vantage points including transport routes, public footpaths, permissive footpaths and green lane network. This mitigation is aimed to benefit the community as a whole as well as tourists, visiting walkers, local residents, ornithologists and cyclists. The landscape mitigation measures will seek to provide new planting to mitigation the potential impacts and effects of glint and glare, which will include new native hedgerows and tree cover, and this will also include their management and maintenance. Please refer to Table 3.7 where glint and glare is discussed in detail.</p>

4.9 Matters Under Discussion (Noise and Vibration)

Table 4.9

Main Topic	Sub-topic	Details of Matters Under Discussion
NOI-04 Noise and Vibration	Cumulative Impacts	Whether the cumulative effects detailed in Chapter 15: Noise and Vibration of the Environmental Statement [APP-053] are considered acceptable

4.10 Matters Under Discussion (Other Environmental Matters)

4.10.1 No matters under discussion.

4.11 Matters Under Discussion (Planning History)

4.11.1 No matters under discussion.

4.12 Matters Under Discussion (Planning Policy)

4.12.1 No matters under discussion.

4.13 Matters Under Discussion (Principle of Development)

Table 4.13

Main Topic	Sub-topic	Details of Matters Under Discussion
PRI-01 Principle of Development	Project Components	Whether the siting of the individual project components, as set out in 3.1 Draft Development Consent Order [APP-017] and 7.6 Design and Access Statement [APP-314 to APP-315] , are acceptable.
PRI-02 Principle of Development	Acceptability of Development Consent Order and Requirements	Whether the drafting of 3.1 Draft Development Consent Order [APP-017] is acceptable, including the scope and wording of the requirements.

4.14 Matters Under Discussion (Scheme Description)

4.14.1 No matters under discussion.

4.15 Matters Under Discussion (Socio-Economics, Tourism and Recreation)

4.15.1 No matters under discussion.

4.16 Matters Under Discussion (Soils and Agriculture)

Table 4.16

Main Topic	Sub-topic	Details of Matters Under Discussion
SOI-04 Soils and Agriculture	Assessment Outcomes – Impacts to ALC Graded Land and Soil Quality	<p>Natural England document Agricultural Land Classification: protecting the best and most versatile agricultural land (TIN049) https://publications.naturalengland.org.uk/publication/35012 explains the Agricultural Land Classification (ALC) system and its use in informing land use planning decisions for agricultural land. The Applicant has submitted an ALC assessment for agricultural land within the Sites showing it is predominantly ALC Grade 3b, not best and most versatile agricultural land.</p> <p>The Scheme is unlikely to result in loss of best and most versatile (BMV) agricultural land because:</p> <ul style="list-style-type: none"> • The Scheme will be decommissioned at the end of its operational life; • Land will retain its existing Agricultural Land Classification (ALC) grade baseline after decommissioning of the Scheme as set out at Section 19.10 of 6.2.19 Environmental Statement - Chapter 19_Soils and Agriculture [APP-057]; • The Scheme will have minimal impact on soil quality as set out at Section 19.10 of 6.2.19 Environmental Statement - Chapter 19_Soils and Agriculture [APP-057]; <p>A Soil Management Plan (SMP) will be included within the agreed Construction, Operational and Decommissioning Environmental Management Plans (CEMP, OEMP, DEMP) with the aim of conserving the soil resource and its functional capacity for support of agricultural production as set out at paragraph 19.10.1 of 6.2.19 Environmental Statement - Chapter 19_Soils and Agriculture [APP-057].</p>
SOI -05 Soils and Agriculture	Cumulative Impacts	Whether or not the cumulative impacts detailed in Section 19.11 of 6.2.19 Environmental Statement - Chapter 19_Soils and Agriculture [APP-057] are considered acceptable.

4.17 Matters Under Discussion (Transport and Access)

Table 4.17

Main Topic	Sub-topic	Details of Matters Under Discussion
TRA-04 Transport and Access	Cumulative Effects	Whether or not the cumulative impacts detailed in Section 14.9 of 6.2.14 Environmental Statement - Chapter 14_Transport and Access [APP-052] are considered acceptable.

5 Matters Not Agreed

5.1.1 There are no matters “not agreed” with West Lindsey District Council.

6 Signatories

6.1.1 The above SoCG is agreed between West Burton Solar Project Ltd. (the Applicant) and West Lindsey District Council as specified below.

Duly authorised for and on behalf of **West Burton Solar Project Ltd.**

Name:	
Job Title:	
Date:	
Signature:	

Duly authorised for and on behalf of **West Lindsey District Council**

Name:	
Job Title:	
Date:	
Signature:	