

West Burton Solar Project

The Applicant's Proposed Viewpoint Location for Accompanied Site Inspection and Draft Itinerary

Prepared by: Lanpro
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Issue Sheet

Report Prepared for: West Burton Solar Project Ltd.
Examination Deadline 1

The Applicant's Proposed Viewpoint Location for Accompanied Site Inspection and Draft Itinerary

Prepared by:

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Revision: [X]

1 Introduction

- 1.1.1 As requested in the Rule 6 **[PD-005]** and Rule 8 **[PD-008]** letters, this document sets out the Applicant's suggested viewpoint locations for the Examining Authority's (ExA) Accompanied Site Inspection (ASI). The Applicant is happy to support the ExA through an ASI. Table 1 and Figure 1 below set out a list of viewpoints which the Applicant considers important for the ExA to visit in understanding the Scheme.
- 1.1.2 The Applicant also sets out a draft itinerary for the ASI for further consultation with the ExA and based on these proposed locations, we strongly would recommend an ASI for these. The ASI is programmed to take place during the w/c 22nd January 2024.
- 1.1.3 The Applicants have undertaken a review of the relevant representations to consider an appropriate route and itinerary for the ASI. It is understood that the ExA haven't undertaken any unaccompanied site visits yet. If this is carried out prior to the ASI and locations have already been visited that are suggested by the Applicant then the ExA may decide that some of the suggested viewpoints are not required to revisit.
- 1.1.4 The proposed ASI route and itinerary is intended to focus on the key areas of discussion following a review of the stakeholder engagement and consultation responses. The Applicant would welcome further comments from the ExA and other consultees to finalise an agreed route and itinerary for the ASI.
- 1.1.5 The Applicant proposes to hire a minibus(es) to aid transit around the site. Given the dispersed nature of the viewpoints it is considered more efficient and safer for all parties to travel in a minibus. Once the numbers attending the ASI is agreed then further transport arrangements can be confirmed.
- 1.1.6 The Applicant suggests ASI is programmed to take one day with the exact date to be agreed with the ExA once the arrangements for the w/c 22nd January is fixed. If it is deemed that additional time is needed to undertake the ASI once Interested Parties and the ExA have commented, then the Applicant will look to update the itinerary for Deadline 3.
- 1.1.7 The route and itinerary should be read in conjunction with the suggested Figure 1 West Burton Viewpoint Plan.

Table 1: Suggested Viewpoints and Itinerary for the ExA

Viewpoint Reference	Itinerary and Reason for Suggestion	Issues to be Observed	Requires Access to Private Land
<p>Location 1:</p> <p>Easting: 487203.8</p> <p>Northing: 380958.515</p>	<p>A1500/Tillbridge Lane</p> <ul style="list-style-type: none"> Parking on offside (southern) verge of A1500 at Axelwood Farm what3words ///stored.vented.remission <p>Reason</p> <p>VP56: A1500/Tillbridge Lane</p> <p>Representative View: For users of local roads (including the A1500) and residential properties along the A1500.</p> <p>View west towards the northern edge of WB3. Baseline includes existing roadside hedgerows that restrict views across the wider landscape to the south of A1500 and WB3. Baseline landscape crossed by electricity pylons with Cottam Power Station on horizon.</p>	<p>Landscape and Visual</p>	<p>No</p>
<p>Location 2:</p> <p>Easting: 486562.901</p> <p>Northing: 380830.215</p>	<p>Bishops Palace</p> <ul style="list-style-type: none"> Access to be gained through Stow Park Farm as per location 3. what3words ///suckle.hormones.protected <p>Reason</p>	<p>Cultural Heritage</p>	<p>Yes</p>

	View from the south of moated earthworks belonging to the bishop's palace looking south-west towards the railway line, and south-east towards earthwork remains of the eastern pale of the former deer park. Both sections of earthworks belong to the Scheduled remains of Stow Park medieval bishop's palace and deer park (1019229)		
Location 3: Easting: 486015.652 Northing: 380515.922	<p>Stow Park (Railway Line)</p> <ul style="list-style-type: none"> This location is on private property. Access will need to be gained by driving into Stow Park Farm. Viewpoint what3words ///fail.wriggle.hurricane <p>Reason</p> <p>View from the railway crossing which bisects West Burton 3 and the three scheduled elements of the medieval bishop's palace and deer park, Stow Park Scheduled Monument (1019229).</p>	Cultural Heritage	Yes
Location 4: Easting: 485908.269 Northing: 378766.659	<p>Cowdale Lane</p> <ul style="list-style-type: none"> Parking at the entrance to Stow Park Farm what3words ///competing.flooding.prongs and then walk west what3words ///cake.continued.hotel <p>Reason</p> <p>VP45: Cowdale Lane</p> <p>Representative View: For users of Cowdale Lane passing along the southern edge of the WB3 Site.</p>	Landscape and Visual Cultural Heritage	No

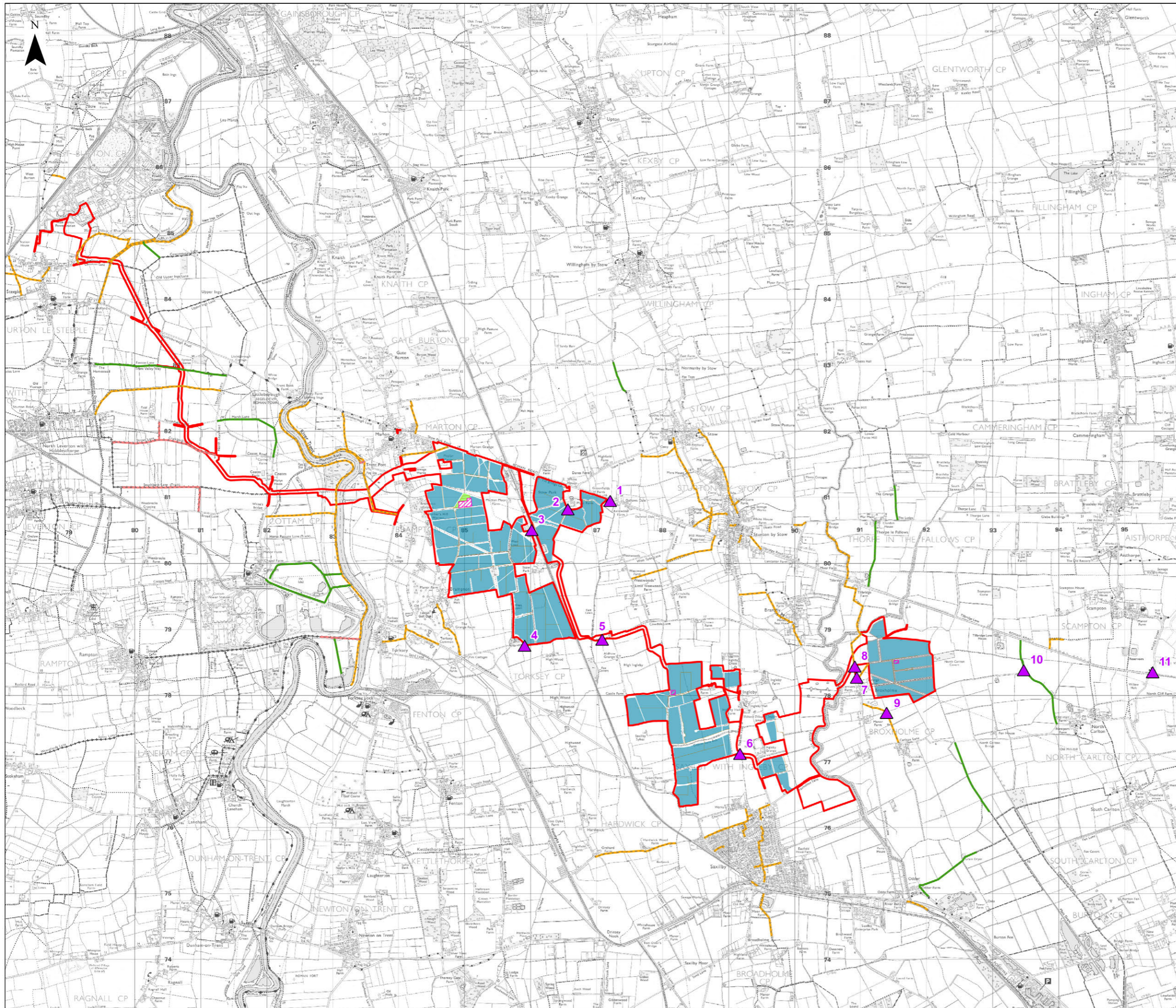
	<p>View looking north directly across southern area of WB3. Views representative of glimpsed views from Cowdale Lane passing alongside B3. Electricity pylons cross WB3 and wider landscape. Baseline includes field boundary hedgerows and conifer trees alongside farmsteads.</p> <p>View from the Scheduled remains of the south-western park pale, which belongs to the former medieval bishop's palace and deer park, Stow Park (1019229).</p>		
<p>Location 5: Easting: 487082.584 Northing: 378858.832</p>	<p>Cowdale Lane</p> <ul style="list-style-type: none"> • Parking at entrance to farm track to Aldhow Grange what3words ///splints.rocked.decorated and then walk west along Cowdale Lane what3words ///incensed.darkens.free <p>Reason</p> <p>LCC-H: Cowdale Lane</p> <p>Representative View: Location north of WB2 and south of WB3 from Cowdale Lane experienced by road users.</p> <p>Representative of transient views from local roads.</p> <p>View looking north-west towards the Scheduled earthwork remains of the south-eastern park pale, which belongs to the medieval bishop's palace and deer park, Stow Park (1019229).</p>	<p>Landscape and Visual Cultural Heritage</p>	<p>No</p>

<p>Location 6:</p> <p>Easting: 489169.101</p> <p>Northing: 377127.391</p>	<p>Sturton Road (B1241)</p> <ul style="list-style-type: none"> • Parking on nearside verge corner of Sturton Road at what3words ///kitten.visits.swerving <p>Reason</p> <p>VP27: Sturton Road</p> <p>Representative View: For users of local roads passing alongside and through WB2. At this point roadside vegetation contains view of the surrounding landscape.</p> <p>General view looking north towards the Scheduled Deserted village of North Ingleby (1003570).</p>	<p>Landscape and Visual</p> <p>Cultural Heritage</p>	<p>No</p>
<p>Location 7:</p> <p>Easting: 490943.947</p> <p>Northing: 378283.549</p>	<p>Broxholme Lane and Brox/197/1</p> <ul style="list-style-type: none"> • Viewpoint what3words ///armrests.melon.lost can be reached by walking south along Broxholme Lane. <p>Reason</p> <p>VP08: Broxholme Ln and Brox/197/1</p> <p>Representative View: Location travelling through WB1 from PRoW to the north of Broxholme experienced by walkers, motorists, residents and pedestrians.</p>	<p>Landscape and Visual</p>	<p>No</p>

	<p>Representative of transient views looking east from Broxholme Ln and PRoW Brox/197/1. Baseline includes views across the flat agricultural farmland to the north of Broxholme across WB1. This includes electricity pylons across the Site and the ridgeline. Woodland blocks break up the flat landscape and add some local containment.</p>		
<p>Location 8: Easting: 490913.833 Northing: 378452.170</p>	<p>Broxholme Lane</p> <ul style="list-style-type: none"> • Parking on nearside verge corner of Broxholme Lane at what3words ///berated.workloads.pardon <p>Reason</p> <p>LCC-C: Broxholme Lane/Main Street</p> <p>Representative View: Location NE of WB1 from Broxholme Lane experienced by road users and walkers.</p> <p>Representative of transient views of WB1 and potential long-distance views to WB2.</p>	Landscape and Visual	No
<p>Location 9: Easting: 491395.113 Northing: 377750.149</p>	<p>Carlton Lane near Cornhills Farm</p> <p>Parking on nearside verge outside Cornhills Farm (please do not block property or farm entrance) at what3words ///twisty.ounce.rear</p> <p>Reason</p> <p>VP01: Brox/198/1</p>	<p>Landscape and Visual</p> <p>Cultural Heritage</p>	No

	<p>Representative View: Location at the southern edge of WB1 looking north experienced by walkers.</p> <p>Representative of Footpath Brox/198/1. Transient views as walkers approach Broxholme to the east of Manor Farm. Baseline view includes agricultural farmland surrounding Broxholme, including electricity pylons across the Site.</p> <p>Viewpoint showing general view from the south of West Burton 1 towards the Scheduled Broxholme medieval settlement and cultivation remains (1016797).</p>		
<p>Location 10:</p> <p>Easting: 493469.013</p> <p>Northing: 378396.121</p>	<p>Carlton Lane and NCar/225/1</p> <ul style="list-style-type: none"> • Parking on the corner of Carlton Lane and the PRoW at what3words///crops.fond.curious <p>Reason</p> <p>VP05: NCar/225/1</p> <p>Representative View: Location at the eastern edge of WB1 looking west experienced by walkers and riders.</p> <p>Representative of transient views experienced by users of NCar/225/1 to the west of North Carlton and south of the A1500. Baseline includes vies across the flat agricultural farmland surrounding Broxholme, including electricity pylons across the</p>	<p>Landscape and Visual</p> <p>Cultural Heritage</p>	<p>No</p>

	<p>Site. Woodland blocks break up the flat landscape and add some local containment. Cottom Power Station visible on horizon.</p> <p>Viewpoint showing general view from the west of West Burton 1 towards the Scheduled Broxholme medieval settlement and cultivation remains (1016797).</p>		
<p>Location 11</p> <p>Easting: 495419.255 Northing: 378364.191</p>	<p>Finish: at Tillbridge Lane Viewpoint - what3words///milky.bathtubs.hunk</p> <ul style="list-style-type: none"> • Parking is available at the location off the road. <p>Reason VP15: Tillbridge Lane and Middle Street Specific View: This is a specific view from the promoted viewpoint alongside the B1398. Representative View: Representative of panoramic views from the ridgeline.</p> <p>Looking east from the viewpoint at the junction of the B1398 and the A1500. This elevated location offers specific panoramic views across arable farmland to the north of the A1500 and surrounding WB1.</p> <p>Viewpoint from Roman villa west of the Scheduled Monument of Scampton Cliff Farm (NHLE 1005041) looking west towards West Burton 1.</p>	<p>Landscape and Visual</p> <p>Cultural Heritage</p>	<p>No</p>



Key

- Order Limits
- ▲ Viewpoint
- Solar array area
- Substation
- Energy storage area
- Access track
- Public Right of Way (PRoW)**
- Footpath
- Bridleway
- Byway
- Byway Open to All Traffic

Layers: Lanpro, 2023
Base map: Reproduced from Ordnance Survey digital map data © Crown copyright 2023. All rights reserved. License number 0100031673

0 1 2 3 km
Scale: 1:55,000@ A3

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Ref: P2983_LPR_ZZ_ON_DR_Z_0281	Date: 23/11/2023
Drawn by: AZ	Checked by: JC

Figure 1
West Burton Viewpoint Plan

WEST BURTON SOLAR PROJECT