



West Burton Solar Project

Written Representation

EN-010132

West Lindsey District Council – 20038501

Contents

Chapter	Page
1. Introduction	3
Purpose and scope of the Written Representation	3
Relationship with the Local Impact Report	3
2. West Lindsey District - Local Context	4
Central Lincolnshire and the West Lindsey district	4
Landscape character	5
Socio-Economic	5
Environment	6
Site and Surrounding Area	6
Key challenges	7
3. The scheme	8
The three Solar Array Sites	8
4. Decision Making and Policy Framework	10
Legislation	10
Local Impact Report	11
Other Relevant Matters	13
National Policy Framework	17
5. Key issues	20
1) Approach to the consideration of the West Burton Solar Project	20
2) Approach to site selection and alternatives	20
3) Overarching impact on Communities	24
4) Main Site	27
5) Cable Corridor	33
6) Cumulative Impacts	34
6. The draft Development Consent Order	38
Article 46 – Schedule 17: Procedure for discharge of requirements	38
7. Planning balance	39

1. Introduction

- 1.1. This document forms the Written Representation (WR) of West Lindsey District Council (WLDC) to the examination of the West Burton Solar Project Nationally Significant Infrastructure Project (NSIP) application.
- 1.2. This written representation is based on the Council's current understanding of the information comprised in the DCO application for the Scheme at the time of writing. The Council's position on individual topics may therefore change and/or be supplemented as the Examination progresses particularly if there is meaningful engagement with the Applicant on key topics of concern.

Purpose and scope of the Written Representation

- 1.3. This WR set out WLDC's case in terms of the merits of the West Burton Solar Project. It sets out the statutory decision making requirements, and the relevant planning policy framework upon which the application is to be assessed to determine whether development consent should be granted under the Planning Act 2008 (PA2008).
- 1.4. This WR focusses on the key matters of concern for WLDC and provides an assessment of the overall project against policy, balancing its benefits and disbenefits to reach an overall conclusion about the acceptability of the application.

Relationship with the Local Impact Report

- 1.5. WLDC have submitted a Local Impact Report (LIR) under the provision of section 60 of the PA2008, in accordance with Advice Note 1, into the examination process alongside this WR at Deadline 1a of the examination in accordance with the Examining Authority's (ExA) timetable.
- 1.6. The purpose of the LIR is to set out WLDC's view on the local impacts of the project. Following an assessment of the application documents, the LIR identifies these key impacts and provides reasoning as to why they have been identified. The LIR does not calibrate any weighting to the impacts identified, and nor does it carry out an assessment against policy with a 'planning balance' exercise to reach a conclusion on the overall acceptability of the West Burton Solar Project application.
- 1.7. This WR is therefore to be read alongside the LIR as a document that goes beyond solely identifying impacts and serves as an assessment of the merits of the application against policy as required by the PA2008.

2. West Lindsey District - Local Context

Central Lincolnshire and the West Lindsey district

- 2.1. West Lindsey is a district council located in Central Lincolnshire, a collective area that encompasses the City of Lincoln, North Kesteven and West Lindsey. The West Lindsey district covers an area of over 1,150km² and is located within Lincolnshire County Council who are the county council and are also impacted by the proposed solar farms.
- 2.2. Central Lincolnshire is characterised by a population that lives in a range of settlements that vary in size and character. Lincoln is the largest settlement with a population of approximately 110,000 living in the principle urban area. Lincoln acts as a service centre over a wide geographical area, with villages sourcing most services and employment requirements in the city, effectively extending its catchment population to around 165,000.
- 2.3. West Lindsey borders North Lincolnshire and North East Lincolnshire to the north; East Lindsey in the east; North Kesteven and the city of Lincoln in the south. The River Trent forms a natural boundary to the west where the district meets Bassetlaw District Council and Nottinghamshire County Council, both of which are affected by the proposed West Burton Solar Project and the grid connection.
- 2.4. The West Lindsey district hosts main towns such as Gainsborough, Caistor and Market Rasen, which serve the northern and southern parts of the wider Central Lincolnshire area. Gainsborough experienced significant growth during the 19th century as an industrial and engineering centre, with a shift of focus to manufacturing in the 20th century. It now provides a thriving manufacturing/engineering sector with national and international companies headquartered in the town.
- 2.5. WLDC is predominantly rural and interspersed with settlements across the area. The district provides an attractive setting for its three market towns of Caistor, Gainsborough and Market Rasen. The district is the 13th most sparsely populated area in England with a population of 95,153 and a density of 82 people per km² based on 2021 census data from the Office of National Statistics (ONS). The population has increased by 6% since the last census in 2011. Over 23% of the population of West Lindsey in the census are over the retirement age compared to 19% in the rest of the United Kingdom
- 2.6. The remainder of Central Lincolnshire and the West Lindsey district is predominantly rural, characterised by a settlement pattern of villages as well as the smaller towns of Market Rasen and Caistor. As set out above, the average population density is amongst the lowest in lowland England, with the majority of settlements not exceeding a few hundred people.
- 2.7. Collectively, the rural area nonetheless accounts for over half of Central Lincolnshire's population. Functionally, the rural villages typically operate as clusters that share key services, with larger villages acting as local service centres upon which communities rely for basic facilities and as social hubs.
- 2.8. The Ministry of Defence (MoD) has a strong presence in the West Lindsey District and the wider Central Lincolnshire area. Active Royal Air Force (RAF) bases at Waddington, Cranwell and Digby make a significant contribution to the area's demographic and economic make up. Former bases have been utilised to deliver new housing and employment development. Central Lincolnshire is home to the Red Arrows and its RAF heritage (including Lincolnshire's historic role as the centre of Bomber Command and the neighbouring base for the Battle of Britain Memorial Flight in East Lindsey) support the expansion for the area's existing visitor economy.

Landscape character

- 2.9. Central Lincolnshire's natural environment is varied and contrasting, characterised by gentle chalk and limestone uplands with low lying fens and fenland. The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) falls partly in Central Lincolnshire, with its distinctive landscape of rolling hills and nestling villages.
- 2.10. The wider rural landscape of Central Lincolnshire comprises a sweeping character with big skies, and is a highly valued asset, making a significant contribution to local distinctiveness and attractiveness.
- 2.11. The West Lindsey landscape is characterised by a consistent north-south grain, which forms one of its most striking characteristics. The broad valleys of the Trent and the Ancholme/Barlings Eua are subdivided by a narrow Jurassic limestones ridge, known locally as the 'Cliff'. The 'Cliff' is relatively narrow (circa. 5km) and runs the full length of Central Lincolnshire, forming a unifying topographic feature and, as a key factor in the origins and historic development of Lincoln, makes a strong contribution to its present quality and character. The 'Cliff' is a significant local feature, with a west facing scarp and a shallow eastern dip slope that falls towards the Lincoln Clay Vale. In this area field sizes are large and the landscape character is of an open, agricultural landscape with well-spaced field boundaries and long-distance views.
- 2.12. Outside of the urban areas, land use in Central Lincolnshire and West Lindsey in particular is predominantly agricultural with intensive arable crops dominating. Soils are typically fertile and of high quality for agriculture.
- 2.13. West Lindsey and the wider Central Lincolnshire area hosts a wide range of natural habitats, including wetland, woodland, calcareous grassland and remnants of heathland fen, which together provide ecological networks and nodes of sufficient scale to support wildlife adaptation and environmental resilience to climate change.
- 2.14. Biodiversity in the area is experiencing pressure from factors including climate change, habitat fragmentation, development and large scale intensive agriculture. Major landscape-scale initiatives are proposed to restore and enhance the areas ecological networks and corridors.

Socio-Economic

- 2.15. As set out in the Central Lincolnshire Local Plan, which is the Local Plan adopted by West Lindsey, Central Lincolnshire is located within the Greater Lincolnshire Local Enterprise Partnership (GLLEP) area and represents roughly 30% of the GLLEP area's population, employment and business base. The draft Local Industrial Strategy (LIS) notes that Greater Lincolnshire has an economy of £20.7bn with an ambition to grow the Gross Value Added (GVA) by £3.2bn by 2030. The GLLEP area boasts a mix of traditional manufacturing, a comprehensive agri-food sector, energy and services, and is strong in health and care and the visitor economy. In these sectors and others the area benefits from a large number of small businesses – a distinctive feature of the economy.
- 2.16. The GLLEP's priority sectors include; agri-foods, energy and water, health and care, visitor economy and ports and logistics, but this should not diminish the important roles of other sectors, including manufacturing and engineering, to the local economy. The Central Lincolnshire Authorities will play a key role in the delivery of the vision for most of these sectors.
- 2.17. The Economic Needs Assessment (ENA) (2020) projects the economic growth and job growth to 2040, which in turn was influenced by the LIS and other work being produced by the GLLEP. The ENA highlights that there has been strong growth in recent years, outstripping anticipated growth, and projects forward a growth of approximately 992 jobs per year.

Environment

- 2.18. The district is characterised by large-scale arable farmland and also hosts areas of valuable heathland, grassland, wetland and woodland interests. The most important grassland habitats are found on the chalk escarpment with a high concentration of acid grassland.
- 2.19. Scotton Common in the north west corner of the district support rare plant and animal communities akin to the Brecklands, of exceptional quality and is the best area of heathland in Lincolnshire.
- 2.20. To the south and eastern fringes of Gainsborough there lies areas of wet meadow providing habitat for breeding waders such as curlew and redshank. A small meadow in the centre of the Marsh is designated as an SSSI with valuable wet meadow flora.
- 2.21. Water is an important aspect of Central Lincolnshire's environment. The area has a long history of land drainage and flood management, and significant areas of low-lying land are maintained for agriculture by pumped drainage. River flooding is closely controlled through embankments and washlands as part of wider management plans for the main river catchments. Conversely, Lincolnshire is already experiencing pressure on its water resources from increasing trends in consumer and commercial demand, coupled with predicted increases in the frequency and severity of drought due to climate change. Major new infrastructure to supply the Lincoln area with water abstracted from the Trent was completed in July 2014.
- 2.22. Due to its topographical characteristics, the area has a history of land drainage and flood management, and significant areas of low-lying land are maintained for agriculture by pumped drainage. River flooding is closely controlled through embankments and washlands as part of wider management plans for the main river catchments.

Site and Surrounding Area

- 2.23. The majority of the proposed West Burton Solar Project (hereafter referred to as 'the Scheme') is located within West Lindsey District Council (WLDC).
- 2.24. The area within which the scheme is located is characterised by a rural setting surrounded by agricultural land, with scattered villages and farmsteads located across the landscape.
- 2.25. The main highways of the A1500, A156 and B1241 are all within the scheme's Order Limits or nearby. The Sheffield/Doncaster to Lincoln Line also runs through the Scheme and bisects West Burton 3.
- 2.26. The Site comprises approximately 886 hectares (ha) of land for solar PV, battery storage, a grid connection and associated infrastructure and landscaping and biodiversity measures.
- 2.27. The land within the site Order Limits mainly consists of agricultural fields interspersed with individual trees, woodlands, hedgerows, linear tree belts, farm access tracks, and local transport roads.
- 2.28. The land is predominantly Grade 3b (moderate quality agricultural land) with some 3a (good quality agricultural land). The hedgerows within the Order Limits are predominantly low and intermittent. The arable fields are large and generally of regular shape. Woodland is more prevalent in the north of the Solar and Energy Storage Park.
- 2.29. Due to the design of the project, covering a significant area of the district, many villages will be affected through construction and/or operational impacts. The list below provides a summary of some of the villages that will experience impacts from the project:

West Burton 1 section:

- Broxholme; and
- Bransby.

West Burton 1 to 2 sections - cable corridor:

- Broxholme.

West Burton 2 section:

- Bransby;
- Broxholme;
- Ingleby; and
- Saxilby.

West Burton sections 2 to 3 cable corridor

- Aisby

West Burton 3 section

- Brampton;
- Marton; and
- Stow Park.

Cable Route Corridor:

- Marton – (including cumulative impacts with other projects).

- 2.30. The Scheme will connect to the National Grid at West Burton Power Station. West Burton Power Station was a coal fired power station on a site approximately 5km north west of the cable crossing near Marton to the west of the River Trent at West Burton, near Sturton le Steeple.
- 2.31. The Grid Connection Corridor passes from the Solar and Energy Storage Park to West Burton Power Station through largely agricultural land, to the immediate south and east of Marton, 400m to the north of Brampton in Lincolnshire, then 50m to the north of Cottam then heading north to pass approximately 1km east of Habbleshthorpe and finally wraps around the north and east of Sturton le Steeple to connect with West Burton Power Station in Nottinghamshire.

Key challenges

- 2.32. West Lindsey District and the wider Central Lincolnshire area is facing a range of challenges. These include the requirement to improve social and economic conditions, including health, housing, jobs and the range and quality of facilities, whilst also ensuring that the environment is improved and that growth does not erode the area's environmental and heritage assets, or increase pressure on natural resources.

3. The scheme

- 3.1. The description of the scheme is set out in Chapter 3 of the Environmental Statement (ES) (Doc. Ref. APP/WB6.2.3) and Section 2 of the supporting Planning Statement (Doc. Ref. APP/WB7.5). A summary of the scheme based upon these documents is set out below.
- 3.2. The land within the scheme DCO Order Limits comprises 3 separate sites, referred to as West Burton 1, 2 and 3. West Burton 2 is bisected by a railway. The applicant refers to the as the 'Sites' reflecting their spatial separation and distinction from each other. The scheme DCO Order Limits also includes land required for the grid connection; referred to as the 'Cable Route Corridor'.
- 3.3. The scheme comprises the following core elements:
- The three Solar Array Sites;
 - The Cable Route Corridor; and
 - Associated Accesses.
- 3.4. The scheme is located within a 15km radius of the Point of Connection at West Burton Power Station. The majority of the scheme is located within the West Lindsey District and Lincolnshire County Council. The solar array sites are all situated within the West Lindsey District. The Cable Route Corridor is part located within West Lindsey and Bassetlaw District Council and to the point it connects at West Burton Power Station.
- 3.5. The total extent of the Order Limits is 886.42ha.

The three Solar Array Sites

West Burton 1

- 3.6. West Burton 1 totals 91.32ha in area and is located to the east of Broxholme with the village of Bransby to the northwest.
- 3.7. The Site at West Burton 1 consists almost entirely of agricultural fields used for arable crops. The topography is relatively flat and is surrounded by hedges around the boundaries.
- 3.8. There are a number of existing farm access tracks and field accesses within the Site. Part of the Site adjoins the bank of a watercourse that drains into the River Till. There is a single 132kV overhead line (OHL) that crosses the southern section of the Site in a northwest to southeast orientation.
- 3.9. The site is traversed by Main Street, a public highway linking Broxholme village and A1500 Tillbridge Lane. A section of public footpath Brox/196/1 runs though the west of the Site.
- 3.10. The site is interspersed with existing farmsteads and other landholding, including farm access tracks and field accesses.

West Burton 2

- 3.11. West Burton 2 sits to the west of West Burton 1 and is located to the north of the village of Saxilby. It lies within the parish of Saxilby with Ingleby and covers an area of 306.98ha.
- 3.12. The Site at West Burton 2 consists almost entirely of agricultural fields used for arable crops. The topography is relatively flat and is surrounded by hedges around the boundaries.
- 3.13. There are a number of existing farm access tracks and field accesses within the Site. Part of the Site adjoins the bank of the River Till. Overhead lines cross part of the landholding. The B1241 Saxilby Road/Sturton Road runs north/south through West Burton 2.

- 3.14. In the south-eastern corner of the holding, Broxholme Lane cuts across the land in an east/west direction.

West Burton

- 3.15. West Burton 3 sits to the north west of West Burton 2 and is located between the villages of Brampton and Marton within the parishes of Marton, Brampton and Stow. It covers an area of 370.78ha.
- 3.16. The Site at West Burton 3 consists almost entirely of agricultural fields used for arable crops.
- 3.17. The Site at West Burton 2 (adjacent to West Burton 3) consists almost entirely of agricultural fields used for arable crops. The topography is relatively flat and is surrounded by hedges around the boundaries.
- 3.18. There are a number of existing farm access tracks and field accesses within the Site and a redundant farmhouse which will remain and is not proposed to be redeveloped. The A1500 Stow Park Road/Till Bridge Lane runs along the northern boundary of West Burton 3. Cowdale Lane runs along the southern boundary.
- 3.19. The trainline between Lincoln and Sheffield runs north-south between land parcels comprising the West Burton 3 Site.
- 3.20. The Scheduled Monument, bishop's palace and deer park, Stow Park, is located adjacent to West Burton 2.

Cable route corridor

- 3.21. The Sites are to be connected to each other and to the grid connection point by some 21.3km of high voltage cable circuits. The cables run from West Burton 1 and 2 into West Burton 3 where the 400kV substation will be located. From there a 400kV cable runs to the Point of Connection (POC) at West Burton Power Station.
- 3.22. The cable route corridor crosses predominantly agricultural land.
- 3.23. The cable will need to cross a number of obstacles via the use of horizontal directional drilling. The main drilling sites will be located where the cable needs to cross the River Till and the River Trent.

The cable route corridor overlaps the corridor that is to be used for the cable connections associated with the Gate Burton, West Burton and Tillbridge solar farm projects.

4. Decision Making and Policy Framework

Legislation

- 4.1. WLDC recognises the application as one made under the Planning Act 2008 (PA2008) for a Development Consent Order (DCO) for development that falls within the definition of energy generating stations set out in section 15 of the PA2008.
- 4.2. The proposed development comprises the construction, operation and decommissioning of solar arrays for the generation of electricity, also including a Battery and Energy Storage System (BESS), the import/export connection to the National grid and onsite converter stations.
- 4.1. The PA2008 provides for two different decision making procedures for NSIP applications;
- i) Sec. 104 - where a relevant National Policy Statement (NPS) has been designated and has effect; and
 - ii) Sec.105 – where there is no designated NPS or there is a designated NPS but which does not have effect.
- 4.2. Following the adoption of the amended NPSs for energy infrastructure on 22 November 2023, it is noted that solar energy is now included within the NPS EN-1 and EN-3. Nevertheless, it should be noted that NPS EN-1 (2023) provides an explanation of the transitional provisions following the NPS review. Section 1.6 of the NPS states:
- “1.6.1 The suite of energy NPSs was first designated in 2011. In the 2020 Energy White Paper a review of the NPSs, pursuant to section 6 of the Planning Act 2008, was announced. That review resulted in a number of amendments to the NPSs.*
- 1.6.2 The Secretary of State has decided that for any application accepted for examination before designation of the 2023 amendments, the 2011 suite of NPSs should have effect in accordance with the terms of those NPS.*
- 1.6.3 The 2023 amendments will therefore have effect only in relation to those applications for development consent accepted for examination, after the designation of those amendments. However, any emerging draft NPSs (or those designated but not yet having effect) are potentially capable of being important and relevant considerations in the decision-making process. The extent to which they are relevant is a matter for the relevant Secretary of State to consider within the framework of the Planning Act 2008 and with regard to the specific circumstances of each Development Consent Order application.”*
- 4.3. In line with the transitional provisions following the review, as set out in NPS EN-1 (2023) above, WLDC believe that the application remains to be determined under Section 105 of the PA2008. WLDC consider the November 2023 versions of the NPS’ to be important and relevant matters to which significant weight will be afforded.
- 4.4. As the application was accepted for examination before designation of the 2023 amendments, the 2011 editions of the NPSs also remain important and relevant matters to be considered in the determination of the application.
- 4.5. Section 105 of the PA2008 states that in determining the proposed development, the decision maker must have regard to:
- (a) Any local impact report (within the meaning given by section 60(3)) submitted to the Secretary of State before the deadline specified in a notice under section 60(2);
 - (b) Any matters prescribed in relation to development of the description to which the application relates, and
 - (c) Any other matters which the Secretary of State thinks are both important and relevant to the Secretary of State’s decision.

- 4.6. Paragraph 3.3.25 of NPS EN-1 (2023) also recognises that importance of that energy storage has to play in achieving net zero and providing flexibility to the energy system, so that high volumes of low carbon power can be integrated. Despite this recognition, for the purposes of this application, the 2011 suite of NPSs should have effect.
- 4.7. The Central Lincolnshire Local Plan (Local Plan) forms the adopted development plan for the West Lindsey district. The Local Plan was adopted in April 2023 and therefore represents a wholly 'up to date' statutory development plan. WLDC considers that the Local Plan should be considered 'important and relevant' for the purposes of section 105 and should be afforded significant weight in the decision making process.

Local Impact Report

- 4.8. WLDC have submitted a Local Impact Report (LIR) relating to the to the West Burton Solar Project alongside this Written Representation (Deadline 1a – 07/12/2023). The LIR sets out what WLDC consider to be the key impacts of the scheme that should be given due consideration in the determination of the DCO application as being 'important and relevant' factors.
- 4.9. The content of the LIR is not repeated in this WR. As a summary, the key impacts identified are summarised as follows:

Landscape and visual

- The Applicant assesses that there will be a negligible or beneficial cumulative impact to the landscape. This assessment is based on Cottam being constructed and in operation alongside the Gate Burton, Tillbridge and West Burton solar schemes mitigation during operation. However, at paragraph 18.7.116 of the Socio-economic chapters (Doc. Ref. EN010133/APP/WB6.2.18) states that the Scheme will '*have a long-term impact on the landscape character of some tourism and recreation receptors that are reliant on the landscape context for their value, such as viewpoints, landmarks, and cultural heritage assets*'. These two assessments appear to be in conflict.
- In addition to the above, the Gate Burton scheme has assessed a cumulative moderate adverse impact based on the same schemes. The design of the Scheme relies on a 'network of sites' which will blot the landscape for decades and does not follow a contiguous site area. This does not demonstrate the contiguous design which has been an objective for the Gate Burton scheme.
- The conclusion provided on the impact of the Scheme being cumulative is therefore in conflict with the assessment undertaken by a similar scheme within West Lindsey.

Ecology and Biodiversity

- During construction, the Scheme will result in the loss, degradation and fragmentation of habitats. It will also cause disturbance the flora and fauna of West Lindsey. There is also the potential that the Scheme would introduce invasive species.
- Operational impacts of the Scheme could include light disturbance to bats and birds. There is also the potential that Battery and Energy Storage System (BESS) will generate noise attraction or disturbance.
- Maintenance activities could also have an impact on ecological receptors.

Socio Economics, Tourism and Recreation

- The Applicant states "*that there is a limited accommodation in the Local Impact Area; however, they state that that accommodating the anticipated temporary*

employee requirement could be achieved within the usual unfilled capacity across the entirety of the anticipated 25-month construction period. As such, it is not anticipated that usual visitors or users of temporary accommodation would be displaced". However, this differs from the assumptions made in the Cottam scheme. The Applicant for Cottam has stated that this will result in an oversubscription during the peak construction months meaning that there will not be enough temporary accommodation. This impact would be amplified if the cumulative schemes were to be constructed at the same time.

- As set out above, the Applicant recognises that during the operational the Scheme will have a long-term impact on the landscape character of some tourism and recreation receptors that are reliant on the landscape context for their value, such as viewpoints, landmarks, and cultural heritage assets. This, along with construction impacts, will also mean reduced spending in the visitor and tourism economy.
- There will be more jobs lost than the 14 reported in the application ES. This figure does not account for wider supply chain job losses that will occur as a consequence of the loss of agricultural land and activity. There is also no cumulative assessment with other projects to identify the likely impact on agricultural employment in the event this application is implemented alongside other solar projects in Lincolnshire and further afield.
- The Applicant does not provide a breakdown of where the aforementioned 14 jobs will be lost and which farm businesses these are associated with. The Cottam application provides a clear breakdown of which farm businesses the jobs are related to.
- There will also be a loss of agricultural jobs that are unlikely to return after nearly half a century.
- There are concerns regarding the safety of the BESS infrastructure and the potential for fire risk.

Cultural Heritage

- The Scheme will have an impact on several designated and undesignated heritage assets.
- Although some of the affects are considered not significant, there a multiple slight adverse impacts which, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Transport and Access

- Traffic during the construction of the Scheme is a key concern. Whilst this Scheme would likely be acceptable given the contained nature of the site, it is the cumulative effects that would impact West Lindsey if the Gate Burton, Tillbridge and West Burton schemes where all to be in their construction periods at the same time.
- The cumulative construction traffic routes are shown clearly at Appendix C and demonstrate the impact on the West Lindsey with the majority of the district affected.

Hydrology, Flood Risk and Drainage

- There are several impacts on the water environment as a result of the Scheme. This includes increased flood risk, pollution from surface water runoff, increased water volume discharge and inappropriate wastewater disposal, among others.
- The ES states that Grid Connection Corridor will be constructed beneath the channels of the watercourses via HDD techniques. This therefore causes there to be a potential impact to the water quality of the watercourses.

Noise and Vibration

- The Scheme will result in noise and vibration impacts which would be result of from construction activities and construction traffic. The cumulative impacts from construction could be compounded if the other solar schemes of Cottam, Gate Burton and Tillbridge were being constructed at the same time.

Other Relevant Matters

Policy framework

- 4.10. The relevant policy framework against which the scheme will be assessed is an 'important and relevant' matter for the Secretary of State to give due consideration in determining the application.
- 4.11. As stated above, updated NPS' were published in November 2023; however, due to the transitional arrangements imposed within the document, it does not take effect in relation to applications currently in examination. As a consequence, WLDC's view is that the application remains to be determined under section 105 of the PA2008, with the new published NPS' being important and relevant matters to be afforded significant weight.

Central Lincolnshire Local Plan (April 2023)

- 4.12. The Central Lincolnshire Local Plan (Local Plan) forms the adopted development plan for the West Lindsey district. The Local Plan was adopted on 24th April 2023 and therefore represents a wholly 'up to date' statutory development plan. WLDC considers that the Local Plan should be considered 'important and relevant' for the purposes of section 105 and should be afforded significant weight in the decision making process as statutory policy.
- 4.13. The Central Lincolnshire Local Plan (CLLP) forms part of the development plan for West Lindsey (replacing the previous Central Lincolnshire Local Plan, adopted in 2017). The Local Plan was adopted on 13th April 2023 and therefore represents an 'up to date' statutory development plan to which significant weight should be afforded in decision making under section 105 of the PA 2008. The key policies relevant to the development are listed below.
- Policy S1: The Spatial Strategy and Settlement Hierarchy
 - Policy S2: Level and Distribution of Growth
 - Policy S10: Supporting a Circular Economy
 - Policy S11: Embodied Carbon
 - Policy S14: Renewable energy
 - Policy S15: Protecting Renewable Energy Infrastructure
 - Policy S16: Wider Energy Infrastructure
 - Policy S17: Carbon Sinks
 - Policy S20: Resilient and Adaptable Design

- Policy S21: Flood Risk and Water Resources
- Policy S28: Spatial Strategy for Employment
- Policy S29: Strategic Employment Sites (SES)
- Policy S31: Important Established Employment Areas (IEEA)
- Policy S43: Sustainable Rural Tourism
- Policy S45: Strategic Infrastructure Requirements
- Policy S47: Accessibility and Transport
- Policy S53: Design and Amenity
- Policy S54: Health and Wellbeing
- Policy S56: Development on Land Affected by Contamination
- Policy S57: The Historic Environment
- Policy S58: Protecting Lincoln, Gainsborough and Sleaford's Setting and Character
- Policy S59: Green and Blue Infrastructure Network
- Policy S60: Protecting Biodiversity and Geodiversity
- Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains
- Policy S62: Area of Outstanding Natural Beauty and Areas of Great Landscape Value
- Policy S66: Trees, Woodland and Hedgerows
- Policy S67: Best and Most Versatile Agricultural Land

- 4.14. Whilst the CLLP should be read as a whole as an important and relevant matter, Policy S14 provides the technology specific policy applicable to the West Burton Solar Project.
- 4.15. Compliance with this policy is considered essential for solar energy generating projects to be granted through the Planning Act 2008 as an important and relevant matter that should be given significant weight under section 105.
- 4.16. Policy S14 affirms a commitment to supporting the transition to a net zero carbon future and seeks to maximise appropriately located renewable energy generation in Central Lincolnshire, with an acknowledgement that such energy generation is likely to be wind and solar developments. The policy is supportive of the deployment of renewable energy schemes where direct, indirect, individual and cumulative impacts on a range of consideration are acceptable.
- 4.17. In order to comply with S14, compliance with the following three tests is required to be demonstrated:
- i. The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their setting and the historic landscape; and highway safety and rail safety; and
 - ii. The impacts are acceptable on aviation and defence navigation system/communications; and
 - iii. The impacts are acceptable on the amenity of sensitive neighbouring uses (including local residents) by virtue of matters such as noise, dust, odour, shadow flicker, air quality and traffic.
- 4.18. Applicable policies within the CLLP are used to test a proposals compliance with test i) above.

- 4.19. For all three criteria, applicants are required to submit robust assessments. Where significant adverse effects are concluded by the decision maker following consideration of such assessments, the effects are to be weighed against the wider benefits of the application.
- 4.20. As part of a planning balance, significant additional weight in favour of the proposal will arise for any proposal which is community-led for the benefit of that community.
In addition to the above, Policy S14 provides additional policy specific for solar based energy proposals. In summary:
- Solar thermal and photovoltaic panels (and associated infrastructure) to be installed on existing property will benefit from a presumption in favour of permission unless there is a clear and demonstrable significant harm arising.
 - Proposals for ground based photovoltaics and associated infrastructure, including commercial scale proposals, will be under a presumption in favour unless:
 - There is clear and demonstrable significant harm arising; or
 - The proposal is to take place on Best and Most Versatile (BMV) agricultural land and does not meet the requirements of policy S67 (BMV Agricultural Land); or
- 4.21. The land is allocated for another purpose in this Local Plan or other statutory based document, and the proposal is not compatible for such other allocation. Other key local plan policies that feed into the consideration of S14 criteria i) include:
- **Policy S53 ('Design and Amenity')** - requires all development to achieve 'high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all' and that 'good design will be at the centre of every development proposal...'. Policy S53 provides a range of criteria for projects to demonstrate compliance which, although written in a form that relates to a wide range of developments, it includes policy that relates to the West Burton Solar Project proposal including;
 - Integrating into its surroundings;
 - Relating well to a site's local and wider context to enhancing existing character and distinctiveness to ensure development can satisfactorily assimilated into the surrounding area;
 - Enhancing existing character;
 - Making effective and efficient use of land;
 - Incorporate and retain as far as possible existing natural features;
 - Minimise the need for resources both in construction and operation.
 - **Policy S57 ('The Historic Environment)** requires proposals to 'protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire'. Furthermore S57 states that, 'where a development proposal would result in less than substantial harm to a designated heritage asset, permission will only be granted where the public benefits, including, where appropriate, securing its optimum viable use, outweigh the harm'.
 - **Policy S54** requires the potential for achieving positive mental and physical health outcomes to be taken into account when considering all development proposals and requires developers to submit a Health Impact Assessment for non-residential development proposals of 5ha or more. Supplementary Planning Document (SPD) has also been published to help guide developers and decision makers on the implementation of policy S54 Health and Wellbeing in the Central Lincolnshire Local Plan.

- The adopted SPD defines Health as a “state of complete physical, mental and social wellbeing. As well as access to good quality healthcare services and lifestyle choices, there are many factors that affect health and wellbeing. These include the physical and social conditions in which people live, culture, education, housing, transport, employment, crime, income, leisure, and other services. These all influence health in either a positive or negative way, both directly and indirectly. These factors are commonly known as the wider determinants of health.” (page 2).

Lincolnshire County Council

- 4.22. Lincolnshire County Council (LCC) is the county council that governs the non-metropolitan county of Lincolnshire, apart from the areas governed by the unitary authorities of North Lincolnshire and North East Lincolnshire. The council is responsible for public services such as education, transport, highways, heritage, social care, libraries, trading standards, and waste management.
- 4.23. The council has several policies, strategies and plans which cover planning and the environment. Those which are relevant to the solar DCOs are set out below:

Table 4-1 – Lincolnshire County Council Policy Documents

Policy Document	Summary
Carbon Management Plan (Jan 2019)	The Carbon Management Plan (CMP) sets out their strategy and action plan for continuing to reduce carbon emissions over the next 5 years.
Joint Lincolnshire Flood Risk and Water Management Strategy 2019-2050	LCC is the Lead Local Flood Authority (LLFA) for the administrative county of Lincolnshire. Because of this role, since 2010 the Council has been responsible for implementing and monitoring a local flood risk management strategy. The purpose of the strategy is to manage the impact of flood risk to people, businesses and the environment across Lincolnshire.
Green Masterplan	The Green Masterplan is a multi-year programme running until 2050 to ensure that LCC meet the national carbon reduction targets of being net zero by 2050. The Green Masterplan is backed up by an Initial Action Plan and has three guiding principles: Don't waste anything; consider wider opportunities; and take responsibility and pride.
Local Enforcement Plan (Nov 2020)	This plan sets out our priorities for investigation, explains what will be investigated and what will not, and the priorities for responses to complaints and the timescales for these responses. Although this is plan does not refer to Nationally Significant Infrastructure Projects, it is likely to be a material consideration during the construction phase of the development.
Local Transport Plan 5	This plan is designed to cover the short, medium, and longer-term time horizons for transport and highways for the whole of Lincolnshire. The plan does not cover the impacts of construction traffic, but it is likely to be a material consideration in LCC's stance on the DCOs, particularly during construction and how this could impact the plan.
Statement of Community Involvement (Sep 2019)	The statement of community involvement outlines how the council plans to involve and consult the public and stakeholders in relation to the minerals and waste local plan. This may be used to inform LCC's approach to consultation during the DCO examination.

Policy Document	Summary
Travel plan guidance (Dec 2021)	This guidance sets out the highways authority requirements for development travel plans and identifies when they are required in support of a planning application.
Minerals and waste local plan	<p>The minerals and waste development scheme identifies the documents that make up the minerals and waste local plan and sets out the timetable for preparation and review.</p> <p>Part of the Grid Connection Corridor is also located within a Mineral Safeguarding Area for Sand and Gravel. However it was confirmed with NCC and LCC that there is not a need for a standalone Mineral Safeguarding Assessment to accompany the DCO Application.</p>

Neighbourhood Plans

- 4.24. Thirteen Neighbourhood Plans within the WLDC administrative area are either being prepared or adopted in close proximity to the Order Limits of the DCO application and/or are likely to experience impacts from the proposed development.
- 4.25. The Saxilby with Ingleby Neighbourhood Plan (adopted 8 May 2017) and the Sturton by Stow and Stow Neighbourhood Plan (adopted 4 July 2022) have both been engaged. This is because the West Burton Solar Project is within the boundaries of both of the adopted neighbourhood plans.
- 4.26. The key policies of the Saxilby with Ingleby Neighbourhood Plan that are relevant to this application are listed below and can be found in full at Appendix D of the LIR:
- Policy 2: Design of New Developments;
 - Policy 5: Protecting the Historic Environment;
 - Policy 11: Minimising the Impact of Development on the Natural Environment;
 - Policy 12: Green Infrastructure;
 - Policy 14: Open Spaces, Sports Facilities and Recreation Facilities;
 - Policy 16: Existing and New Non-Vehicular Routes; and
 - Policy 17: Traffic and Movement around the Village.
- 4.27. The relevant policies of the Sturton by Stow and Stow Neighbourhood Plan are listed below and can be found in full at Appendix E of the LIR:
- Policy 1: Sustainable Development;
 - Policy 5: Delivering Good Design;
 - Policy 6: Historic Environment;
 - Policy 8: Community Facilities (impacted by access and Order Limits);
 - Policy 11: Green Infrastructure;
 - Policy 12: Environmental Protection;
 - Policy 13: Flood Risk; and
 - Policy 15: Walking and Cycling.

National Policy Framework

NPS EN-1 – Overarching Policy Statement for Energy

- 4.28. NPS EN-1 (July 2011) sets out the government’s commitment to increasing renewable generation capacity, with a recognition that much of the short-term delivery will derive from onshore and offshore wind.

- 4.29. The generation of energy from other sources, including solar, is not included in the scope of NPS EN-1 (2011). However, WLDC acknowledge that solar energy is now included within the amended NPS which were adopted in November 2023. The revised NPS EN-1 is therefore an important and relevant matter in the decision making process.

NPS EN-3 – National Policy Statement for Renewable Energy Infrastructure

- 4.30. NPS EN-1 (July 2011) provides further policy specific to renewable electricity generating technologies. As with EN-1, it expressly only relates to energy from biomass, onshore wind and offshore wind.
- 4.31. Similar to NPS EN-1, WLDC acknowledge that solar energy is now included within the amended NPS is therefore an important and relevant matter in the decision making process.

NPS EN-5 – National Policy Statement for Networks

- 4.32. Whilst providing policy for long-distance transmission systems (400kv and 275kv lines), NPS EN-5 also covers associated infrastructure such as substations and converter stations.
- 4.33. Due to the scope of the proposed development, WLDC consider NPS EN-5 to be an important and relevant matter with regard to the relevant associated development of the proposed application.

The National Planning Policy Framework

- 4.34. The National Planning Policy Framework (NPPF) sets out the governments planning policies for England. The NPPF does not include policies specific to NSIPs.
- 4.35. The NPPF nonetheless provides guidance on the requirement for good design, promoting healthier communities, conserving the historic environment, conserving the natural environment, sustainable transport and meeting the challenges of climate change.
- 4.36. With regard to conserving and enhancing the natural environment, paragraph 174 states that *“Planning authorities and decisions should contribute to and enhance the natural and local environment by:*
- a) *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).”*
- 4.37. WLDC consider the paragraph 174(a) to be a relevant consideration to the examination of the West Burton Solar Project, particularly with regard to indirect impacts upon the designated Area of Great Landscape Value (AGLV) protected by policy S62 of the adopted development plan.
- 4.38. A Written Ministerial Statement was issued on 25th March 2015 imposing a strong policy protection for the natural and historic environment. It states that Local Planning Authorities should take into account the socio-economic and environmental benefits of the best and most versatile (BMV) agricultural land when determining planning applications.
- 4.39. With regard to solar energy development, the Minister’s Statement affirms:
- Local communities have genuine concerns that when it comes to solar farms insufficient weight has been given to these protections and the benefits of high quality agricultural land.
 - Meeting energy goals should not be used to justify the wrong development in the wrong location and this includes the unnecessary use of high quality agricultural land.
 - NPPF requires explanation that BMV land is necessary and that poorer quality land is to be used in preference to land of a higher quality.

- Any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence.
- every application needs to be considered on its individual merits.

4.40. The Ministerial Statement therefore clarifies that the protection of agricultural land from solar development is a material planning issues, and that the need case for solar development should not override impact on values agricultural land.

4.41. With due regard to the scope of the policy at a national level, WLDC consider the NPPF to be an important and relevant matter for the determination of the application under section 105 of the PA2008.

Other relevant policy.

4.42. In addition to the above, WLDC consider the following policy to also be relevant and important for the determination of the application under section 105:

- Powering up Britain (March 2023);
- The British Energy Security Strategy (2022);
- The National Infrastructure Strategy (2020);
- The Energy White Paper: Powering our Net Zero Future (2020); and
- A Green Future: Our 25 year Plan to Improve the Environment (2018).

DRAFT

5. Key issues

5.1. West Lindsey District Council (WLDC) has identified that the key impacts of the Scheme can be categorised into five key areas. These are set out below:

- 1) The approach to the consideration of the West Burton Solar Project
- 2) The approach to site selection and alternatives for the scheme.
- 3) The impact of the development on the community.
- 4) The impacts of the development from the main site.
- 5) The combined Grid connection corridor.
- 6) The cumulative impacts with other projects.

1) Approach to the consideration of the West Burton Solar Project

5.2. As described above, the application has been described by the applicant in terms of three separate sections:

- West Burton 1;
- West Burton 2; and
- West Burton 3.

5.3. Whilst this approach is useful in some respects to consider the impacts of each section, the site must be considered as a whole. In identifying matters, WLDC consider the scheme as a whole and not as piecemeal components.

2) Approach to site selection and alternatives

Legislative and policy background – alternatives, site selection and design

5.4. The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA regs') require applicants to provide a description of the 'reasonable' alternatives studied, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the options chosen, taking into account the effects of the development on the environment (reg 14(2)(d)).

5.5. National Policy Statement (NPS) EN-1 (2011) does not contain a general requirement on applicants to consider alternatives or to establish whether the proposed project represents the best option but does however (para. 4.4.2):

- Require applicants to include in their Environmental Statement, as a matter of fact, information about the main alternatives they have studied. This should include an indication of the main reasons for the applicant's choice, taking into account the environmental, social and economic effects and including, where relevant, technical and commercial feasibility;
- In some circumstances there are legislative requirements, notably under the Habitats Directive, for the Secretary of State to consider alternatives; and
- In some circumstances, the relevant energy NPSs may impose a policy requirement to consider alternatives (EN-1 (2011) does so in Sections 5.3, 5.7 and 5.9).

5.6. Similar wording is included at within the amended NPS EN-1 (2023) in paragraphs 4.3.15 – 4.3.16. Indeed, the revised NPS imposes policy in sections 5.4 – Biodiversity and Geological Conservation, 5.8 – Flood Risk and 5.10 – Landscape and Visual.

- 5.7. Where there is a policy or legal requirement to consider alternatives, NPS EN-1 (2011) requires applicants to describe the alternatives considered in compliance with those requirements. In doing so, the following principles when deciding what weight should be given to alternatives (4.4.3):
- The consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner;
 - The Secretary of State should be guided in considering alternative proposal by whether there is a realistic prospect of the alternative delivering the same infrastructure capacity (including energy security and climate change benefits) in the same timescale as the proposed development;
 - Where (as in the case of renewables) legislation imposes a specific quantitative target for particular technologies or (as in the case of nuclear) there is reasons to suppose that the number of sites suitable for deployment of a technology on the scale and within the period of time envisaged by the relevant NPSs is constrained, the Secretary of State should not reject an application for development on one site simply because fewer adverse impacts would result from developing similar infrastructure on another suitable site, and it should have regard as appropriate to the possibility that all suitable sites for energy infrastructure of the type proposed may be needed for future proposals;
 - Alternatives not among the main alternatives studies by the applicant (as reflected in the ES) should only be considered to the extent that the Secretary of State thinks they are both important and relevant to its decision;
 - As the SoS must decide an application in accordance with the relevant NPS (subject to the exceptions set out in the Planning Act 2008), if the SoS concludes that a decision to grant consent to a hypothetical alternative proposal would not be in accordance with the policies set out in the relevant NPS, the existence of that alternative is unlikely to be important and relevant to the SoS's decision;
 - Alternative proposals which mean the necessary development could not proceed, for example because the alternative proposals are not commercially viable or alternative proposals for sites would not be physically suitable, can be excluded on the grounds that they are not important and relevant to the SoS' decision;
 - Alternative proposals which are vague or inchoate can be excluded on the grounds that they are not important and relevant to the SoS' decision; and
 - It is intended that potential alternatives to a proposed development should, wherever possible, be identified before an application is made to the SoS in respect of it (so as to allow appropriate consultation and the development of a suitable evidence base in relation to any alternatives).
- 5.8. The provisions to consider alternatives, as set out above, are included in section 4.3 of the amended EN-1 under the SoS decision making sub-section.
- 5.9. NPS EN-1 (2011), section 4.5, provides policy relating to 'Criteria for "good design" for energy infrastructure. It states that, whilst visual appearance of a building is sometimes considered to be the most important factor in good design, 'high quality and inclusive design' goes far beyond aesthetic considerations. It states that applying 'good design' to energy projects should produce sustainable infrastructure sensitive to place, efficient in the use of natural resourced and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. This criteria has been reproduced in section 4.7 of NPS (2023).
- 5.10. Section 4.5 also states that good design is also a means by which many policy objectives in the NPS can be met, for example the impacts sections show how good design, in terms of siting and use of appropriate technologies can help mitigate adverse impacts such as noise (para. 4.5.2).

- 5.11. NPS EN-1 (2011) continues (para 4.5.3) by stating that, given the importance which the Planning Act places on good design and sustainability, the Secretary of State needs to be satisfied that energy infrastructure developments are “*sustainable and...are as attractive, durable and adaptable as they can be*”. In doing so, the Secretary of State should satisfy themselves that the applicant has taken into account “*both functionality...and aesthetics...as far as possible*”. Whilst the applicant may not have any or very limited choice in the physical appearance of some energy infrastructure, there may be opportunities for the applicant to demonstrate good design in terms of siting relative to existing landscape character, landform and vegetation.
- 5.12. For the Secretary of State to consider the proposal for a project, NPS EN-1 (2011) (para. 4.5.4) requires applicant to be able to demonstrate in their application documents how the design process was conducted and how the proposed design was evolved. Furthermore, applicants and the Secretary of State should consider taking independent professional advice on the design aspects of a proposal. In particular, Design Council CABE can be asked to provide design review for nationally significant infrastructure projects and applicants are encouraged to use this service (para. 4.5.5).
- 5.13. The National Planning Policy Framework (NPPF) provides national planning policy that is important and relevant to the determination of the West Burton Solar Project. Section 11 of the NPPF provides policy on ‘making effective use of land’ and states that ‘planning...decisions should promoted an effective use of land in meeting the use of homes and other uses, while safeguarding and improving the environment...’ (para 119).
- 5.14. Section 12 of the NPPF (paras. 126-136) provides policy on ‘achieving well designed places’.
- 5.15. With regard to project design, the National Infrastructure Strategy (November 2020) states that “‘All infrastructure projects to have a board level Design Champion in place by the end of 2021 at either the project, programme or organisational level, supported ... by design panels.’”.

Applicant's approach

- 5.16. The ES Chapter 5: Design Evolution and Alternatives sets out the methodology adopted to identifying the West Burton Solar Project site. An initial four-stage methodology was implemented, summarised as follows:
- Stage 1 – Identification of the Area of Search
 - Stage 2 – Exclusion of Planning, Environmental and Spatial Constraints
 - Stage 3 – Identifying Potential Solar Development Areas
 - Stage 4 – Evaluation of Potential Solar Development Areas (PDAs)
 - Stage 5 – Widening the Search to consider Grade 3 agricultural land.
- 5.17. ES Appendix 5.1 Site Selection Assessment (ref. APP/WB6.3.5.1) provides the Site Selection Assessment for the scheme.
- 5.18. The applicant has also provided an explanation of the design approach in the submitted application document ‘Design and Access Statement’ (Parts 1-4) (ref. APP/WB7.6) and the Planning Statement (ref. APP/WB7.5)

Key issues

- 5.19. The overarching methodology to site selection follows an orthodox approach from a wide area of search, narrowing to a identified site. What appears to be absent from the methodology; however, is a clear set of objectives or principles to guide the decision making process to ensure the final shortlisted site is consistent with the design, planning and environmental objectives for the project.

- 5.20. For solar infrastructure projects of this scale it is expected that objectives that would reflect a well-designed project are identified and embedded at the start of the site selection process. Such objectives would include:
- Minimising the distance between the grid connection and the solar panels to minimise environmental impacts;
 - Topography being flat or with shallow south facing slopes’.
 - Sites to be of a size suitable for economic viability and being fields that are large and regular in shape;
 - Fields identified to be contiguous to provide a self-contained site that minimises impacts;
 - To be located near to existing main highways with ease of access for construction and decommissioning;
 - Brownfield land opportunities to be identified and considered;
 - Preference for a small number of willing landowners to form a contiguous site; and
 - Identifying and assessing the impact of statutorily protected heritage assets throughout the site selection process.
- 5.21. It is acknowledged that the applicant firstly considered a study area of 5km from the point of connection at West Burton Power Station. This reflects the 8km study area adopted by the Gate Burton Energy Park scheme, which also declared that such a distance represented the ‘maximum viable distance’ for a new solar farm (Gate Burton ES, Chapter 3, para.3.3.8 (doc. ref. EN010131/APP/3.1).
- 5.22. Having initially searched within a 5km area, the applicant then quickly extended to 15km due to insufficient land being available (ES Appendix 5.1 para. 2.1.13). Due to the lack of clear objectives to guide the design principles of the project, the methodology has enabled the applicant to extend the area of search and increase the geographic spread of adverse impacts without acknowledging the significant harm this will cause.
- 5.23. It is also unclear to WLDC why, following the statement from the Gate Burton Energy Park scheme that 8km is a maximum viable distance for new solar farms of this scale (circa. 480MW installed capacity), that a leap to a range of up to 15km has no implications on the viability of the West Burton Solar Project and nor principles of good design.
- 5.24. The site selection process is predicated upon finding sufficient land to deliver a project that meets the capacity of the grid connection offer of 480MW. The area needed is based on the assumption that a land area of approximately 75ha of solar panels and associated infrastructure (up to 100ha including landscaping and ecology mitigation land) is ideal to provide an NSIP solar scheme of 50MW.
- 5.25. The land area required, the applicant states in their Site Selection Assessment, equates to some 960 ha (exc. cable route) with an additional 10%. The Applicant states that they require the additional land to allow for flexibility for additional mitigation measures and other constraints that may become known through the design development process. WLDC contends that this approach begins from a starting position that only sites that achieve this area are acceptable and that is wholly flawed. There is no statutory or policy requirement in planning terms that dictates appropriate sites areas to be determined by a size that correlates to a grid connection capacity agreement. Whether a site is appropriate or not should be based upon its environmental and socio-economic impacts and based upon sound project/site selection design objectives and criteria.
- 5.26. WLDC recognises that the three Sites identified for built development, namely, solar panels, substations and energy storage for the Scheme would total 769.08ha, including means of access, but excluding Cable Route Corridors. However, this is still larger than the area required for the Gate Burton scheme.

- 5.27. Moreover, the Gate Burton Scheme does not set out similar land area requirements and notes that *“Selecting a site closer to the substation would likely decrease environmental and social impacts associated with the connection and scheme would become more commercially viable. Therefore, a site within 8 km of the grid connection was preferred”* (Gate Burton ES, Chapter 3, para.3.3.9) (Doc. Ref. EN10131/APP/3.1)).
- 5.28. The failure of the West Burton Solar Project to embed such objectives and principles in their site selection methodology has resulted in outcome that has simply identified parcels of land, spread in an ad-hoc and incoherent manner across a wide geographical area affecting many communities.
- 5.29. The resulting ‘project’ is one that does not represent a single coherent project. It is a series of 3 areas of land which have weak physical relationships between each other reflected in their separation. Even within themselves, each ‘area’ does not demonstrate good design principles for solar development; that is delivering a contiguous site that ensures impacts are minimised. Both West Burton 2 and 3 have significant gaps between sites with West Burton 2 enveloping Ingleby. West Burton 3 is split by farms and the Lincoln to Sheffield railway.
- 5.30. The piecemeal approach to site selection has had the opposite effect to meeting NPS EN-1 (2011 and 2023) policy requirements to minimise impacts. Due the creation of isolated areas hosting arrays, there has been an enforced requirement for additional plant, cabling, compounds, and construction vehicle access that otherwise would not be necessary, had an appropriate site been identified.
- 5.31. The application documents do not explain how the current design was arrived at. For a project whose current design comprises three separate parcels of arrays with interconnecting cable sections, it inadequately explains how the layout and design was arrived at in a rational manner, based upon sound design principles. In the absence of such an explanation WLDC has significant objections to the West Burton Solar Project on the basis that the magnitude of the impacts have not been justified through a sound assessment and explanation of the design principles and the subsequent requirement for multiple infrastructure components.
- 5.32. Notwithstanding the guidance stated in the National Infrastructure Strategy, the project design has not been guided by a ‘design champion’. WLDC considers that, had such an approach been adopted, clear design principles would have been established at an early stage of the project’s development, which would then have guided the overarching approach to the assembly of sites/land required to deliver a project that delivered the benefit. The outcome is that a sprawling site, requiring multiple infrastructure components (such as substations, BESS, cable construction, construction compounds and construction/operation vehicle access points), which serve to significantly increase the impacts of the project that a well-designed scheme would achieve.
- 5.33. The approach to site identification has resulted in significant adverse impacts across a wide geographical area affecting a wide range of communities. The infrastructure requirements have been duplicated as a consequence to effectively deliver three physically separate projects with unnecessary cable lengths to connect them.
- 5.34. WLDC considers that the approach to site selection has been wholly inadequate, with limited explanations as to how the ad-hoc and wholly irregular site has been selected as the only option to deliver the project.
- 5.35. The approach to site selection has not afforded sufficient regard to the requirements to avoiding to the significance of the bishop’s palace and deer park scheduled monument.

3) Overarching impact on Communities

- 5.36. The impacts of the West Burton Solar Project, both individually and cumulatively with other projects, upon the communities within the West Lindsey District must be given significant adverse weight in the DCO decision making process.

- 5.37. The proposed scheme will have a significant impact upon the communities of West Lindsey that will have a negative impact upon their daily lives. These impacts will be experienced during the construction and operation of the West Burton Energy Project and will be materially experienced cumulatively with other NSIP project proposed in the locality.
- 5.38. The settlement character and nature of community life in West Lindsey is strong and has been embedded over hundreds of years. The area is characterised by large areas of expansive agricultural land and associated economic activity, with settlements interspersed within this cultural landscape. Communities are close knit, with the largely rural highway network servicing the link settlements with each other and with the major towns such as Gainsborough.
- 5.39. As a consequence of the geography of the area, communities travel throughout the area using the network of rural and major highways to carry daily trips for work or recreational purposes. This also extends to the use of local highways for walking and cycling activities, which are an integral feature of life in the district. Communities are particularly dependent upon the use of adopted highways for recreation and leisure purposes. Due to the intensive agricultural character of the district, public rights of way across field are limited. This results in communities using highways for recreational activities with walkers, dog walkers, cyclists and horse riders all sharing roads with vehicular traffic.
- 5.40. The geographical sprawl of the West Burton Project in excess of 8km in length is such that it will have adverse impact on communities. The multiple unrelated areas of arrays which have clear physical separation and cabling will combine with multiple plant, construction compounds and site access points to have significant and harmful impacts on a wide area within the district affecting many residents.
- 5.41. WLDC notes that it is assumed that all of the PV Panels will require replacement once during the Scheme's design life, with a further 10% requiring replacement to cover equipment failures, at a constant rate throughout the 40-year project life. This means that there will be continued works throughout the scheme which is likely to cause disruption to the local residents.

Community culture and wellbeing

- 5.42. The proposed scheme, on its own and in conjunction with other proposed solar projects, will have an adverse impact upon the culture, character and way in which local communities engage with, and live within, the district.
- 5.43. The NPPF supports the role of planning to create healthy, inclusive communities and recognises that the design and use of the built and natural environment are major determinants of health and wellbeing. The impact of development on human health and wellbeing is therefore a material consideration in the determination of planning applications. In addition, the Central Lincolnshire Local Plan was adopted on 13th April 2023. The Local Plan includes policies so that new development within Central Lincolnshire can have a positive impact on health and wellbeing.
- 5.44. The Central Lincolnshire Local Plan has produced a Supplementary Planning Document to help guide developers and decision makers on the implementation of policy S54 Health and Wellbeing in the Central Lincolnshire Local Plan. S54 sets out a requirement for developers to submit a HIA for non-residential development proposals, 5ha or more.
- 5.45. The local community have a strong connection with agricultural culture of the area, which is reflected in its landscape, land use and the way in which people live. The impact on the landscape will be replaced by large scale utilitarian photovoltaic solar arrays and their associated development. This will result significant change for a period of more than half a century which will degrade the character and culture of the West Lindsey and negatively impact the connection communities have with it.
- 5.46. Furthermore, communities are particularly dependent upon the use of adopted highways for recreation and leisure purposes. Due to the intensive agricultural character of the

district, public rights of way across field are limited. This results in communities using highways for recreational activities with walkers, dog walkers, cyclists and horse riders all sharing roads with vehicular traffic.

- 5.47. The proliferation of construction traffic for 5 years or more will discourage the use of rural highways for recreation use, resulting in a further negative impact upon the wellbeing and mental health of local residents and people using the district for leisure purposes. This is recognised by the Applicant and states *“the presence of construction traffic on local routes may cause a moderate, localised fear and intimidation impact which may negatively impact the desirability of walking, running and cycling along local routes, thus having a negative impact on commuting methods and on **health and wellbeing**”*.
- 5.48. Settlements and the communities that live within in them have a strong connection with agricultural culture of the area, which is reflected in its landscape, land use and the way in which people live.
- 5.49. The landscape itself is strongly characterised by large open fields for intense agricultural use. The removal of this land use to be replaced by large scale utilitarian photovoltaic solar arrays and their associated development, will result the direct removal of this cultural land use character, significantly harming the way in which communities perceive and relate to the place in which they live. This significant change for a period of over half a century will inevitably degrade the character and culture of the West Lindsey District and negatively impact the connection communities have with it.
- 5.50. The proliferation of construction traffic for 5 years or more will discourage the use of rural highways for recreation use, resulting in a further negative impact upon the wellbeing of local residents and people using the district for leisure purposes.
- 5.51. WLDC also maintains concerns over the safety risk of fire resulting from BESS infrastructure. Assurances will be sought regarding how such risks will be minimised and addressed in the event of an incident.

Construction activities

- 5.52. The disruption caused by construction and operational traffic to local communities will be significant and will have an extremely negative impact upon day-to-day life. Residents will experience additional HGV and AIL traffic upon local roads which, alongside traffic control measures, will elongate journey times in the immediate local and wider areas across the district.
- 5.53. The increase in construction traffic using the rural highway network will increase the perception of a decrease in highway safety, making it less attractive to local communities to use the network for recreational purposes in particular. The decline in noise and air quality conditions will further degrade the quality of life for communities, resulting in a significant decline in their living standards for a period of over 5 years. The reduction in the quality of the environment alongside the conflict cause by construction traffic, will have a negative impact on recreational activity, to the detriment of local communities.
- 5.54. The influx of construction activity and worker over a period in excess of 5 years will place pressure on accommodation and local services in the area. The disruption, inconvenience and uptake of accommodation will dissuade visitors (both local and from further afield) which will have an impact upon local services such as tourist accommodation (Bed & Breakfast, hotels etc), shops and public houses.
- 5.55. The long construction period (both individually for the West Burton scheme and cumulatively with other solar projects) will have an impact on the desirability to live in the locality, resulting in concerns regarding the value of properties and businesses.
- 5.56. The applicant suggests that they will potentially work together to minimise any cumulative effects. This does not commit the Applicant to a joint Construction Traffic Management Plan. In absence of any commitment to working collaboratively with the other proposed solar schemes, the local community will be uncertain of how construction traffic will be

effectively managed. This may also result in conflicting CTMPs which could cause disruption on the local road network meaning that local residents will be deterred from using local roads for leisure activities such as running or cycling.

- 5.57. The cumulative assessment only considers two worst case scenarios of i) 3 projects at the same time and ii) 3 projects in sequence in relation to the cable corridor only. The assessment does not consider the construction of the main arrays and the impact this may have on the wider population. WLDC considers that it is the impact of the whole project in combination with others that has the potential to affect the health, wellbeing and amenity of local communities.

4) Main Site

- 5.58. As stated in Section 2 above, WLDC have significant concerns about the methodology applies to identify the chosen site and subsequently form the basis of the assessment of alternatives in the ES.
- 5.59. The approach has resulted in an irregular and inchoate site, leading to significant adverse impacts being experienced over a wide geographical area across the West Lindsey District.
- 5.60. This section sets out the key matters that derive from the 'main site'; that is the whole site area that hosts solar array and ancillary infrastructure.

Cultural heritage

- 5.61. The West Burton Solar project has significant and unacceptable impacts upon the bishop's palace and deer park, Stow Park scheduled monument.
- 5.62. NPS EN-1 (2023) requires the Secretary of State to give great weight to the conservation of a heritage asset, irrespective of whether any potential harm amounts to substantial, total loss, or less than substantial harm to its significance (para. 5.9.25). Substantial harm to Scheduled Monuments should be "wholly exceptional" (para. 5.9.28). Where a proposed development will lead to substantial harm of a designated asset, the Secretary of State should refuse consent unless it can be demonstrated that the substantial harm to, or loss of, significance is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 5.63. Policy S57 of the CLLP requires proposals to protect, conserve and seek opportunities to enhance the environment of Central Lincolnshire. Development that will result in substantial harm to, or the total loss of, a designated heritage asset will only be granted permission where it is necessary to achieve substantial public benefits that outweigh the harm or loss (or subject to a range of criteria relating to viability and use of an asset).
- 5.64. The West Burton Solar Project ES concludes a 'large adverse' impact upon the bishops palace Scheduled Monument. WLDC consider this to equate to 'substantial harm' for the purposes of NPS, NPPS and CLLP policy.
- 5.65. WLDC considers that the significance of an medieval deer park relates not only to the containment and protection of deer, but also the wider character of the landscape. As a consequence, this setting would experience substantial harm by the loss of rural character that would entail by the existence of solar panels.
- 5.66. The consideration of the Scheduled Monument was not afforded sufficient sensitivity and weight in the site selection assessment. WLDC contends that had an appropriate methodology been applied, substantial impacts could have been avoided by the avoidance of siting solar panels within area of West Burton 2 (west) and 3.
- 5.67. WLDC therefore object to the proposal on the strongest grounds with regard to the substantial harm caused to the bishop's palace and deer park Scheduled Monument.

- 5.68. There will be a several further significant impacts on designated heritage assets including Scheduled Monuments and Grade I listed buildings. This will have a long term impact on these local assets.
- 5.69. Although some of the affects are considered not significant, there a multiple slight adverse impacts which, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.70. The Scheme would not comply with Policy S57: The Historic Environment of the Central Lincolnshire Local Plan, and nor does it comply with policy contained with adopted and draft National Policy Statements and the National Planning Policy Framework.as it would not protect or conserve the historic environment of Central Lincolnshire.

Landscape and visual impacts

- 5.71. WLDC have significant concerns and objections to the project based upon its impacts upon visual amenity and direct impacts on landscape character.
- 5.72. The approach to site selection and design is considered to be wholly inadequate, lacking a clear methodology that embeds good principles of design from the inception of the design.
- 5.73. The West Burton Solar Project scheme will cause significant harm to the landscape character of the area, altering it from its agricultural use and character potentially irrevocably. The visual effects on communities are visitors will be significant.
- 5.74. With a consent period of 40 years being sought, this timescale should not be considered temporary in the decision making process. Generations of communities would experience the solar farm landscape for most of their lives and to dismiss such impacts as temporary is disingenuous. Whilst site decommissioning is likely to result in the removal of much of the infrastructure, there remains uncertainty about what may remain and consequently hindering a return to agricultural use and the districts cultural landscape character. WLDC therefore disputes the applicant's contention that the impacts of the development are temporary and reversible.
- 5.75. WLDC strongly refutes the conclusions reached in the ES that the construction of this extensive solar farm project will lead to an 'improvement' in local or regional landscape character. This conclusion is considered erroneous, failing to reflect the conclusions reached in other ESs for similar projects and, logically, the introduction of significant industrial elements (panels, substations and related infrastructure, security fencing/lighting etc). The ES assessment does not address the significant negative impact to landscape character that would occur from the introduction of these industrial elements ('detractors' when considering local landscape character). Moreover, the applicant recognises that Scheme will *"have a long-term impact on the landscape character of some tourism and recreation receptors that are reliant on the landscape context for their value, such as viewpoints, landmarks, and cultural heritage assets"* in the Socio-Economic Chapter of the ES. This demonstrates the development will have a long-term adverse impact on the landscape character of West Lindsey.
- 5.76. The Gate Burton NSIP application has carried out an assessment that concludes that the project would have minor adverse cumulative impacts with Cottam and Tillbridge, moderate adverse with West Burton, and moderate adverse LVIA impacts when considered cumulatively with all projects. Furthermore, within the Joint Report on Interrelationships between Nationally Significant Infrastructure Projects (Doc. Ref. EN010131/8.26 (Gate Burton)), it is expected that the Tillbridge Scheme will have a *"significant cumulative effects on landscape character at a local level or potentially at a wider (National Character Area) level during construction and operation"*.
- 5.77. WLDC therefore have significant concerns about the adequacy of the LVIA assessment and the conclusions it reaches. The LVIA impacts are clearly, in WLDC's view, adverse

both in terms of the scheme in solus and cumulatively with other projects. As the Gate Burton project has correctly concluded adverse impacts, the legitimacy of the Cottam assessment is questioned. WLDC does not consider that the impacts assessed are valid and they should not be taken into the overall planning balance.

- 5.78. The applicant has an over-reliance on landscape planting to integrate and screen the development. Whilst this may reduce visual impact, it will not achieve the screening of the entirety of the development and thus adverse visual impacts will occur. It is recognised that landscaping may help reinforce the woodland features of 'Wooded Vales', but the open nature of the wider agricultural landscape is a key characteristic. Extensive planting in areas that are otherwise open agricultural landscapes would not reflect landscape character and would obscure views. This key characteristic is noted in the West Lindsey Landscape Character Assessment 1999 with description of 'this is a landscape of long views', of 'long westward views to the power stations on the River Trent, and eastward views to the scarp face of the Lincoln 'Cliff'.
- 5.79. The solar panels/arrays and substations are clearly the most intrusive elements. It is accepted that the impact of the grid connection itself may be minimal if cables are buried and features re-established (hedgerows etc), but this planting will take time to establish, especially if it is re-disturbed by consecutive solar farms.
- 5.80. In relation to treatment of the effects as 'temporary' it is worth noting that impacts will be of long-duration 40 years plus (which could be two generations). Although impacts may be reversible, WLDC do not consider them to be short-term. The adverse impacts will be experienced by communities for generations.
- 5.81. The Scheme does not comply with Policy S53: Design and Amenity of the Central Lincolnshire Local Plan, as it does not '*make effective and efficient use of land*'. The Scheme has been designed as a "network of sites"; this does not suggest a contiguous scheme and there will be impacts on many different settlements throughout West Lindsey. The Scheme does not '*contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness*'.

Transport and access

- 5.82. A key consequence of the scheme design and the resultant geographical spread of the project is that there are multiple site accesses being created, particularly in the construction phase. Each access will result in many minor roads experiencing a significant increase in traffic levels and non-domestic construction vehicles.
- 5.83. This increase in traffic will result in traffic management, affecting communities and local businesses over a significant construction period. Local minor roads, which connect rural villages, are well used by communities for recreational users. The additional of construction traffic will cause significant disruption and introduce highway safety (including the perception of highway safety concerns) issues that will affect local people.
- 5.84. Had a better designed scheme been derived, the spread of the project and the use of minor roads could have been significantly reduced.
- 5.85. Within the ES, the traffic survey data used to derive the baseline is from 2017 and 2019, which is before the Covid-19 pandemic restrictions. Nonetheless, this traffic data is now quite historic, with some of the data being more than five years old. Therefore, WLDC consider that more recent traffic surveys should be considered to verify that the derived baseline traffic flows are representative of current day conditions.
- 5.86. It is unclear to WLDC if the potential environmental effects due to any temporary highway works necessary to accommodate access by large construction vehicles and abnormal loads, that may require the removal of hedgerows for example, have been covered by the ES. WLDC requests clarification from the applicant on this matter.
- 5.87. It is noted that deliveries will peak hours where possible; however, no reasons are provided as to why this might not be possible.

- 5.88. There are 8 separate construction traffic access points for the solar farm elements of the Scheme. Moreover, there are 19 access points of the cable route access. Collectively the Scheme is proposing 27 access points. This would mean that there would be construction traffic along the route and using the local road network. It is questioned by so many accesses are needed, particularly as it is suggested an access is needed every kilometre. It is questioned whether more internal accesses could not be utilised.

Tourism

- 5.89. The visitor economy is a significant and growing sector within West Lindsey. The area is an attractive, peaceful rural area which combines an outstanding natural environment with historic villages in close proximity to the City of Lincoln. Lincolnshire's visitor economy is worth £2.4bn (STEAM data Lincolnshire County Council), with the sector supporting 30,000 jobs and a far reaching supply chain across the county. Food and drink spending alone generates £44m into the local economy, with recreation adding £18m and retail contributing £59m. The visitor economy is a significant sector for people's livelihoods.
- 5.90. The impact of Covid lockdowns has been severe. Lincolnshire has experienced a 52% reduction in all tourism spending (STEAM data 2020), with full time jobs being reduced by half from 2,500 jobs to just over 1,200. There has been a 52% reduction in visitor numbers and a 50% reduction on the number of visitor days. Food and drink spend fell from £44m to £21m (reduction of £13m) and retail spend fell from £59m to £29m a reduction of £20m). Recreational spend reduced by £10m to £8m. Overall, local tourism businesses have experienced a reduction of over £100m from their revenue.
- 5.91. Reflective of the defining agricultural character and culture of West Lindsey, one of the key tourist events is the Lincolnshire Show, held annually at the Lincolnshire Showground. The show is a flagship event for the area, with over 60,000 visitors and 500 exhibitors each year. The success of the Lincolnshire Show is strongly relies upon the local tourism sector accommodating the visitor demand it creates.
- 5.92. Forecasts have predicted that it will take a timescale of up to 2025/26 for businesses in the sector to recover to pre-Covid levels, based on the assumption that no material externalities will compromise this recovery.
- 5.93. The West Burton Solar Project will have an significant negative impact on the local tourism sector, causing damage to its image and recovery.
- 5.94. The construction phase will result in disruption and a degradation to the environmental attributes of the West Lindsey District, which will materially reduce its attractiveness as a destination for visitors. Traffic delays will affect the ability of visitors to travel to and within the district, and construction traffic will conflict with the recreational activities both in terms of use of rural road networks and the attractiveness of the landscape and environment (noise, disturbance, visual impacts etc).
- 5.95. It is recognised that there are some financial benefits as a result of the Scheme. When considering that there are potentially four solar schemes located within West Lindsey it is questioned how the Scheme will identify the required workforce given the level of resource needed to deliver all the schemes at the same time.
- 5.96. The Applicant states that the *“analysis of accommodation units shows that accommodating the anticipated temporary employee requirement could be achieved within the usual unfilled capacity across the entirety of the anticipated 25-month construction period. As such, it is not anticipated that usual visitors or users of temporary accommodation would be displaced”*. This differs from the assessment in the Cottam Scheme where there is considered to be a level of oversubscription. As the two schemes differ, it is not understood whether a cumulative assessment has been undertaken to consider all of the solar schemes being constructed at the same time.
- 5.97. The Applicant recognises that during the operational the Scheme will have a long-term impact on the landscape character of some tourism and recreation receptors that are

reliant on the landscape context for their value, such as viewpoints, landmarks, and cultural heritage assets. Thus, the maximum long-term moderate-minor adverse effect on the desirability of local tourist attractions and recreation centres in the Local Impact Area could lead to a proportional maximum long-term moderate-minor adverse effect on the local tourism industry and economy. Should the other solar schemes in the area be consented, it is considered that this impact will be amplified as large areas of West Lindsey will be characterised by solar farms.

- 5.98. The Applicant recognises that there will be a long-term impact on tourism as a result of the Scheme during the construction phase. There is a potential for the Scheme to reduce the desirability of the Local Impact Area for tourism, and as such, an estimated worst-case scenario of a 1% drop in visitor spending per annum is assessed herein. It is therefore questioned that once the operation period has started and noting the applicants recognition that there will be a that the impact on a long-term impact on the landscape character whether it has been assessed about the loss in long-term loss for the tourism economy.
- 5.99. It is assumed that the 13 agricultural sector jobs that have been identified by the Applicant are linked to the four farm businesses within the Order Limits referred to in Chapter 19: Soils and Agriculture (Doc. Ref. EN010132/APP/WB6.2.19) however, the Applicant does not appear to provide a breakdown of the agricultural sector jobs that will be lost. This differs from the Cottam application which shows a clear breakdown of the workers for each business. Moreover, there is no reference to any contractor related services to the farm. Therefore the breakdown of the jobs lost as a result of the scheme is not clear.
- 5.100. In considering the above, it is questioned whether the impacts on long-term indirect agricultural job losses have been considered accurately. With up to 40 years of diminished agricultural activity in West Lindsey it is likely that these skills could be lost forever from the local area which is agricultural and rural in nature at present.

Impact on best and most versatile land / agriculture

- 5.101. The ES considers the impact of the project on best and most versatile land (BMV) and has adopted the IEMA guidance in an appropriate manner.
- 5.102. The ES assessment is, however, limited to considering soil functions and does not provide an assessment of the impact on agricultural holdings.
- 5.103. IEMA Guidance has been utilised for assessing impact on agricultural holdings. However, the publication is principally concerned with soil functions and does not provide methodology for assessing impacts on agricultural holdings. It is therefore not clear if, as a consequence of the scheme, tenants will be displaced. In the absence of such information, WLDC raise significant concerns about what would be an unquantified adverse socio-economic effect.
- 5.104. The cumulative assessment is based upon an absence of site specific assessments which are required to determine Agricultural Land Classification (ALC). It is accepted that during the authoring of this chapter the information for other projects may not have been available, however, given Cottam and Gate Burton are both now accepted or are already in the examination process it is presumed the data for the other schemes is now available to allow an adequate assessment to be carried out.

Ecology

- 5.105. The scope and methodology used to form the basis of the assessment reported in the ES is considered appropriate, however WLDC identify several matters of concern.
- 5.106. The ES assessment does not appear to include any consideration of combustion emissions from on-site plant or transport to the site. If this matter has been scoped out of the EIA, it would be helpful for the applicant to clarify that this is the case and provide an updated justification.

- 5.107. The Scoping Opinion, item ID 2.2.1, indicates that the applicant should include decommissioning of West Burton A in the ES cumulative assessment, but this does not seem to be included in Chapter 9 Section 9.9. WLDC seeks clarification from the applicant as to why this decision has been made contrary to the Scoping Opinion.
- 5.108. Chapter 9 paragraph 9.7.82 (and Table 9.3) of the ES concludes that a beneficial effect significant at a district level for grassland will be realised and this is welcomed. However, it is unclear whether the information provided in this chapter or APP/C7.3: Landscape and Ecological Management Plan: Outline Plan contains sufficient secured detail to support this conclusion at this stage. WLDC therefore requires further clarification, and information if required, to ensure that the mitigation proposed is adequate to justify the conclusions on residual impacts.
- 5.109. Chapter 9 para 9.9.19 of the ES states that : *“A prolonged five-year, sequential installation programme would not cause any greater impacts from direct harm than the simultaneous programme. However, there is the potential for increased temporary, but medium/long term fragmentation or disturbance effects on species like bats, badgers, hedgehogs, reptiles, amphibians and harvest mice which utilise field margins especially”*. WLDC considers this statement to be unclear, and requests further information to demonstrate that there will be no significant cumulative impacts.
- 5.110. The Outline LEMP (APP/WB7.3: Landscape and Ecological Management Plan: Outline Plan) contains a number of important measures that are relied on for the conclusions in Chapter 9. However, in places these measures lack confirmed detail. Further detail to confirm that these measures will be secured is required in order to fully support the conclusions in the Chapter.
- 5.111. WLDC considers that the conclusions as presented in App/WB7.18 ‘Information to Support a Habitat Regulations Assessment: West Burton Solar Project’ (the ‘ISHRA’) to be reasonable. However, WLDC are concerned that the report lacks detail normally contained in such documents, along with its failure to follow a systematic approach to assessment. Due to this lack of detail, WLDC maintains a concern that there may be a possibility that some effect pathways have been overlooked and request that the applicant provides clarification/more certainty in this regard.
- 5.112. Planning Inspectorate ins Advice Note 10: Habitats Regulation Assessment relevant to nationally significant infrastructure projects contains a list of information that Applicants should provide. It appears to WLDC that there are elements missing from the Habitat Regulations Report submitted as part of this Scheme and requests that the applicant provides further clarification with direct reference to Advice Note 10.
- 5.113. ISHRA para 4.1.1 appears to be misleading with regard to Ramsar sites. WLDC considers that there is the potential for the Ramsar Sites to have been overlooked by this assessment.
- 5.114. The Applicant’s assessment is based primarily on the assumed knowledge of the other solar schemes in the West Lindsey District. Whilst it is understood that the Applicant may not have had access to the data of the other schemes when producing the ES, the Cottam and West Burton schemes are both in the examination process and therefore have published all their information.
- 5.115. The Applicant has based the Shared Cable Route Corridor on a construction programme taking 18 months in the Ecology and Biodiversity chapter. This differs from the Gate Burton scheme which accounts for a 24-36 month construction period. This would also circumvent the BNG guidelines which stipulate that ‘temporary loss’ of habitat is only when this cannot be restored (in full) to baseline condition within 2 years. If the cable route were to take longer than this then it is expected that the BNG calculations should be revisited.

5) Cable Corridor

- 5.116. WLDC consider the identified cable corridor to the south of Marton as an area that will experience significant impacts during the construction phase. The current assessment provided by the applicant fails to provide sufficient detail relating to how projects will be delivered in the shared grid corridor with regards to construction phasing and methods, likely traffic figures and the implementation and retention of post-construction mitigation.
- 5.117. The proposed application correctly assesses the impact of the scheme in solus, however WLDC maintain residual concerns regarding the potential cumulative impact with the Cottam and Gate Burton solar NSIPs with whom the project will share the same corridor.

Traffic and highways

- 5.118. In determining this application, WLDC contend that the Secretary of State must consider the cumulative construction traffic impact and carry out an assessment against the relevant policy framework.
- 5.119. The 'worst-case' scenario could range from all three projects (and more) being constructed concurrently, or they could be constructed in sequence. The scale of impact could vary from a multiplication of impacts or could be experienced for a 5-7 year construction period.
- 5.120. It is noted that there will be 'a small number of abnormal load movements to transport large transformers'; however, exact numbers are not provided. WLDC request that these number be provided to enable an adequate cumulative assessment to be made.
- 5.121. The level of information provided in the ES and sought to be controlled through the Construction Environmental Management Plan (CEMP) and the Construction Traffic Management Plan (CTMP) is inadequate in explaining how activities will be co-ordinated and mitigation implemented. Due to the lack of rigour in assessing the cumulative scenarios, the likely impacts upon communities and the environment have not been identified or calibrated to a sufficient detail. WLDC consider that the impacts of just two project being constructed wither concurrently or in sequence could result in unacceptable impacts that fail to comply with policy.
- 5.122. To address this uncertainty, WLDC request that more detail be provided in the draft 'Plans' cited above to explain how concurrent projects will be co-ordinated. For example, the West Burton Solar Project application is silent on the actual number of Abnormal Indivisible Loads (AILs) that will be required to deliver project components. Whilst such movements will be controlled by the Police, in the event that multiple AIL movements occur in close proximity could result in significant traffic impacts that are not currently identified. A mechanism to control such movements could be through the adoption of a traffic co-ordinator that manages the frequency of AIL movements, and the general movement of other construction traffic in the area.
- 5.123. WLDC concern stems from a currently un-calibrated impact on local communities as they travel through the district on strategic roads such as the A156, A1500, A15 and A631. The cable corridor is a particular focus due to the condensed activity that could occur over a significant timescale and the extent to which this affects local residents in Marton, and wider travel throughout the district.

Noise and vibration

- 5.124. As with traffic and highways above, a key requirement for WLDC is to exert appropriate control on vehicle movements and construction activity to ensure that the potential cumulative impacts are adequately controlled over what could be a significant time period.
- 5.125. Including a co-ordination mechanism on control documents (e.g. CEMP/CTMP) will assist in controlling these impacts and allowing communities to carry-out day to day activities with knowledge of traffic controls, AIL movements and working pattern on sites.

- 5.126. Such a mechanism will allow for the consideration of measures to minimise impacts at a point in time and communicate effectively with WLDC and communities.

Ecology

- 5.127. The Applicant has based the Shared Cable Route Corridor on a construction programme taking 18 months in the Ecology and Biodiversity chapter. This differs from the Gate Burton scheme which accounts for a 24-36 month construction period. This would also circumvent the BNG guidelines which stipulate that 'temporary loss' of habitat is only when this cannot be restored (in full) to baseline condition within 2 years. If the cable route were to take longer than this then it is expected that the BNG calculations should be revisited.

6) Cumulative Impacts

- 5.128. A key concern for WLDC relates to the cumulative impact of the solar NSIP projects upon the district. The three applications currently 'accepted' for examination are this West Burton Solar Project, alongside the Cottam and Gate Burton which are both in the examination phase.
- 5.129. WLDC maintains concerns about the adequacy of cumulative assessment material being considered as part of all examinations. The assessments provided fail to consider the various combinations of each project, which WLDC need to be provided to enable the Secretary of State to make an informed decision on each project.
- 5.130. It should also be noted that the Stow Park Solar Farm submitted an EIA Screening request in June 2023 and has subsequently been determined by WLDC as EIA development. The Stow Park development is situated within a parcel of land that is southeast of West Burton 3 to the east of the Sheffield to Lincoln railway line, and therefore construction traffic is likely to share the same haul routes. Therefore WLDC feel this should be included within the cumulative effects assessment.
- 5.131. In addition the One Earth Solar Farm proposes a new solar photovoltaic farm and associated battery energy storage that would import and export up to 740MW of electricity. Grid connection would be made to the high Marnham sub-station in Bassetlaw District. The developer has indicated that formal statutory consultation will be likely to take place in Spring 2024, and that they intend to submit their application for a Development Consent Order to the Government's Planning Inspectorate in winter 2024, with the Public Examination then likely to take place in 2025. Whilst it is accepted that the One Earth development does not have an ES available, a Scoping Report submitted to the Secretary of State on 13 November 2023. This should therefore be considered as part of the cumulative assessment.
- 5.132. The following matters are of particular concern to WLDC.

Landscape

- 5.133. In terms of cumulative effects, the ES (APP/WB.2.8 page 241 onwards) claims 'Beneficial' effects in relation to Contributors to Landscape Character, in relation to 'Nationally and Locally Designated Landscape' and 'Ancient Woodlands and Natural Designations' but does not justify why these effects would be Beneficial (for both it states that impacts would be 'Not Significant'). WLDC strongly content that such impacts cannot be deemed 'beneficial' due to their obvious harm as alien features in the countryside have a significant adverse impact upon both visual amenity and landscape character.
- 5.134. Cumulative effects in the ES appear to have been considered on an incremental basis only; that is the impact of the West Burton Solar Project when added to the cumulative projects. There is no assessment of the various combination each cumulative project could have with each other and this is considered to be a significant shortcoming in the ES. As the Secretary of State will potentially be required to determine cumulative NSIP

applications at the same time, there is a requirement to provide the environmental information that will allow them to make such a decision.

- 5.135. The cumulative figure included in the ES for Cottam (Fig 8.16) shows that the proposed solar farms considered would be seen in views from many locations along the cliff.
- 5.136. None of the application documents provide an assessment that considers how many solar projects are 'acceptable' in planning terms, or which combination of projects that would be acceptable would be the least damaging/intrusive to landscape character and views. This is a significant shortcoming and prevents WLDC from being able to make considered judgement on the cumulative impacts.

Grid corridor

- 5.137. The application does not provide sufficient detail to explain how multiple projects will be constructed within the shared grid corridor. The level of information relating to construction phasing, construction methods, approach to the implementation and retention of mitigation/restoration and how activities will be coordinated is inadequate.
- 5.138. In order to fully understand the likely impacts on communities, further information is required to understand the likely disruption, the approach to construction (i.e. shared approach with single trenching, compounds, construction traffic etc) or whether the impacts will be multiplied with the risk of site restoration measures being implemented but then destroyed as construction commences on another project.
- 5.139. WLDC requires the development of a detailed co-ordination plan that is committed to by all developers to control and minimise cumulative impacts. This includes single points of contact, single notifications to the local authorities and clarity around what works relate to which project. This is essential to enable effective enforcement from the local authorities.

Ecology and nature conservation

- 5.140. The cumulative impacts of the project will create the potential for multiple impacts occurring in the shared grid corridor, especially in the event that each project is constructed in sequence. With each NSIP seeking a DCO time period of 5 years, there are no guarantees that construction activity within the corridor will be co-ordinated. Each project will have the right and powers to carry out works that will result in direct removal of trees, hedgerows and other natural features.

Traffic and transport

- 5.141. The Scheme states that the shared Grid Connection Route utilises different routes from the other solar schemes. This suggests the cumulative impact of the roads will be felt more widely.
- 5.142. The cumulative effects chapter is very limited and only considers the routes associated with the construction routes for West Burton. Whilst this is understood for the purpose of this assessment, the cumulative impact of construction traffic should be considered as there is the potential for the schemes to affect WLDC for 5 years or more that is associated with the construction of the shared grid connection corridor.

Tourism and recreation

- 5.143. The broad concerns relating to impacts upon tourism stated above, are equally applicable to all proposed solar projects. On a cumulative basis, these impacts would be multiplied resulting in significant harm to the short, mid and long term tourism sector in the West Lindsey District.

Cultural impacts

- 5.144. Whilst WLDC acknowledge that each application is to be examined and determined on its own merits, the potential cumulative impacts two or more of the applications being constructed and operated cannot be ignored. To determine each application solely on the

basis that it is isolated, without considering the likely combination of impacts with the other applications, would be inadequate. Such an approach could lead to a conclusion that each scheme is acceptable in its own merits without considering how they relate to each other and whether this results in a conclusion that such impacts become unacceptable.

- 5.145. The West Burton Solar Project will have an impact on agricultural businesses. As set out previously in this Written Representation, the impact on agricultural land tenant farmers should also be considered in the wider context of the four proposed solar NSIP's which will occupy a large area of Lincolnshire's land area (1%), not including the One Earth Solar Farm. There are real concerns as to the displacement of tenant farmers across significant tracts of agricultural land over a 40 year period and the seeming expectation that the agricultural industry will simply be able to pick up and recommence in the year 2068 where it left off 40 years earlier. This is not adequately addressed by the application.
- 5.146. In assessing potential job losses in the agricultural sector, the applicant has simply identified the current full time employees associated with the farm businesses that currently operate on land within the Order Limits. This assessment therefore fails to consider the true impact of the project on employment in the agriculture sector as it does not consider the wider supply chain that serves the industry. Furthermore, there has not been a cumulative assessment carried out to identify the impacts of all solar projects in West Lindsey District, Lincolnshire and beyond upon employment and commercial activity in the agricultural sector.
- 5.147. WLDC recognises the impact on tourism from the proposed solar schemes would be detrimental to West Lindsey's character which is a key factor which attracts visitors to the area. With a growing visitor economy at present, the impact of the cumulative developments could result in the potential loss of employment in this sector as people will not be attracted to the area.
- 5.148. The cumulative impact of all three currently submitted DCO projects (and future NSIPs planned for submission) would result in unacceptable significant adverse harm to the landscape character of West Lindsey to which WLDC objects to in the strongest manner. The geographical coverage of the three project would span approximately over 21 kilometres from the southern-most point near Saxilby and Ingleby to the northern-most near Blyton. The landscape would be transformed from a predominantly large scale agricultural character, to one that is characterised by solar electricity generating stations.
- 5.149. The cumulative impacts of all projects will be experienced over a wide area, particularly from the Lincoln Cliff over the Trent Valley, which would be significantly altered and character harmed as a consequence of the proposed projects. The blanket of utilitarian, industrial solar panel arrays would be punctured by a proliferation of Battery Energy Storage Systems, substation/converter stations and other associated development.
- 5.150. Whilst landscape mitigation measures are proposed, these effectiveness of these measures in themselves will also be nullified by the amount of development proposed cumulatively.
- 5.151. WLDC disputes the applicant's contention that the impacts of the development are temporary and reversible. With a consent period of 40 years being sought, this timescale should not be considered temporary in the decision making process. Generations of communities would experience the solar farm landscape for most of their lives and to dismiss such impacts as temporary is disingenuous. Whilst site decommissioning is likely to result in the removal of much of the infrastructure, there remains uncertainty about what may remain and consequently hindering a return to agricultural use and the districts cultural landscape character.
- 5.152. WLDC consider that these wider impacts must be adequately assessed during the examination (including site visits where necessary) and must be weighed in the planning balance.

- 5.153. The cumulative traffic impacts are discussed in detail above but bear repeating again here. WLDC are very concerned about the potential cumulative construction timescales, which will result in significant impacts on communities and the socio-economic dynamic of West Lindsey, which could last for 5 to 7 years (as assessed by the applicant).
- 5.154. To dismiss these impacts as temporal and insignificant is inadequate. WLDCs contend that they should be considered as long term impacts and must be given significant weight in the decision making process.
- 5.155. WLDC maintain an objection to the project on the basis of cumulative impacts; however, commit to engage with potential solutions suggested in the above sections of this representation. It is essential in WLDC's view, that detailed control mechanisms are developed during the examination phase to ensure that the application is determined with these in place.
- 5.156. WLDC also maintain significant concerns regarding the manner in which the DCO examinations into each NSIP are being carried out. The current approach of solely considering the application subject of the application without testing the application alongside the various scenarios that could arise as a consequence is flawed. It is essential that the combinations of each cumulative project are understood and assessed so that that ExA and the Secretary of State can reach sound conclusion on NSIPs that are all being examined at the same time and situated in the same locality.
- 5.157. If all DCO applications are considered individually without proper regard to the cumulative impacts, they may all be considered acceptable as isolated schemes, but with no consideration of whether there is a 'tipping point' from acceptability into unacceptability. This approach to decision making is flawed as it would allow projects to progress that could have unacceptable cumulative impacts with each other.
- 5.158. WLDC's strong view is that, in order for the decision maker to have adequate information before them to make a sound decision, a cumulative assessment that addresses the following combinations should be provided as a minimum:
- West Burton + Cottam
 - West Burton + Gate Burton
 - West Burton + Tillbridge
 - West Burton + Cottam + Gate Burton
 - West Burton + Cottam + Tillbridge
 - West Burton + Gate Burton + Tillbridge
 - West Burton + Cottam + Gate Burton + Tillbridge
- 5.159. The above combinations relate to what is reasonably required to be assessed by the West Burton project. WLDC expect the Cottam, Gate Burton and Tillbridge project to carry out an assessment of the same combinations in relation to their applications. In WLDC's view a failure to do so, would result in inadequate information being before the Secretary of State to enable them to make an informed decision based upon the actual impacts that will be experienced as a consequence of the projects (three of which are likely to be before them for determination at the same time).
- 5.160. The assessment should relate to the entire projects (not just the cable corridor) and cover the scenarios of concurrent construction and in sequence construction (whilst recognising the 5 year commencement limitation for each project)
- 5.161. Hearing(s) can readily be held to then examine the details of such an assessment, and representation from the other projects could be invited to participate.

6. The draft Development Consent Order

Article 46 – Schedule 17: Procedure for discharge of requirements

- 6.1. The applicant's latest version of the draft Development Consents Order (dDCO) sets out the procedure applicable to the discharge of details submitted pursuant to 'requirements' within Schedule 17 (Article 46).
- 6.2. WLDC have the following concerns relating to Schedule 14, which are detailed below.

Deemed consent

- 6.3. WLDC objects to the inclusion of a deemed consent provision. Due to the scale and potential complexity of the details and their importance to ensure that mitigation for a large scale infrastructure project is assessed and implemented, it is wholly unacceptable to impose a deemed consent provision. Additionally, with the potential cumulative impact of having to process subsequent approvals for several similar projects, it is essential that WLDC has sufficient time to make well informed decisions in the public interest.

Approval timescales

- 6.4. The deemed consent provision also has an impact on WLDC's position with regard to the approval timescales discussed below. Should the deemed consent provision be retained, WLDC consider that a longer determination period is proportionate. The timescales WLDC considers to be acceptable are influenced by whether a deemed consent provision is included in the DCO. If it is retained, a longer period of time is required to enable WLDC to fulfil its duties in the determination of subsequent applications that relate to EIA development.
- 6.5. Consistent with the reasons that WLDC object to the deemed consent provision, it is essential that WLDC has reasonable time to interpret, assess, have regard to consultee representations, negotiate and formally determine complex and technical details that are required in order for the project to be acceptable.
- 6.6. WLDC's position on the timescale are therefore:

Should there be no deemed consent provision, WLDC request that the following timescales be specified:

- Requirement 5 = 13 weeks
- Other Requirements = 10 weeks

Should a deemed consent provision be retained, WLDC request that the following timescales be specified:

- Requirement 5 = 16 weeks
- Other Requirements 13 weeks

- 6.7. The above timescales allow a reasonable and proportionate timescale in order to assess and determined typically complex and 'new' information relating to a large scale EIA development.

7. Planning balance

- 7.1. WLDC raises significant objections to the project relating to specific impacts, many of which arise from the poor design of the project resulting in a sprawling project of ad-hoc sections of array development, triggering the need for multiple infrastructure components (e.g. substations, BESS, construction compounds, construction and operational site accesses).
- 7.2. The application fails to carry out an adequate cumulative assessment with other projects to enable a robust planning balance to be made with regard to the likely impacts that would arise from the combination between projects (e.g. between 2 projects and not the 3 that are considered).
- 7.3. WLDC recognises that the Scheme would help meet a national need for additional electricity generating capacity, and this accords with the UK's energy policy to decarbonise electricity generation and deliver security of supply.
- 7.4. Whilst it is recognised that there is an urgent need for energy generation of all types and this is established through the NPSs and is carried forward into the amended NPS published in 2023; however, there are elements of the Scheme which require further assessment and justification.
- 7.5. In line with the transitional provisions following the review the application remains to be determined under Section 105 of the PA2008. The balance of the effectiveness of solar proposals given the climate conditions and grid capacity with the loss of prime agricultural farmland that defines the culture, character and economy of West Lindsey must be carefully considered. Notwithstanding, WLDC consider the November 2023 versions of the NPS' to be important and relevant matters to which significant weight will be afforded.
- 7.6. The Scheme has unacceptable impacts upon the landscape character and visual impacts both in solus and cumulatively.
- 7.7. The Scheme does not adequately address cumulative construction impacts to ensure that conjoined working does not have an unacceptable impact upon local communities.
- 7.8. The Scheme causes unacceptable substantial harm to the bishop's palace and deer park Scheduled Monument, contrary to national and local policy.
- 7.9. WLDC consider that the harm caused to its economy, communities and landscape caused by this proposal is unable to be mitigated and its impacts irreversible.
- 7.10. Due to the design of the project, WLDC object to the project on the basis that it would result in substantial harm to a Scheduled Monument; and that more impacts are experienced as a consequence of the project than one that had been well designed and followed a clear set of design principles. The resulting scheme is one that requires multiple infrastructure components, that encompass a wide geographical area.
- 7.11. WLDC consequently objects to the West Burton Solar Project, finding that the disbenefits clearly outweigh the benefits in accordance with section 105 of the PA2008.

**If you would like a copy of this document in large print, audio, Braille or in another language:
Please telephone 01427 676676 or email
customer.services@west-lindsey.gov.uk**



West Lindsey District Council
Guildhall, Marshall's Yard
Gainsborough
Lincolnshire, DN21 2NA