



The Planning Inspectorate

The Planning Act 2008

Application for Development Consent for West Burton Solar Project

Case reference: EN010132

Examining Authority's note of Unaccompanied Required Site Inspection (USI) to which the Application or Specified Matters relates on 24 and 25 January 2024

Examining Inspectors Andrea Mageean and Jonathan Medlin, the Panel appointed as the Examining Authority (ExA) for the application for the West Burton Solar Project, and two members of the Planning Inspectorate Case Team, undertook the inspections on Wednesday 24 January and Thursday 25 January 2024.

On 24 January the ExA carried out its unaccompanied site inspection from publicly accessible land (roads, footpaths and bridleways). On 25 January, inspections were undertaken on private land. Advance permission to enter land was required and obtained, but these inspections were undertaken on an unaccompanied basis.

The site inspections were undertaken in order to view the locations of the proposed development, the surrounding villages, and the landscape of the wider area, having regard to suggested locations provided at Deadline 2 and the limits of the Order.

Particulars of the Site Visit

The 24 January visit was undertaken by car and on foot. Weather conditions were dry and clear, with a temperature circa 11 degrees centigrade. Weather conditions were suitable to appreciate long range views. On 25 January, when the weather was overcast, becoming progressively clearer from c.10.00am, the inspection was predominantly on foot.

The inspections on both days commenced at approximately 09:30. On 24 January the inspections finished at approximately 14:30. On 25 January the unaccompanied inspection was complete by 11:30 A list of the locations visited is attached at Annex A, and an overview of the inspection routes is attached at Annex B.

References to 'viewpoint' locations refer to those set out in the Environmental Statement, shown in Figures 8.12.1 to 8.12.4 [APP-190](#) to [APP-193](#)

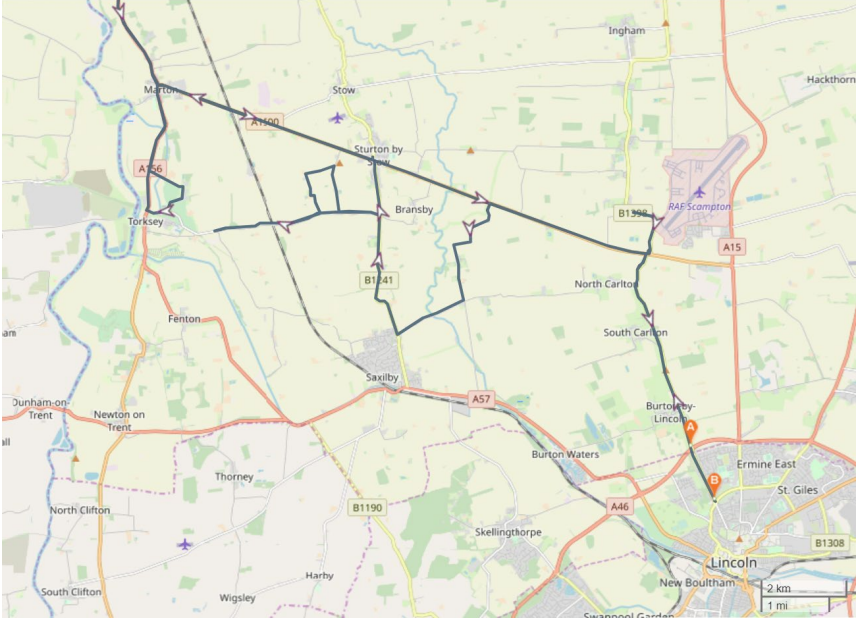
Annex A (i): List of locations visited on 24 January 2024

Approx time	Viewpoint	Location/route
0930		Drive north along B1398 Middle Street taking in views from ridgeline.
10.00	VP 15 and LCC-A (58)	Turn right, then left towards village of Scampton, returning to view the Tillbridge Lane Viewpoint and the scheduled monument of the Roman villa west of Scampton Cliff Farm.
10.30		Turn right onto A1500 Tillbridge Lane, then head west along A1500.
10.50	VP 6, LCC-C (60), VP 20 and 21. VP 26, 27.	Turn left towards into Broxholme Lane, viewing Change App ref no 1, proceeding south through Broxholme village. Turn right onto Carlton Lane, turn right heading west across River Till. At Saxilby (jnc Broxholme Lane and B1241) turn right, heading north along Sturton Road towards Ingleby. Proceed north to Bransby Cross.
11.15	VP 43	Turn right onto Mill Lane. Continue north on Mill Lane, walk PRoW (PR018). Return to car, left turn at West Syke Lane and proceed to Gorwick Lane back to Cowdale Lane.
11.45		Continue by turning right on Cowdale Lane, proceeding west, crossing railway to the junction of Cowdale Lane and Sykes Lane. Turn round to head east, back along Cowdale Lane to Bransby Cross.
12.30		At Bransby Cross turn left towards Sturton by Stow, heading north along B1241 Saxilby Road.
12.45	VP 53,54,55.	Turn left. Proceed northwest along A1500 Marton Road/ Till Bridge Lane to Axelby Farm, pause to look at viewpoints.
13.00		Turn right at the junction of the A1500/A156 at Marton . Proceed north to Gainsborough, taking A631 Flood Road to A620. At A620 proceed south towards West Burton and Sturton Le Steeple. Turn left onto Station Road, and bear left to North Street/ Common Lane. Pass West Burton Power Station, pausing to look at the access point. Walk along PROW footpaths surrounding West Burton Power Station.
13.45	R070	Return via same route reversed (North Street > Station Road > right to Gainsborough Road > Saundby Road A620 > A631 The Flood Road > A156.

		Proceed south on A156 to Marton. Turn left towards Brampton, viewing residential receptor R070. Return by heading north along A156 to Marton, with view of Change application ref no 4.
14.00	VP5	At Marton, turn right onto A1500. Proceed east along A1500. Pause after approx. 10km to walk PRow PR001.
14.30	VP LCC-A (58) and VP 15	Proceed further along A1500 to junction with Middle Street (B1398). Drive south along B1398. Drive back south and then towards Lincoln via A57 and on to B138/Middle Street travelling north to A1500.

Annex A (ii):		Locations visited on 25 January 2024
Approx time	Viewpoint	Location/route
0930	Heritage Viewpoint 2.	Arrive at Stow Park Farm from Cowdale Lane entrance.
0945		Drive north, park to the north of railway line, walk to and around the moated palace site.
10.15	VP LCC- M(70), R99	Walk to view residential receptors at Marton Moor Farm.
10.45		Return to Stow Park Farm, taking in Change No 2 and 4.
11.15	VP 45	Return to Cowdale Lane. Walk through the area associated with the western section of the pale park (West Lawn)
11.30	VP LCC-O (72), 44.	Walk to the area associated with the eastern section of the pale park (East Lawn).

Annex B(i): Overview of Inspection Route 24 January 2024



Annex B(ii): Overview of Inspection Site 25 January 2024

